

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

In March 2026 Coastal Partners raised a holding objection on the basis that the applicant's FRA did not robustly demonstrate that the development would be safe for its lifetime. The applicant has provided an updated FRA (incorporating revisions 2 & 3, dated May and June 2026 respectively). The updated FRA

- Uses updated modelling provided by the EA to consider both the higher central and the upper end climate change scenario
- Shows that finished flood levels are proposed at 4.68mAoD, which is 300mm above the expected higher central flood level of 4.38mAoD
- Proposes resistance and resilience measures to 5.05m AoD, which is 670mm above the expected higher central flood level and 300mm above the upper end flood level.
- Considers access and egress

Coastal Partners are content that tidal flood risk has been adequately considered through the updated FRA, and that appropriate finished floor levels and resistance and resilience measures have been considered. On this basis, we withdraw our holding objection.

However, Coastal Partners continue to advise the LPA that in arriving at its final decision, they should take account of the following matters:

- The FRA, at paragraph 5.5 presents the raised flood levels and the additional resistance and resilience measures as options for the owner to consider, and it is therefore not clear whether they are actually proposed to be delivered as part of any permission. Coastal Partners recommends to the LPA that finished floor levels and resistance and resilience measures are secured by condition.
- The FRA, at paragraph 5.10-5.14 is clear the site lies in an area where a flood event could be hazardous for some or for most people, and that safe access and egress are unlikely to be possible. Coastal Partners would add that as well as the site itself, the access onto Hayling Island, as well as a number of the access roads to the site including Wittering Road itself are also at risk of tidal flooding

with significant depths. The occupiers of the development would therefore rely on prior evacuation, or on taking safe refuge in the dwelling at the time of a flood. This potentially places an additional burden on the local emergency services, and the LPA should consider whether they find this acceptable.

- A sequential test has also been provided by the applicant, but as noted previously, this is for the LPA to consider and Coastal Partners make not comment on the test.