

Good morning,

Site Address: Poundcroft Livery Stables, adjacent to 173 Havant Road, Hayling Island PO11 0LF

Proposed Development: Replace existing equestrian barn, other stables and peripheral buildings and replace with a single, low level, barn.

Reference: APP/26/00624

Response:

Thank you for consulting with Coastal Partners on the above application, we are able to offer the following comments and advice.

The site is currently shown to lie within the Environment Agency's Flood Zone 3 and is therefore considered to be at risk from experiencing a 1:200 year (0.5% annual probability) extreme tidal flood event.

The applicant has submitted a Flood Risk Assessment (FRA) compiled by Unda, dated February 2026 and a FRA addendum compiled by Equestrian Blueprint, dated August 2026, in support of the application and outlining how flood risk at the site will be mitigated.

Given that the application is for a replacement equestrian barn, this provides the ideal opportunity to provide improvements and introduce passive flood resistance and resilience measures. Coastal Partners note that equestrian use is already established on the site and therefore the proposal does not represent an increase in flood risk.

Coastal Partners would recommend that a Flood Warning Evacuation Plan be prepared for the site and its users, in accordance with advice from the Environment Agency, in addition to the applicant signing up to their Flood Warning Service.

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,



Coastal Engineer

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

(Please note my working days are Monday –Thursday)

