

MEMO



EASTERN SOLENT | COASTAL PARTNERSHIP

To: David Eaves, Havant Borough Council	From: James Addicott Coastal Project Engineer Tel: 02392 446223
Date: 28 March 2013	On behalf of Eastern Solent Coastal Partnership

LOCATION: Land North of 132, Havant Road, Hayling Island

PROPOSAL: Construction of 2No. 3 bed and 2No. 4 bed detached houses with associated parking and landscaping, with access from Havant Road.

REF NO: APP/13/00198

Response

The Coastal Partnership team **OBJECT** to the proposal. We consider that this development is not sustainable in its location on grounds of a high risk of tidal flooding.

It is not considered that the proposal accords with the aims and objectives of the National Planning Policy Framework and its associated technical guidance as it will put additional people and property at risk of tidal flooding at this location.

The Coastal Partnership consider that the proposal does not conform with the Havant Borough Core Strategy Policy CS15 Flood and Coastal Erosion Risk as:

1. The site is located in a high hazard flood risk area according to the [Strategic Flood Risk Assessment](#).
2. The site-specific flood risk assessment does not demonstrate that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

In addition to the site being shown to be within the present day Environment Agency tidal flood zones, flood mapping from the [Strategic Flood Risk Assessment](#) for this area shows that the site is likely to be increasingly affected by rising sea levels in the future. These outlines account for the most up-to-date predicted rises in sea-level over the coming century due to climate change.

For your information the present day 0.5% probability (1 in 200 year) extreme tide level for Langstone Harbour is 3.3m AODN and the 0.5% probability (1 in 200 year) extreme tide level in the year 2115 is 4.4m AODN. According to ground levels provided in the flood risk assessment, this could result in present day flood depths of up to 1.3metres and future flood depths of up to 2.4metres in the year 2115.

Our asset survey data also indicates that the local flood defences that offer protection to this site are at a level of 3.053m AODN which is assessed to offer a standard of protection of between 5% (1 in 20year) and 2% (1 in 50year) in any one year according to the [Strategic Flood Risk Assessment](#) for this area. Please find attached cross section CCS_0760_1998 which demonstrates this data and location from which it was collected.

We also wish to point out that there is a watercourse that is classed as a 'main river' called Pound Croft running along the northern 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 200mm 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.

Advice

The applicant has submitted a flood risk assessment compiled by Peter Brett Associates for the site reference 27851/001 dated January 2013, which makes an assessment of flood risks to the site.

We have reviewed the flood risk assessment and wish to provide the following comments. We have ordered these as per the section references in the report:

Ref	Page/Para	Comment	Action
1	Section 1.3	Vulnerability and the sequential test: We do not concur with the assessment of sequential approach to selecting this site. This site is considered a site at high risk and high hazard.	HBC planning team to consider other sites that may be more appropriate and at a lower risk of flooding.
2	Section 2.3	The site is considered to be protected to some extent by coastal defences in the form of raised earth embankments to the west of the site. Our asset survey data indicates that the local flood defences offering protection to this site are at a level of 3.053m AODN which is assessed to offer a standard of protection of between 5% (1 in 20year) and 2% (1 in 50year) in any one year according to the Strategic Flood Risk Assessment for this area. The reported advice from the EA is incorrect in that the standard of protection is lower than stated.	Amend FRA to reflect asset survey information and make an assessment of flood risk to site.
3	Appendix 7	Flood Risk Management Plan: Figure 1 shows the red line around the site in the wrong location.	Amend map to include correct location

We would also draw your attention that the area proposed for this development is believed to be used by birds for roosting and feeding. This is based on data extracted from the Summary Outputs from the [Solent Waders and Brent Goose Study](#) (Nov 2010) and the and an extract is attached.

The pink striped layer illustrates land used by Brent Geese and Waterfowl, as feeding areas (whatever state the tide is at). The blue striped layer illustrates land used as roost sites (where birds rest when the tide is in and they can't feed in the intertidal area).

This map identifies that these fields are recorded as being used by both roosting birds and as feeding grounds for Brent Geese and Waterfowl.
