

Houghton, Michelle

From: Stainer, Emma
Sent: 13 April 2022 12:22
To: Havant Planning and Development Mailbox New
Cc: Reid, Nicola; Adams, Amy
Subject: RE: Planning Application APP/21/01350 Land north of Oysters, Station Road, Hayling Island

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 wish to place a **holding objection** on the application, on the grounds that insufficient information has been provided within the submitted Flood Risk Assessment to adequately assess tidal flood risk for the lifetime of the proposed development.

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). For information, the 'Illustrative Masterplan' shows a dwelling proposed in this area.

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the SFRA is currently being updated in line with the most recent climate change guidance as the current estimates are outdated. The latest guidance for calculating climate change sea level allowances can be found here: www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances.

The applicant has submitted a Flood Risk Assessment (FRA), completed by Patrick Parsons and dated October 2021. However, the FRA nor its supporting appendices provide sufficient information to adequately assess whether the proposed development will be safe from tidal flooding over the duration of its lifetime.

In particular, the submitted FRA does not address:

- Acknowledgement of the extreme tidal flood levels which could impact the site over the lifetime of the development, using the most recent (UKCP18) climate change guidance;
- The proposed finished floor levels (FFLs) for all buildings to be re-developed, and evidence that these have been set with the extreme tidal flood levels in mind;
- Provision of a Flood Warning and Evacuation Plan or similar, written in accordance with advice from the Environment Agency; and
- Incorporation of flood resistance and resilience measures, where appropriate.

The above points about were highlighted in our response as what we would expect to see within a FRA to the pre-application GEN/21/00759, dated 25/08/2021.

Overcoming our Objection:

The applicant should submit a revised FRA, addressing the above points.

Brent Geese and Waders:



This site is allocated as a secondary support site for brent geese and wader birds. Coastal Partners concur with comments made by Langstone Harbour Board in their consultee response dated 23th March 2022. Coastal Partners would recommend that Natural England are consulted to assess the potential impact and mitigation need.

Kind regards,

Emma Stainer

Coastal Engineer

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



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From: planning.development@havant.gov.uk <planning.development@havant.gov.uk>

Sent: 23 March 2022 09:00

To: Coastal Team <coastal.team@havant.gov.uk>

Subject: Planning Application APP/21/01350 Land north of Oysters, Station Road, Hayling Island

This email is a consultation request regarding a planning application, reference APP/21/01350. The attached letter contains contact details should you wish to discuss the application with the Case Officer.

To see the details of the application and associated documents on Havant Borough Council's Public Access pages, follow [this link](#).

If you require any further information please email planning.development@havant.gov.uk or telephone (023) 02392 446263.

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Consultee Access allows you to see documentation that is not in the public domain (usually our pre-application enquiries) and saves your previous consultation responses.

If you have not yet registered your details on the website, please follow the instructions online and then email planning.development@havant.gov.uk to allow us to activate your consultee access and if you are experiencing problems with your access please let us know.

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