

Site Address: Land at Sinah Lane, Hayling Island

Proposed Development: Erection of 195 No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area.

Reference: APP/18/00724

Response:

Thank you for your consultation on the above application, I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection in principle to the proposed development, but are able to offer the following comments and advice.

The area of the site proposed for residential development is shown to lie within the Environment Agency's present day Flood Zone 1 and is predicted to do so until at least 2115 (design tide level), including all access and egress routes for the site along Sinah Lane, Station Road and North Shore Road, therefore can be considered to be at low risk (less than 1 in 1000 year / 0.1% annual probability) of experiencing an extreme tidal flood event.

The area of the site proposed for the Wader and Brent Geese Refuge Area is shown to partially lie within the present day Flood Zone 3 to the north, and may be at risk from a 1 in 200 year (0.5% annual probability) extreme tidal flood event.

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 2115, due to the effects of climate change.

Flood Risk Assessment and Proposed Development:

The applicant has submitted a Flood Risk Assessment, compiled by RCP Architecture and Civil Engineering and dated March 2020, which sufficiently outlines how residual flood risk at the site will be mitigated. As stated within the FRA, the proposed development site does not benefit from coastal flood or erosion defences. However, the existing ground levels of the site range from 5.1 mAOD towards the north of the site to 5.9 mAOD in the south, well above the 1:200 year design tide level of 4.4 mAOD for Langstone Harbour in 2115.

Whilst access and egress routes for the site itself are shown to lie within Flood Zone 1 for the duration of the development's lifetime, the submitted FRA acknowledges that access and egress for Hayling Island along Langstone Road lies partially within the present day Flood Zone 3. In recognition of this, the applicant has also submitted a Flood Emergency Plan in accordance with advice from the Environment Agency, Havant Borough Council and Hampshire County Council as the Lead Local Flood Authority, outlining flood warning procedures for the proposed development.

Coastal Erosion:

The North Solent Shoreline Management Plan (NSSMP) sets out the overarching strategic coastal management options recommended for the next 100 years, for the area of coastline between Hurst Spit and Selsey Bill.

The submitted Site Location Plan shows that the southern field earmarked for residential development falls entirely within NSSMP Policy Unit 5AHI06 - Langstone Harbour Entrance (east) to North Shore Road, New Town. For this frontage, the NSSMP recommends a policy of "Hold the Line" (HTL - maintain or upgrade the standard of protection offered by the existing defences) for the next 100 years. It should be noted however that Shoreline Management Plans are non-statutory documents, and the recommendation of a HTL policy does not guarantee the availability of funding to implement it.

The northern field proposed for the Wader and Brent Geese Refuge Area falls within NSSMP Policy Unit 5AHI07 - North Shore Road, New Town to West Lane (Stoke). For this frontage, the NSSMP recommends a policy of "No Active Intervention" (NAI - a decision not to invest in providing or maintaining any defences), with localised HTL at Newtown, for the next 100 years. Furthermore, NSSMP Policy Unit 5AHI07 also corresponds with a Coastal Change Management Area (CCMA), designated due to significant rates of coastal change predicted over the next 100 years. Whilst the proposed Wader and Brent Geese Refuge Area is considered compatible within a CCMA, any additional proposed uses of the northern field would require a Coastal Change Vulnerability Assessment to be submitted. More information on this can be found at: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#coastal-change-management-areas>

Over the last year, the ESCP on behalf of Havant Borough Council have developed a Funding and Implementation Strategy for Hayling Island, as the first step to delivering a full Flood and Coastal Erosion Risk Management Strategy. The full Hayling Island Coastal Management Strategy will be launching later this year, and will identify coastal management approaches for the next 100 years. More information can be found here: <https://www.escp.org.uk/HI-funding-strategy>

Please do not hesitate to contact me if you require any additional information.

Kind regards,

Amy Stevens (AMIEEnvSc, BSc)