

Planning Application Response of Planning Policy

Application No:	APP/17/01250
Address:	Land east of Southmoor Lane, Havant
Proposed Development:	Engineering works to facilitate the construction of three clay-cored sea defence embankments
Case Officer:	Rachael McMurray
Comments by:	Jacqueline Boulter
Date of Comments:	20 December 2017

Policy Status

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan provide the development plan for the borough. All the above documents are available at www.havant.gov.uk/planning-policy

It should also be noted that the Council is reviewing its Local Plan, and a Regulation 18 Consultation draft has been published at www.havant.gov.uk/localplan, although it should currently be afforded limited weight.

Key Policies

The following policies are of particular relevance to this scheme:

Policy CS15 Flood and Coastal Erosion Risk states that the council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan. That plan, amongst other things, identifies policies for future coastal defence investment. **Policy AL4 Coastal Change Management Areas** is clear that proposals for new or replacement coastal defence schemes will be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan, and there will be no material adverse impact on the environment or that these impacts can be mitigated.

The proposed scheme is to manage flood risk at Southmoor Lane. The application site is within Policy Unit 5A18 'Wade Lane to Southmoor Lane' of the North Solent Shoreline Management Plan. The SMP, approved in 2010, recommends a policy of 'Hold the Line' for this stretch of Coast with the caveat to undertake Managed Realignment should the landowner become favourable to it. The applicant states in their Planning, Design & Access Statement that the progressive deterioration of the existing seawall at the Southmoor site is leading to an increased potential for failure of the defence and an unmanaged breach, and that intervention is therefore required. It is stated that Managed Realignment provides improved long term protection in terms of design life compared to the 'Hold the Line' option, and that the proposed scheme represents a more sustainable method of flood risk management, which works with natural processes in response to coastal change and sea level rise.

While the policies in the local plan clearly refer to implementing the recommended SMP policies for each frontage and this scheme is not to Hold the Line, it is clear that the overall aim of these policies is to manage flood risk and coastal change, which this scheme is clearly designed to do.

In considering the details, you should have particular regard to policy **CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough**. I can see that the applicant has undertaken a Habitats Regulations Assessment (HRA) and has had extensive discussions with Natural England, and am satisfied that the conclusions that have been reached through this process satisfy the requirements of Policy CS11.