

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2018/120627/01-L01
Your ref: APP/18/00724
Date: 22 August 2018

Dear Sir/Madam

ERECTION OF 195NO. 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 LAND AT SINAH LANE, HAYLING ISLAND

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency Position

We have **no objection** to the proposed development as submitted.

Advice to LPA

The proposed development site lies entirely within Flood Zone 1 and is therefore considered to have a low risk of tidal flooding. It is anticipated that Hayling Island will be at increased risk of flooding in the future due to the impacts of climate change on sea level rise.

The National Planning Policy Framework (NPPF) requires consideration to be given to both current and future flood zones at the site specific level, taking the impacts of climate change into account. The Flood Risk Assessment (FRA) does not consider the future tidal flood zone, taking climate change into account. We have addressed this deficiency in the FRA. Environment Agency data from the Hayling Island Flood Modelling study carried out this month suggests that the proposed development will remain in Flood Zone 1 for the lifetime of the development (considered to be 100 years for residential development). The topographic survey shows that existing site levels range from 5.10mAOD to 5.90mAOD. Potential tidal flood levels over the development lifetime are estimated at 4.4mAOD for Hayling Island. The proposed development therefore sets finished floor levels well above the design flood level when an allowance

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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for climate change is made.

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

Direct e-mail planningSSD@environment-agency.gov.uk