

SAVE OUR ISLAND OBJECTION TO THE SOUTHMERE FIELD APP/21/00647

We believe, and strongly recommend, that the flood risks involved with the development and the broader communities of Langstone and Hayling Island need to be appreciated and used to influence this planning decision.

We have previously provided our analysis of the EA flood risk guidance (attachment (1)) to Coastal Partners. This analysis was necessary as Coastal Partners will not be providing the tide heights and elevation analyses for the coast around Hayling Island until their Coastal Strategy is published in 2022. Our numbers are consistent with the EA recommendations for Southmere.

The Southmere Field Outline APP/20/00647 presents some serious and unique problems. You will find in attachment (2) a detailed elevation map of the Southmere Field area. This map is intended to be used in conjunction with these notes to give a pictorial overview of the situation.

The elevations are AOD, the same datum as used by Coastal Partners and the EA. They are taken from Google Earth Pro.

You will note that the EA in its comments on this Application has set the minimum elevation levels as 4.8 mtrs for floor levels on the properties and 4.5 mtrs for access roads for this proposed development.

These recommended elevations were prior to the United Nations' IPCC warnings in August that it is likely the 1.5° temperature increase will be missed, and even at 1.5°, a further increase of 0.3 to 0.7 mtrs sea rise is probable.

We ignore this warning at our peril.

This development site could, of course, be raised up to the recommended levels – however, the surrounding area poses a completely different set of problems.

From the Saltmarsh to the west (which is now open to the sea), the entire area, as you can see on the map attachment (2), is well below the 4.5 mtrs access road minimum standard recommended. Over time, the development will be surrounded on all sides by flood water, with ever-increasing high tides, including the entry road to the north of the development, and the A3023 itself, which is the only access route. The Highways England response on the Application does not address flood risk, and there is currently no plan to protect the Hayling Island single trunk access route.

Access to this site will become progressively restricted through the lifecycle of any development, impacting travel for work and schooling etc., as well as access for emergency services.

As sea levels rise, this flood water will also create a significant health risk to the Community. This sea water will contain untreated sewage discharged from the Budds Farm treatment works, which serves the whole of the Portsmouth to Havant area. These discharges are made directly into the harbour at the Langstone shoreline, a few hundred mtrs from the Saltmarsh. There were 50 licensed discharges made in 2020 for a duration of approx. 700 hours over the year.

A further 520 hours of licensed discharges were made at other sites in the north of Langstone Harbour.

The discharges are permitted when the waste water network reaches capacity, normally during periods of heavy rainfall, and will always be a reality.

Every surface within the flooded area will be contaminated, as well as any SuDS system serving the proposed development.

The Coastal Partners' proposals for Langstone Village's sea defences do not cover or protect this area.

This is a very high-risk project, which is very likely to experience ever-higher sea levels as time goes by.

The fact that the Coastal Partners' Hayling Island Coastal Strategy is still a year away should also be ringing alarm bells as the risks are yet to be defined.

This Coastal Strategy is significant as the impact of predicted tidal increase on the North Hayling Coast will be similar at Langstone.

Exposing new residents to this growing flood risk – and health risk due to pollution – is not justifiable under any circumstances.



Save Our Island

Attachment (1) Email to Adam Sennitt, Coastal Partners

Attachment (2) Southmere Field Area Land Elevations

ATTACHMENT (1)

EMAIL TO ADAM SENNITT, COASTAL PARTNERS
DATED 2 AUGUST 2021

Hi Adam

Thanks for the clarification on the bimodal presentation.

In response to my questions on the tidal range prediction, your directed me to the EA prediction website. I have taken your advice and interpreted the EA recommendations to produce the following:

(1) The HI 2021 high tide range is 0.9 to 2.7 mtrs above MSL and the tidal surge is predicted at 0.7 mtrs, giving us the range of 1.6 to 3.4 mtrs above MSL.

If we then add the EA predicted range at 1.2 to 1.6 mtrs (only for the harbour-facing coasts), this results in the following:

@ 1.2 the range is 2.8 to 4.6 mtrs out to 2100

@ 1.6 the range is 3.2 to 5.0 mtrs out to 2100

The harbour-facing coasts of the Island range between 2.0 and 4.0 mtrs

This places most of the proposed developments in the Local Plan and a significant portion of the road network well inside the future Flood Zone 3 and inside the Local Plan Developments lifecycle.

We would strongly argue that only using the lowest tidal prediction is not inline with the EA recommendations and presents a falsely favourable situation.

(2) The southern beach coast is impacted by a different set of parameters.

You have recorded a maximum wave height of 4.3 mtrs, and we have validated this with the CHIMET data (which is accessible by residents) and you have said that the Eastoke shingle bank is built-up to 5.6 mtrs. We also know that this was overtopped shortly after completion requiring urgent repairs.

The majority of the beach (from Eastoke Corner to Gunner Point) is lower, between 4-5 mtrs.

It is clear from the EA advice that the upper ranges are to be used here for the tidal predictions 1.6 to 1.9 mtrs out to 2100, plus the uplift for wind and wave effects, leading to this analysis:

	1.9 mtrs	1.6 mtrs
2021 high tide	4.3 mtrs	4.3 mtrs
EA prediction @ 1.6 mtrs		1.6 mtrs
EA prediction @ 1.9 mtrs	1.9 mtrs	
Wind effect	0.2 mtrs	0.2 mtrs
Sub total	6.4 mtrs	6.1 mtrs
This excludes any impact of the bimodal overtopping wave force. (approx. 2 mtrs in the last measured event)	2.0 mtrs	2.0 mtrs
Likely required beach height	8.4 mtrs	8.1 mtrs

The impact of this to Eastoke will, under the current rules, be resolved by continually raising the shingle bar. However, the situation with the rest of the beach is a major problem as massive overtopping will occur, and there is nothing to stop this together with the continuing erosion reaching the road network and seafront residences and businesses – rendering the Beachlands and West Beach redevelopments unsustainable.

The HBC press release stated that the shingle bank will handle a 1-in-200 years event – this is not correct. It was overtopped within two weeks and your initial bimodal presentation indicated a reduction to 75 years. This is even before the planned modelling of the overtopping risks, which are huge.

This statement should be retracted and replaced with a realistic position on the risks to the whole seafront.

Regards



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ATTACHMENT (2)

SOUTHMERE FIELD AREA LAND ELEVATIONS (AOD) – SOURCE GOOGLE EARTH PRO

