

Local planning Authority: Havant Borough Council

Reference: APP/26/00367

Site Address: Hayling Yacht Company, Mill Rythe Lane, Hayling Island, PO11 0QQ

Proposal: Construction of MOT Testing Centre with Proposed B2 Use

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.

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](#)

The applicant has submitted flood risk information from the EA and has included some discussion of the risk within their design & access statement, but has submitted no FRA. In the absence of a site specific FRA it is not possible to conclude that the development will be safe for its lifetime.

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).



Jacqueline Boulter

Principal Planner

Coastal Partners, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX



Your privacy matters. Coastal Partners are working in partnership with five Local Authorities. Should you require information on privacy matters please go to the relevant website for more information:

[Chichester District Council](#) [Havant Borough Council](#) [Portsmouth City Council](#) [Fareham Borough Council](#) [Gosport Borough Council](#)

Information in this message is confidential and may be privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender, and please delete the message from your system immediately.