

Houghton, Michelle

From: Stevens, Amy
Sent: 11 January 2021 08:39
To: Havant Planning and Development Mailbox New
Cc: Reid, Nicola
Subject: 40 Sinah Lane, Hayling Island | APP/20/00998

Good morning,

Please see below the response from Coastal Partners for the above application, I apologise for the delay.

Site Address: 40 Sinah Lane, Hayling Island, PO11 0HH

Proposed Development: Demolition of existing dwelling and outbuildings and construction of replacement dwelling and outbuildings.

Reference: APP/20/00998

Response:

Thank you for your consultation on the above application, I can confirm that Coastal Partners, formerly known as the Eastern Solent Coastal Partnership, wish to place a **holding objection** on the application, on the grounds that an insufficient Flood Risk Assessment (FRA) has been submitted in support of the application.

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. Whilst the current dwelling itself is shown to lie within Flood Zone 1 (low risk of flooding - less than 1:1000 year / 0.1% annual probability), 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.

On this basis, an FRA is required, in accordance with the National Planning Policy Framework (NPPF).

Overcoming our objection:

The applicant should submit an FRA appropriate to the scale and nature of the proposed development, demonstrating that the development is safe and does not increase flood risk elsewhere, and where possible reduces flood risk overall.

Within the FRA, we would expect the following to be addressed:

- The sources of flooding which could affect the site, to include tidal, fluvial, groundwater and surface water flooding, and the probability of each occurring;
- How flood risk at the site is predicted to increase with climate change and how this will be mitigated;
- Safe access and egress routes for the site;
- The existing ground levels of the development site, the predicted tidal flood levels for the site area, and evidence that the finished floor levels for the development have been set with these in mind (all in metres above ordnance datum – mAOD);

- How the residual flood risk at the site will be mitigated over the lifetime of its development, including the incorporation of flood resistance and resilience measures where appropriate and the preparation of a Flood Warning and Evacuation Plan, in accordance with advice from the Environment Agency.

More information on how to complete an FRA can be found [here](#).

If this cannot be achieved, Coastal Partners are likely to maintain their objection to the application. Production of an FRA will not in itself result in the removal of an objection.

Kind regards,



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