



To: Stephen Andrews Havant Borough Council	From: James Addicott Coastal Project Engineer Tel: 02392 446223
Date: 23 September 2013	On behalf of Eastern Solent Coastal Partnership

LOCATION: 151-153 Southwood Road, Hayling Island

PROPOSAL: Construction of one pair of 3 bed semi-detached houses and 1No. 2 bed bungalow with access from Southwood Road.

REF: APP/13/00553

Response

The Coastal Partnership has no objection to this proposal which includes the construction of two semi detached properties and a single bungalow. The applicant has submitted a flood risk assessment for the site compiled by Dan McGregor Associates, received by Havant Borough Council on 4 June 2013, the content of which is acceptable.

The flood risk assessment proposes a raised slab level for the buildings which increases the resilience of the buildings to flooding. We recommend that permission be granted with a condition to include:

The development permitted shall only be carried out in accordance with the recommendations of section 4.1 of the approved Flood Risk Assessment compiled by Dan McGregor Associates received 4 June 2013 and finished floor levels are set no lower than 4.7m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Advice

We would also recommend that the applicant ensure residual flood risk is managed on this site by compiling an appropriate flood warning and evacuation plan for the property. Because of the low lying nature of the surrounding road network access to the site may also be limited during an extreme tidal flood event.

The North Solent Shoreline Management Plan identifies a policy of Hold the Line for the entire Hayling open coast. The approved Eastoke Point Sectoral Strategy identifies Beach Management as the preferred option for delivering flood and erosion protection to a 1 in 200 year standard of protection, in line with this Hold the Line policy. The South Hayling Beach Management Plan (BMP) identifies a strategy for delivering the beach management approach along the open coast over the next five years (2013 – 2017) with implementation subject to national funding being available.

The BMP will set out the requirements for maintenance, monitoring and intervention in order to maintain the beach and structures to ensure they continue to provide an adequate standard of protection along the Eastoke southern frontage. It will also include consideration of the likely options available for carrying out Emergency Works should defences be overtopped, over washed or even breached during a large storm event threatening the low-lying urban area of Eastoke.

It should be noted that at this location there is a risk of wave and spray overtopping of the beach and coastal defences. This has in the past resulted in surface water flooding of the road network including Southwood Road and Nutbourne Road local to the site. Should a similar event occur it is likely that access to and from the property may be affected. More information on the extent of this flooding can be sourced from the Partnership for Urban South Hampshire Flood Risk Assessment and is contained within the Historic Flood Map layer (<http://maps.hants.gov.uk/push/default.aspx>).
