

Local Planning Authority: Havant Borough Council

Site Address: Land south of Saltmarsh Lane, Hayling Island, PO11 0JT

Proposed Development: Outline application for erection of up to 60 dwelling units with access; associated landscape and highway works on land south of Saltmarsh Lane, and all other matters reserved.

Reference: APP/21/01351

Coastal Partners Response:

Thank you for re-consulting Coastal Partners on the above application.

Coastal Partners provided comments on the applicant's FRA in September 2025, raising a holding objection on the basis that the FRA did not adequately demonstrate that the development could be made safe for its lifetime. The applicant has now submitted Version 5 of their FRA, dated October 2025, to address the concerns raised.

Coastal Partners have reviewed the revised FRA and conclude that the issues raised in our September 2025 response have been addressed. In particular, UKCP18 climate change allowances have now been taken into account. The FRA also sets out site specific proposals for addressing the risk (namely land raising, finished floor levels above the predicted flood levels and flood resistance and resilience measures for the properties). We find that the FRA appropriately considers current and future tidal flood risk at the site. Coastal Partners therefore **withdraw the earlier holding objection** raised to the FRA.

The LPA should note that current EA guidance recommends that floor levels are set at least 600 millimetres (mm) above the estimated flood level, while the proposal allows for 300mm of freeboard. As these levels are explained through the FRA and are proposed to be combined with property level flood resistance and resilience measures, this is considered acceptable.

Should the Local Planning Authority be minded to grant planning permission, we recommend that conditions are applied which ensure that an updated FRA is submitted at the Reserved Matters stage to fully review the approach to flood risk in the final design of the development. The detailed design should seek to achieve finished floor levels that are 600mm above the expected flood levels, but if this is not achievable, the FRA should justify this. As a minimum the detailed design must achieve the finished floor levels specified at paragraph 9.3.3 and shown at Appendix K - Drainage Strategy Plan of the applicant's FRA V.5, and should use flood resistant materials to at least 600mm above the estimated flood level and other flood resilience measures as per paragraph 9.6.1 of the applicant's FRA V.5. Coastal Partners also continue to recommend that all occupants of the site sign up to the Environment Agency's Flood Warning Service.

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