

Houghton, Michelle

From: Stainer, Emma
Sent: 09 February 2021 14:50
To: Havant Planning and Development Mailbox New; Eaves, David
Cc: Reid, Nicola; Stevens, Amy
Subject: RE: Planning Application APP/20/01223 48 Sinah Lane, Hayling Island, PO11 0HH

Good afternoon,

Application number: APP/20/01223

Site Address: 48 Sinah Lane, Hayling Island, PO11 0HH

Proposed Development: Demolition of existing dwelling and erection of replacement dwelling including new summer house and garage with ancillary accommodation together with new driveway access with associated landscaping.

Thank you for your consultation on the above application. Coastal Partners have no objection in principle to the proposed development but are able to offer the following comments and advice.

The site is shown to lie partially within the Environment Agency's present day Flood Zone 3 and is therefore considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. The footprint of the current dwelling, however, is shown to lie within Flood Zone 1 (low risk of flooding – less than 1:1000 year / 0.1% annual probability) for the lifetime of the development. The northern boundary of the site is partially located within Flood Zones 2 and 3.

For information, the present day 1:200 year extreme tidal flood level for Langstone Harbour is 3.3 mAOD, increasing to a predicted 4.4 mAOD by the year 2115 (design tide level), due to the effects of climate change.

The applicant has submitted a Design and Access Statement, which covers Flood Risk, compiled by Hebden design studio, referenced Rev 02, which sufficiently outlines how tidal flood risk at the site will be mitigated. As stated within the Design and Access Statement:

- The proposed floor levels will be at 4.95 AOD
- the development will incorporate flood resistance and resilience measures as recommended by the Environment Agency including:
 - Materials selected for their durability in times of flooding eg water resistant render
 - Closed-cell type insulation in cavity walls
 - Non-return valve in sewer pipe
 - Kitchen units on legs concealed by removable kick boards
 - Fridge on raised plinth
 - Raised electrical sockets
 - Permeable surfacing within the garden
 - Tiled internal floors
 - Sump pump in basement
 - Appropriate flood warning and evacuation plans will be in place to protect residents in the event of a flood

These measures are an improvement on the existing property. You, as the Local Planning Authority, may choose to condition these measures to ensure the development will be safe for its lifetime.

The summer house will be located within Flood Zone 3, however, the design and access statement states that it will be used for the storage of boats and other equipment and will not provide any habitable accommodation.



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.

Kind regards,

Emma Stainer

Coastal Engineer | M: 07590 444150

Coastal Partners, Havant Borough Council, Southmoor Offices, PO9 1QH



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From: planning.development@havant.gov.uk <planning.development@havant.gov.uk>

Sent: 19 January 2021 12:50

To: Coastal Team <coastal.team@havant.gov.uk>

Subject: Planning Application APP/20/01223 48 Sinah Lane, Hayling Island, PO11 0HH

This email is a consultation request regarding a planning application, reference APP/20/01223. The attached letter contains contact details should you wish to discuss the application with the Case Officer.

To see the details of the application and associated documents on Havant Borough Council's Public Access pages, follow [this link](#).

If you require any further information please email planning.development@havant.gov.uk or telephone (023) 9244 6549.

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Consultee Access allows you to see documentation that is not in the public domain (usually our pre-application enquiries) and saves your previous consultation responses.

If you have not yet registered your details on the website, please follow the instructions online and then email planning.development@havant.gov.uk to allow us to activate your consultee access and if you are experiencing problems with your access please let us know.

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