

Dear Mrs Pickup,

Site Address: Langstone Quays Resort, Northney Road, Hayling Island

Proposed Development: Erection of modular clad portable building for health and wellness activities.

Reference: APP/19/00802

Response:

Thank you for your consultation on the above application, I can confirm that the Eastern Solent Coastal Partnership (ESCP) wish to place a **holding objection** on the application, on the grounds that insufficient information has been submitted to adequately assess how flood risk at the site will be mitigated.

The site is shown to lie within the Environment Agency's present day Flood Zone 2 and is therefore considered to be at risk from experiencing a 1:1000 year (0.1% annual probability) extreme tidal flood event. However, from 2025 increasing portions of the site are predicted to lie within Flood Zone 3 and may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. 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, due to the effects of climate change.

The Flood Risk Assessment (FRA) submitted by the applicant states that the site is shown to be on the edge of Flood Zone 2, however the flood risk map also submitted by the applicant shows the proposed development site to fall completely within Flood Zone 2, whilst the PUSH SFRA shows that the site will be located within Flood Zone 3 from 2025. Furthermore, the FRA states that finished ground floor levels of the development will be raised 300mm above the existing ground levels, but does not state what the existing ground levels are.

In addition, the FRA states that in the event of an extreme tidal flood, there are access points to the building from the car park outside of the flood zone. It should be noted that the main access and egress route for the site, including for emergency services, is located within the present day Flood Zone 3, whilst the hotel car park is predicted to lie within Flood Zone 2 from 2055.

Overcoming our Objection:

The applicant should submit an FRA, appropriate to the scale and nature of the proposed development, demonstrating that the site will be safe for the lifetime of the development, will not increase flood risk elsewhere, and where possible will reduce flood risk overall. In particular, we would expect to see the following addressed:

- Existing ground levels and proposed finished floor levels of the development, set in metres above ordnance datum (mAOD);
- Evidence that these have been set with the extreme tidal flood levels and appropriate climate change allowances in mind;
- Details of a Flood Warning and Evacuation Plan, outlining safe access and egress for the site, in accordance with advice from the Environment Agency;
- Details of any proposed flood resistance and resilience measures, where practical to incorporate.

If this cannot be achieved, we are likely to maintain our objection. Production of an FRA will not in itself result in the removal of an objection.

Kind regards,

Amy Stevens AMIEnvSc BSc(Hons)
Coastal Engineer
Eastern Solent Coastal Partnership