

Dear Heather,

Planning Application: Outline Application for proposed residential development;
Land adjacent to Victoria Road, Hayling Island

Reference: APP/16/00319

Many thanks for your consultation on the above application. I can confirm that the Eastern Solent Coastal Partnership **objects** to the proposed development. The site is in Flood Zone 3 and therefore at high risk of flooding from the sea. The first floor levels are at 3.3m and the 1 in 200 year flood level for Langstone Harbour is 3.3m at present and 4.4m for 2115. Assuming a 100 year lifetime of a residential project, both these figures need to be considered. This means that the property will flood at present and give flood depths of 1.1m in 2115. This is considered unacceptable and not a sustainable development in this location.

Although the FRA assess the height of the local coastal defences being between 3.8 – 4.2m AOD, this is not considered of a sufficient standard of protection for the lifetime of the development.

We also wish to point out that there is a watercourse that is classed as a 'main river' called Pound Croft running along the southern boundary of the site. There is a potential risk from flooding from this watercourse particularly with the coincidence of high tides and heavy rainfall due to tide-locking. Havant Borough Council holds records that show parts of the site were flooded to a depth of 0.2m on 8th November 2000 due to tide locking of the Pound Croft ditch system. This drainage channel was subsequently en-mained to become a main river specifically because of this event.

It is also worth noting that flooding not only affects the property but also the access to/from it - there is a flood risk associated with access on and off Hayling Island.

Many thanks,

Emily Last

Coastal Engineer

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Our website: <http://www.escp.org.uk>

Also, to find out more about our Solent Bird Studies project please visit our new website: <http://solentbirds.org.uk/>

