

MEMO



**EASTERN
SOLENT | COASTAL
PARTNERSHIP**

To: Steve Weaver Havant Borough Council	From: James Addicott Coastal Project Engineer Tel: 02392 446223
Date: 18 July 2014	On behalf of Eastern Solent Coastal Partnership

LOCATION: Hayling Seaside Railway, Eastoke Corner, Sea Front, Hayling Island

PROPOSAL: Construction of a new depot building (incorporating part of the existing car park) and alterations to track layout.

REF: APP/14/00627

Response

The Coastal Partnership has no objection to the proposed development as submitted.

The applicant has submitted a flood risk assessment as part of the design and access statement, the content of which is acceptable and demonstrates how the development has been designed in compliance with the National Planning Policy Framework.

Advice

We recommend that the applicant ensure residual flood risk is managed on this site by compiling an appropriate flood warning and evacuation plan for the building.

In compiling this plan, we recommend that the site operator sign up to the Environment Agency's Flood Warnings Direct Service which will give prior notice to when high tides are predicted in this area and allow appropriate action to be taken.

Although the local area benefits from a beach management plan to reduce risks of flooding these may be overwhelmed by wave overtopping during extreme events. Because of the low lying nature of the surrounding road network access to the site could be limited during tidal flood events.

The beach management plan will see the Coastal Partnership continue to undertake shingle movements along the coast. Therefore maintaining access to the beach from both the compound on Southwood Road and The Eastoke Corner Car Park will be critical to its success.

Additional guidance on flood resilience and resistance measures in design and construction may also be found in the Communities and Local Government Publication 'Improving the Flood Performance of New Buildings: flood resilient construction', which is available at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>
