



To: Stephen Cantwell Havant Borough Council	From: James Addicott Coastal Project Engineer Tel: 02392 446223
Date: 22 May 2013	On behalf of The Eastern Solent Coastal Partnership

LOCATION: Yacht Haven Development Site, Copse Lane, Hayling Island

PROPOSAL: Construction of 6No. 5 bed detached houses, 1No. detached residential boat store and ancillary office building, 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application)

REF NO: APP/13/00317

Response

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

The applicant has submitted a flood risk assessment for the site reference EG/310573/EG Revision A dated January 2013, compiled by Cowan Consultancy Ltd, which is acceptable and demonstrates how the development has been designed that the occupants remain safe from flooding.

Parts of the site are shown to be within Flood Zone 2 of the Environment Agency's Flood Maps. For your information flood mapping from the [Strategic Flood Risk Assessment](#) for this area shows that the site is likely to be affected by rising sea levels between the years 2055 and 2085. These outlines account for the most up-to-date predicted rises in sea-level over the coming century due to climate change.

We recommend the following conditions be included on any permission granted:

- **The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment reference EG/310573/EG Revision A dated January 2013, compiled by Cowan Consultancy Ltd and finished floor levels are set no lower than 5.1m above Ordnance Datum (AOD) and access levels no lower than 4.25m above Ordnance Datum (AOD)**

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

- **The applicant should supply further details in respect to how flood defences will be managed over the lifetime of the development;**

Reason: To ensure that owners and operators are aware of their ongoing responsibilities to maintain the sea defences

In respect of the sea defences, the location is considered to be a low energy coastal environment within Chichester Harbour. The scale and nature of the sea defence proposals are therefore deemed to have a limited impact on coastal processes within the locality.

This site is located within the North Solent Shoreline Management Plan Policy Unit 5aHI03 (Northney Farm to Mengham). The SMP Policy for the frontages is 'Hold The Line' for the next 100 Years but identifies that no public funds are likely to be available to deliver these.
