

From: [coastal.planning](#)
Sent: 08 September 2026 11:31
To: [Havant Planning and Development Mailbox New](#)
Subject: Re: Re-consultation Request for APP/26/00212 Hayling Light Railway, Sea Front, Hayling Island, PO11 0AG

Good morning,

Site Address: Hayling Seaside Railway, Sea Front, Hayling Island, PO11 0AG

Proposed Development: Construction of a Heritage Centre, including facilities of a shop selling Railway and Heritage Memorabilia adjacent to the existing Eastoke Corner Station and depot. The new building to include provision for an accessible toilet and first floor mezzanine floor incorporating a small office and storage area accessible by stairs and a lift.

Reference: APP/26/00212

Thank you for consulting with Coastal Partners on the above application.

The site is currently located within the Environment Agency's Flood Zone 3 and is therefore considered to be at high risk (1 in 200 year / 0.5% annual probability) of experiencing an extreme tidal flood event. With climate change, the frequency and severity of flood events is expected to increase. National Coastal Erosion Risk Mapping also shows the site at risk of coastal erosion by 2055 with no further intervention.

The applicant has provided an updated 'Household and minor extensions in Flood Zones 2 and 3' standing advice form. This states that 'floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate'.

A basic Flood Risk Assessment has also been provided which confirms a number of flood resilience measures that will be incorporated in the development, including flood doors and locating electrical equipment, controls and other vulnerable services 1.5m above floor level.

As the proposed development is in the 'minor extension' category and is classed as 'less vulnerable' in Planning Guidance, Coastal Partners are able to **withdraw our previous holding objection**.

However, we do recommend that the resistance and resilience measures outlined in the FRA are secured by condition, and that the directors of the railway sign up to the Environment Agency's flood warning service: [Get flood warnings by text, phone or email - GOV.UK](#)

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.

Kind regards,



Emma Howarth

**Coastal
Partners**

Coastal Engineer

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

(Please note my working days are Monday –Thursday)



Think before you print. 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.

From: Planning Services <planning.development@havant.gov.uk>

Sent: 21 August 2026 14:52

To: coastal.planning <coastal.planning@havant.gov.uk>

Subject: Re-consultation Request for APP/26/00212 Hayling Light Railway, Sea Front, Hayling Island, PO11 0AG

The Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Address: Hayling Light Railway, Sea Front, Hayling Island, PO11 0AG

Proposed Development: Construction of a Heritage Centre, including facilities of a shop selling Railway and Heritage Memorabilia adjacent to the existing Eastoke Corner Station and depot.

The new building to include provision for an accessible toilet and first floor mezzanine floor incorporating a small office and storage area accessible by stairs and a lift.

Planning Officer: Jennie Fox

Reason:

I should be pleased to receive any observations or comments you may wish to make in respect of the new information regarding the above planning application, within 21 days from the date of this email.

The documents and plans are available on the council website and can be viewed here:

<https://service.havant.gov.uk/pr/s/detail/a1ESI000006m2Yj>

Contact details for this application:

Planning Officer: Jennie Fox
Email jennie.fox@havant.gov.uk
Telephone 07880777478.

Kind regards

Planning Services

Havant

BOROUGH COUNCIL

Planning Services, Havant Borough Council, Public Service Plaza, Havant,
PO9 2AX

Havant Planning Office Contact Details

Email: planning.development@havant.gov.uk

Telephone: 02392 446530

Your privacy matters. Go to havant.gov.uk/privacy-policy

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.

