Local planning Authority: Havant Borough Council

Reference: APP/25/00900

Site Address: Yacht Building Yard, Mill Rythe Lane, Hayling Island

Proposal: MOT Testing Station

Coastal Partners Comments

Thank you for consulting Coastal Partners on the above application.

The site lies in the Environment Agency's tidal Flood Zone 1 and is therefore considered to be at low risk (less than 1 in 1000 year / <0.1% annual probability of experiencing an extreme tidal flood event). However, with climate change taken into account, the site is expected to be at risk in the future, both according to the National Flood Map for Planning and the Council's SFRA). The access route within the red line boundary lies in tidal FZ3 in the present day.

According to national policy and guidance, a site-specific Flood Risk Assessment is required to support this application. Ideally this should consider likely flood depths at the site, in metres above Ordnance Datum (mAOD) for the present and future climate change scenarios, calculated using UKCIP18 climate change allowances. The higher central allowance applied to 2101 would provide an adequate basis for consideration of the climate change scenario (The suggested year of 2101 is based on a 2026 base year plus an assumed 75 year lifetime for commercial development). Details of any flood resistance and/or resilience measures to be incorporated into the proposed development should also be provided. Further guidance on FRAs is available at: Flood risk assessments: applying for planning permission - GOV.UK

Coastal Partners acknowledge that the applicant has submitted an FRA in the form of an EA form for householder an minor commercial extensions, together with flood risk information form the EA. It is also noted that the applicant proposes to set floor levels no lower than the existing and to include flood resilience and resistance measures. However, in the absence of further details it is difficult to conclude that the development will be safe for its lifetime. It is also noted that the risk to the access route has not been considered through this assessment.

That being said, given the nature of the use (an employment use within an established employment site) Coastal Partners do not raise an objection to the proposal. However,

we suggest that the applicant should put in place suitable flood warning and evacuation procedures, including occupants of the building signing up to the Environment Agency's Flood Warning Service. Given the nature of the use and the nature of the flood risk, it may perhaps be assumed that the site would not be used when a flood event is expected, and that this would form a substantial part of the mitigation strategy.

End Note:

Coastal Partners makes comments only in relation to tidal flood and erosion risk, and it is for the LPA to consider all other forms of flood risk as required by the NPPF and PPG, taking advice from any relevant consultees. Equally, it is for the LPA to satisfy themselves that any NPPF / PPG / local policy requirements for passing the sequential and exception tests have been met for all forms of flooding, including for tidal risk.

If surface water drainage comments are sought, please request these directly from Havant Borough Council's Civil Engineering and Landscape Team (CELT).

Coastal Partners

Jacqueline Boulter

Principal Planner