

20th February 2020

3 Mar 20.

Havant, Hants, PO9 2AX

Refs:

1. APP/18/00724 – Erection of 195 dwellings off Sinah Lane
2. RCP Report for Barratt Homes dated June 2018
3. National Erosion Coastal Map – Langstone Harbour
4. HCC, Flood and Water Management Team letter dated 2 October 2019

Subject: Impact of Coastal and Ground Water Flooding on Proposed Development Site to North of Sinah Lane, Hayling Island

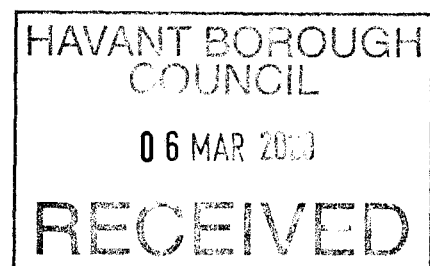
Dear Mrs Haywood

Further to my comments submitted under the original and subsequent amendment to the subject application by Barratt Homes at Reference 1, I have the following additional concerns.

The recent flooding and coastal erosion which has caused severe damage to West Beach is well documented and in the public domain. However, it would appear that the recent severe erosion along the eastern edge of Langstone Harbour has not been recognised. Also, the heavy rainfall during the last two weeks has once again highlighted the substantial ground water in the field proposed for the development of 195 houses and the site of the SuDS to the northern end of the field.

The Consultant Report by RCP at Reference 2 confirms in their conclusion that the site is “located wholly within Flood Zones 1”, there is no risk of flooding to occupants, the development does not increase the risk of flooding elsewhere, the development can be drained using SuDS techniques and the development can maintain a 1 in a 100 year storm event with allowance for climate change.

The two attachments are extracts taken from the National Erosion Coastal Map at Reference 3 for the south eastern edge of Langstone Harbour, including the field in question. Attachment A shows the official acknowledgement of the presence of standing water in both the north and southern parts of the field (Flood Zone 1). Attachment B shows areas of flooding in the field after the recent rainfall and coastal erosion. I have a. highlighted the areas of standing water in the field which exceeded 20 cms in depth in places and b. the areas of rapidly increased coastal erosion along the north west edge of the field. Also shown is where the tide mark has reached the same level as the field. Photographic evidence to confirm the above concerns is available if required.



I note that the letter from Hampshire County Council at Reference 4 required confirmation on the maintenance aspects of the SuDS etc and wondered whether this had been addressed, bearing in mind that the final proposed maintenance authority was to be Southern Water. If this is the case then it does bring into question the ability for Southern Water's infrastructure to cope with the additional burden of 195 dwellings as well as the undisclosed number of windfall developments on Hayling Island. It is noted from the Application that any excess ground water from the SuDS system will be diverted into existing ditches. These watercourses flow northwards, paralleling the Billy Trail, into a Flood 3 Zone (see Att. B) which then flows into Langstone Harbour. This additional water will only exacerbate an existing flood problem for residential homes in that area.

From a recent public meeting it is understood that the current coastal flood plan for the eastern edge of Langstone Harbour is to take "no active intervention". The Environmental Authority (EA) has amended their sea level rise estimate from 0.7 to 1.4 metres over the next 100 years. In addition, the National Planning Policy Framework (NPPF) policy on planning strongly advises against building anywhere which is not free from "lifetime" (ie 100 years) flooding without a mitigating coastal protection plan. Allegedly, HBC, together with Coastal Partnership, is developing a flood defence strategic plan for Hayling Island in the next 2 years. With National and local funding constraints it is unlikely that this plan will be implemented within 4 years. Unless short term flood defences are installed along the south east part of Langstone Harbour, then the proposed site is at grave risk of coastal flooding during high tides combined with strong winds in the next 2 years at the current rate of erosion.

In summary, I have serious concerns about the impact as shown by the recent rainfall on the visible increase in ground water flooding of the site field. This is a regular occurrence after previous times of heavy rainfall. Also, the storms that caused such damage to West Beach has also affected the eastern edge of Langstone Harbour and any further erosion is likely to cause seawater flooding of the northern part of the field. The above comments question the validity of the conclusions by Barratt's Consultant at Reference 2. It is strongly recommended that no building development takes place on the Sinah Lane site unless it meets NPPF guidelines, and certainly not before the new Flood Strategic Plan for Hayling Island is in place.

I would be grateful if you would include these comments under the Application at reference and consider my concerns accordingly. I am copying to the Flood and Water Team at HCC for information.

Yours sincerely



Attachments:

- A. National Coastal Erosion Map of Langstone Harbour – Flood Zones 1,2 &3
 - B. National Coastal Erosion Map – Showing Coastal Erosion & Ground Water
- at 17 Feb 20

Copy: Hampshire County Council – Flood and Water Management Team

[◀ Back](#)

Learn more about this area's flood risk

ATTACHMENT A

TO D A LETTER

DATED 26 FEB 20

Select the type of flood risk information you're interested in. The map will then update.

Extent of flooding



Enter a place or postcode

HAVANT BOROUGH
COUNCIL
06 MAR 2020
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Newtown



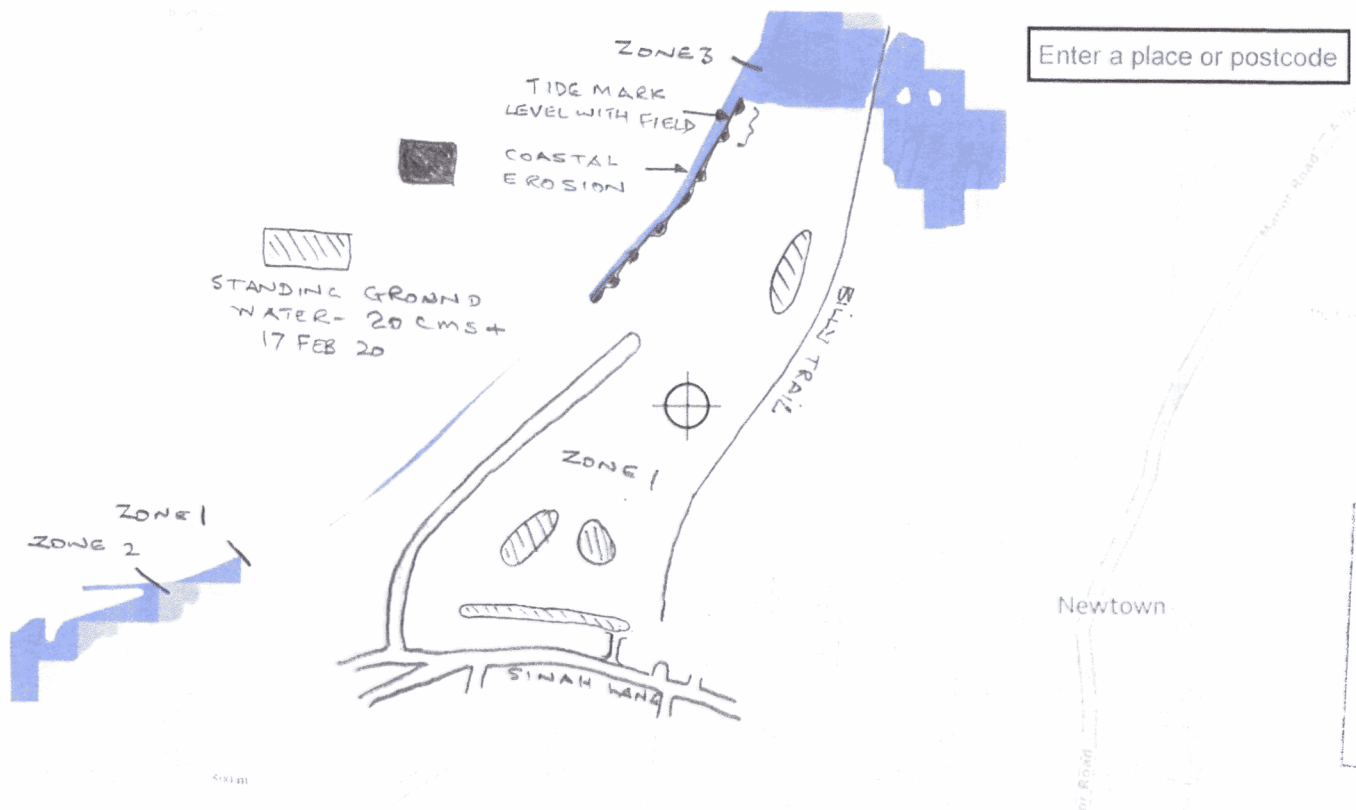
Learn more about this area's flood risk

ATTACHMENT B

TO DA LETTER DATED 20 FEB 20

Select the type of flood risk information you're interested in. The map will then update.

Extent of flooding



Extent of flooding from rivers or the sea

