

Good afternoon,

Please see the below consultation response from Coastal Partners.

Site Address: Land South of Saltmarsh Lane, Hayling Island, PO11

Proposed Development: Outline application for erection of up to 60 dwelling units with access; associated landscape and highway works on land south of Saltmarsh Lane, and all other matters reserved.

Reference: APP/ 21/01351

Response:

Thank you for re-consulting with Coastal Partners on the above application. I can confirm, following submission of the recent Flood Risk Assessment Addendum, we are happy to remove our previous objection sent on 20th December 2022, subject to the LPA's satisfaction that the proposals fulfil the requirements of the Sequential & Exception Tests.

The applicant has submitted a Flood Risk Technical Note Addendum, compiled by Patrick Parsons and dated March 2023. The addendum has provided updated extreme tidal levels uplifted from the UKCP18 climate change allowances. Using the higher central allowances, the 1:200 year 2022 baseline level is 3.366 mAOD, increasing to 4.400 mAOD by 2122.

Furthermore, the applicant has now proposed to raise external ground levels above the design tide level of 4.4 mAOD, and apply a 300mm freeboard to give a minimum finished floor level of 4.7 mAOD. Therefore, occupants will be able to access safe internal refuge in the event of extreme tidal flooding. It has not been specified what the external ground levels will be raised to.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

As stated in our previous responses, Coastal Partners would encourage the applicant to explore the provision of additional flood resistance and/or resilience measures, where practical to do so, and recommend that all occupants of the site sign up to the Environment Agency's Flood Warning Service.

Kind regards,



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