

Please see the below consultation response.

Site Address: Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB

Proposed Development: Application for full planning permission, pursuant to APP/16/01237, for the redevelopment of the holiday site including the demolition of redundant chalets, use of land for the siting of 112 holiday caravans with areas of open recreational space, cease the use of the land for pitch and putt purposes and retain the remaining pitch and putt area as a managed wildlife area including the provision of an ecology bund & ditch, landscaping, the siting of three bird hides with bat roost in their roof spaces and a mown 'circular wildlife walkway'.

Reference: APP/20/01127

Response:

Thank you for your consultation on the above application, I can confirm that Coastal Partners have no objection in principle to the proposed development, however are able to offer the following comments and advice.

The site is shown to partially lie within the Environment Agency's present day Flood Zone 3 (1 in 200 year / 0.5% annual probability of experiencing an extreme tidal flood event), however is shown to benefit from tidal flood defences. The Environment Agency owned and maintained bund at the site offers protection to a 1:200 year standard, at a height of 3.43 mAOD. For information, the present day 1:200 year extreme tidal flood level for Chichester Harbour is 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115.

The applicant has submitted a Flood Risk Assessment (FRA), submitted by Avison Young and dated December 2020, which sufficiently outlines how tidal flood risk at the site will be mitigated.

The proposal seeks to increase the total accommodation units at the site by 18 units. The proposed change from holiday chalets to static caravans does not change the vulnerability classification of the site, which remains at "More Vulnerable" but does mean that more individuals will potentially be at risk. Therefore, we strongly recommend you consult your authorities' emergency planners to consider matters such as safe access and egress. 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 within the FRA, no caravans are proposed to be located within the north east corner of the site, which shows the lowest topography and would be most vulnerable during an extreme tidal flood event.

Coastal Partners concur with the following planning conditions recommended by the Environment Agency for implementation prior to occupation of the site, in accordance with the scheme's timing/phasing arrangements:

1. Finished floor levels shall be set no lower than 650mm metres above ground level.

2. All holiday lodge caravans shall be anchored to the ground in at least two places to prevent lateral displacement should a flood event occur.
3. A Flood Warning and Evacuation Plan shall be written for the site and all staff shall sign up to receive Environment Agency Flood Warnings.

The measures detailed above should be retained and maintained thereafter throughout the lifetime of the development.

These recommended conditions are in line with the Planning Practice Guidance of the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change to reduce the risk of flooding to the proposed development and future occupants.

Kind regards,



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