

Houghton, Michelle

From: Stevens, Amy
Sent: 11 January 2021 08:51
To: Havant Planning and Development Mailbox New
Cc: Reid, Nicola
Subject: 29 Sea Front, Hayling Island | APP/20/01052

Good morning,

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

Site Address: 29 Sea Front, Hayling Island, PO11 0AH

Proposed Development: Proposed part demolition and alterations in connection with the change of use from public house to form 9No. one and two bed apartments.

Reference: APP/20/01052

Response:

Thank you for your consultation on the above application. I can confirm that Coastal Partners, formally known as the Eastern Solent Coastal Partnership, wish to place a **holding objection** on the above application, on the grounds that no Flood Risk Assessment (FRA) has been submitted in support of the application.

The site is shown to partially lie 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. For information, the present day extreme tidal flood level for Langstone Harbour is 3.3 mAOD, increasing to a predicted 4.4 mAOD by the year 2115, 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,



Amy Stevens AMIEnvSc BSc(Hons)
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