

Good afternoon,

Site Address: Land north of Oysters, Station Road, Hayling Island

Proposed Development: Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved.

Reference: APP/21/01350

Response:

Thank you for consulting with Coastal Partners on the above application, I can confirm that we are able to remove our holding objection to the proposed development from a tidal flood risk perspective, and are able to offer the following comments and advice.

The site is shown to lie within the Environment Agency's present day Flood Zone 1 and is currently considered to be at low risk (less than 1:1000 year / 0.1% annual probability) from experiencing an extreme tidal flood event. However, the north eastern boundary of the site is shown by the Partnership for South Hampshire's Strategic Flood Risk Assessment (PfSH SFRA) to be at risk from flooding by 2115 and located within Flood Zone 2 (1:1000 year / 0.1% annual probability).

The applicant has submitted a Flood Risk Assessment (FRA), compiled Patrick Parsons and dated June 2022, sufficiently outlining how tidal flood risk at the site will be mitigated. The FRA advises that the 2018 Environment Agency (EA) flood modelling shows the 1:200 year extreme tidal flood level for the site to be 4.07mAOD. The product data from the EA in Appendix F states that the *'climate change data included in the models may not include the latest Flood risk assessments: climate change allowances'. Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.'* This contradicts the text within the FRA, paragraph 8.1.3.

For information, the present day 1:200 year extreme tidal flood level for Langstone Harbour is shown by the PfSH SFRA to be 3.3 mAOD, increasing to a predicted 4.4 mAOD by 2115, due to the effects of climate change. However, the SFRA also does not take into account the most recent climate change guidance.

The applicant has provided a topographic survey of the site in Appendix B which shows that the lowest area of the site where dwellings will be located measures 4.98mAOD. Due to the difference between the lowest site level and the predicted flood levels in the SFRA and EA modelling, we are willing on this occasion to accept that there is enough freeboard to account for tidal flood risk with updated climate change levels.



It is worth noting that there are lower parts of the site but these appear to be drainage ditches around the site boundary and therefore future flood risk would be focused in these areas. As the site plan is indicative, if development is proposed in any of these areas at a later date, we would expect an updated FRA to be provided which assesses tidal flood risk to the site, including updated climate change allowances.

It is worth noting that the applicant has provided evacuation advice within the FRA and we would recommend your emergency planners are sighted to this.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of any development in making their decisions.

Kind regards,

Emma Stainer

Coastal Engineer

Coastal Partners, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX



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