Planning Application Response of Planning Policy

Application No:	APP/17/00342
Address:	Foreshore at South Hayling, Hayling Island
Proposed Development:	Continuation with Beach Management Activities on the South Coast of Hayling Island (Ferry Inn to Hayling Island Sailing Club) by recycling beach material to protect Eastoke from flooding.
Case Officer:	Lewis Oliver
Comments by:	Jacqueline Boulter
Date of Comments:	21 April 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 https://www.havant.gov.uk/localplan

The following policies are of particular relevance to this scheme:

Policy CS15 (Core Strategy): 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 (Site Allocations) 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.

Together, these policies are designed to manage flood risk and coastal change. The proposed scheme is designed to manage flood risk at Eastoke, which is clearly in line with this aim. As set out in the documentation supporting the application, the North Solent Shoreline Management Plan which was approved in 2010, recommends a policy of 'Hold the Line' for the whole of the South Hayling Island coastline. The Eastoke Sectoral Strategy, which covers the whole of the Eastoke Peninsula was approved and adopted in 2006, recommending 'Hold the Line' to a 1in 200 year (0.5% annual) Standard of Protection (SoP) through Beach Management along the main southern frontage.

In addition, policy **CS6 Regeneration of the Borough** expresses the borough's desire to bring about the regeneration of South Hayling Island, lending further support to this proposal.

There is therefore clear policy support for the principle of this scheme. In considering the details, however, you should have particular regard to policy **CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough**, as a number of sections of frontage are covered by nature conservation designations: Chichester and Langstone Harbours SSSI, SPA, RAMSAR, SAC, Hayling Beach SINC and a Local Nature Reserve as well as uncertain Site for Waders and Brent Geese.