

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2023/125383/01-L01
Your ref: APP/23/00507
Date: 19 October 2023

Dear Planning Team,

PARTIAL REINSTATEMENT AND REPAIR OF EXISTING SEA WALL TO A HEIGHT OF 1.4M AND CREATION OF AN INNER BUND WITH A MAXIMUM HEIGHT OF 2.25M TO PROTECT HABITAT FOR WINTERING BIRD POPULATIONS. NORTHNEY FARM, ST PETERS ROAD, HAYLING ISLAND, PO11 0RX

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency position

From a flood risk perspective, we have no objection to the proposed development. However, we request that the LPA takes into account the considerations below before making a decision on the planning application.

Advice to the LPA

Flood Modelling Review

We note that Havant Borough Council have requested fluvial flood modelling as part of this planning application. If the LPA would like this modelling to be reviewed by the Environment Agency, we can provide this service through the statutory planning process, however, there is a time implication.

Strategic Assessment

The development proposals oppose strategic plans for the site, including the Shoreline Management Plan and emerging Coastal Strategy.

It is assumed that the proposed habitat compensation will be required to be operational for at least the lifetime of the proposed development. In the context of the NPPF and flood risk management, the design life is expected to be 100 years. Using these

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Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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assumptions, the proposal is contrary to the strategic intention for this section of coastline, as set out in the North Solent Shoreline Management Plan (SMP) and emerging Hayling Island Coastal Management Strategy.

The SMP policy is as follows:

- Epoch 1: Hold the Line (no public funding available for private defences)
- Epoch 2: Hold the Line (no public funding available for private defences)
- Epoch 3: Hold the Line (no public funding available for private defences): further detailed studies are required which consider whether Managed Realignment may occur at Northney Farm

Coastal Partners are currently developing a coastal management strategy to determine how the SMP policies should be delivered.

The emerging Hayling Island Coastal Management Strategy (HICMS) was subject to public consultation in October 2022, and has produced the necessary environmental assessments to support the proposals. The outcome of these consultations may lead to changes to the recommended management approaches over the next 100 years. The current intention is set out within the consultation version of the HICMS, which proposes that defences at Northney Farm are set back from their current position to create:

- a more sustainable defence alignment to reduce the risk of flooding to people and property, which will increase with projected sea level rise, and
- to create intertidal habitat in front of the setback defence, and that this happens sooner than recommended in the SMP.

The HICMS will identify the current and future risks to the community in Northney and recommend sustainable measures to manage these current and future risks which are compatible with the environmental constraints. If this is found to be set back defences, construction of embankments as detailed in the proposed application could prevent or complicate the delivery of measures needed to manage flood risk to existing communities.

The intertidal habitat is required to offset the losses that will occur elsewhere in Chichester and Langstone Harbours, and in the wider Solent, as a result of delivering the coastal defences needed to reduce the risks of tidal flooding and coastal erosion to existing communities. As such, it is included in the Solent & South Downs Habitat Compensation and Restoration Programme, which is the Government's agreed mechanism for delivering strategic habitat compensation for Flood & Coastal Erosion Risk Management to ensure compliance with the Conservation of Habitats and Species Regulations (2017). The compensatory requirement passed on to the RHCP from SMPs is the amount of habitat required to address the adverse impacts on European sites from the SMP policies due to coastal squeeze and saline inundation impacts. As limited compensation opportunities exist, Northney Farm is considered a priority contributor to delivery of the HCRP.

Flood Risk Activity Permit

The applicant will require a Flood Risk Activity Permit (FRAP) in order to carry out the works. Due to the proximity of the development to several designated sites, including a SSSI, Ramsar, SAC and SPA. Natural England will need to be consulted as part of the FRAP application. It is unclear if Natural England will support any application for the proposed works. We therefore advise the applicant to discuss their proposals with Natural England.

Advice to Applicant

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission
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For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 0203 0257 250

Direct e-mail planningSSD@environment-agency.gov.uk