



Variation of Condition

6 Birdham Road

Flood Risk Assessment

Ian Donohue
BA(Hons)MRTPI

Client: **South Downs Caravans**

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Ref: **H/238/ID**

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Southern Planning Practice Ltd

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN
Tel: 01962 715770 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk
Registered in England and Wales No. 3862030

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I.0 INTRODUCTION

- I.1 Mr Harris is proposing to vary condition 2 of planning permission to increase the use by two months from 31 October - 31 December.
- I.2 This Flood Risk Assessment (FRA) is to accompany the planning application.
- I.3 This report comprises the FRA for the site, in line with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

2.0 **SITE**

2.1 The site is located at 6 Birdham Road, Hayling Island as shown on the plans below.

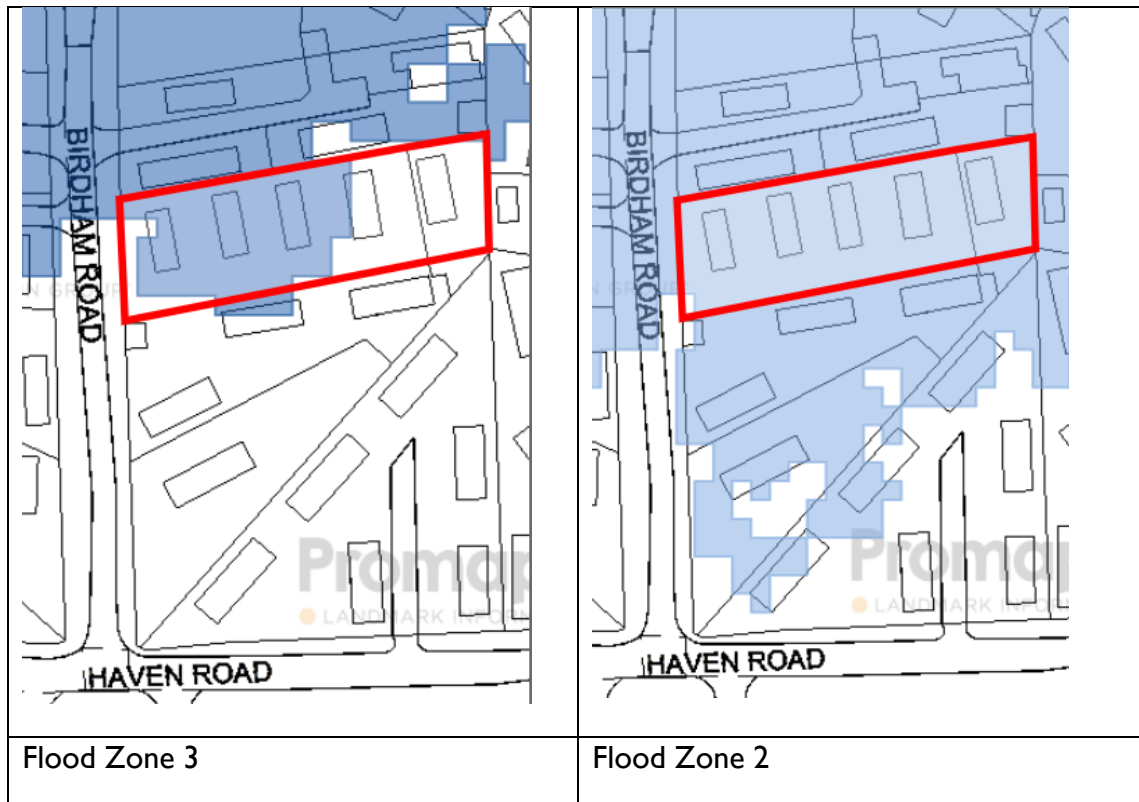


2.2 There are currently 5 caravans on the site.



3.0 **EA FLOOD MAP FOR PLANNING**

- 3.1 Agency (EA) indicative flood map shows that the site is a mix of flood zone 2 and flood zone 3.



Surface Water Flooding

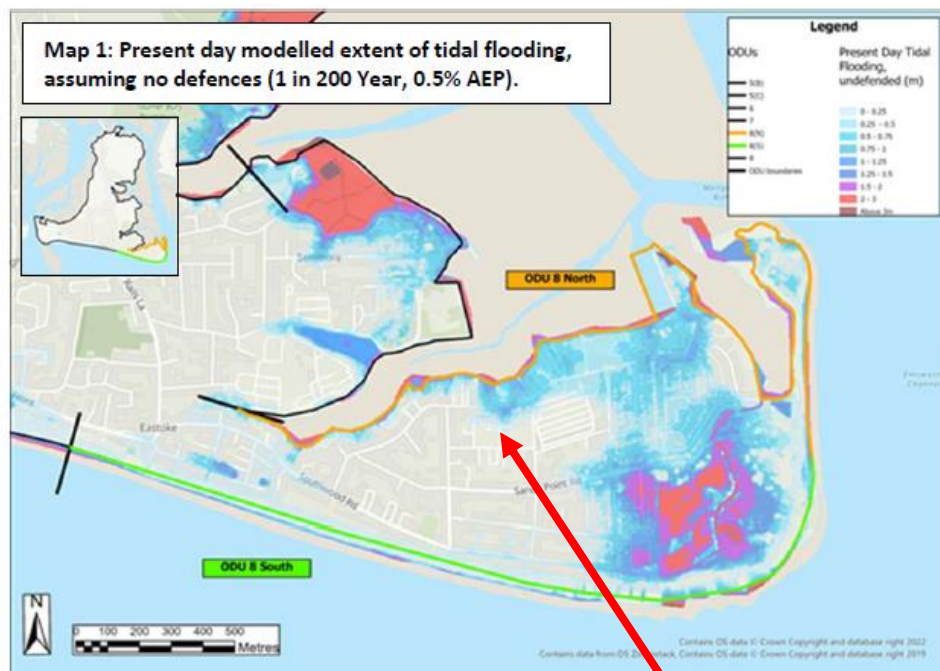
- 3.2 The plan below shows the risk of surface water flooding. The site is free from flooding during all surface water flood events.

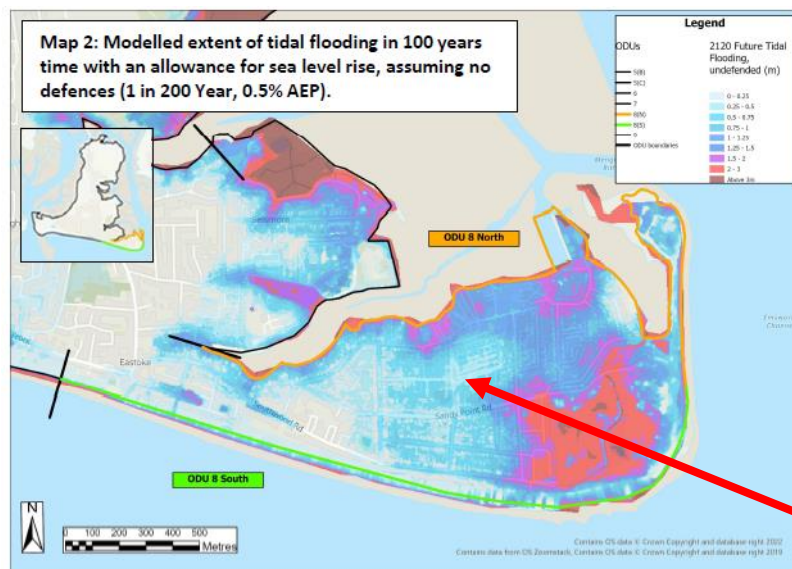


Fluvial Flooding

- 3.3 The site is on Hayling Island and there are no watercourses directly nearby. It is therefore considered that given its proximity to the ocean; tidal flooding will pose the greatest risk to the caravans.

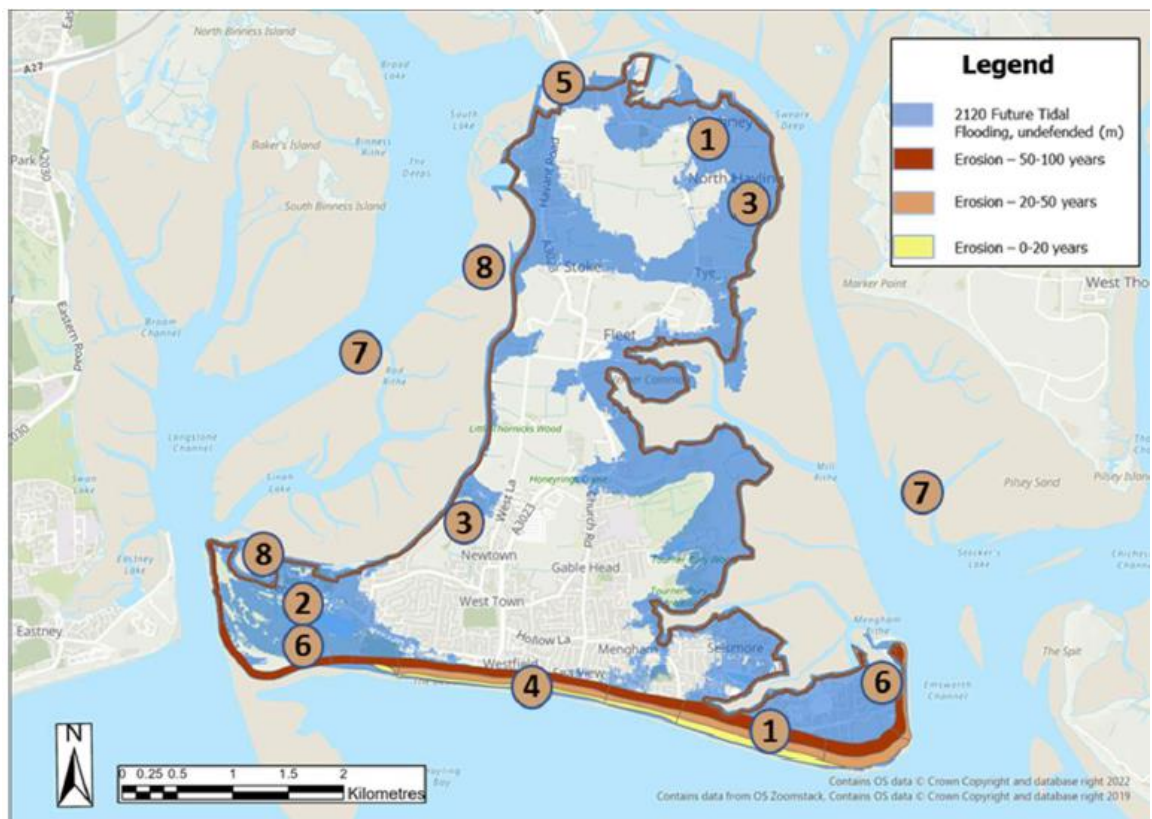
Tidal Flooding





Site

- 3.4 As both maps above show in both scenarios the worst case is that the site would flood up to a metre. However, on other sites the EA have requested that climate change data is included when assessments are undertaken up to 2021.



Modelled extent of tidal flooding and erosion in 100 years time with an allowance for sea level rise, assuming no defences (1 in 200 Year, 0.5% AEP).

- 3.5 The two caravans are located within Flood Zone 2/3 when no defences are considered. However, it needs to be noted that the five caravans are existing and already in use 8 months of the year. The proposal is to allow the use of the caravans to be available for another 2 months of the year. Therefore, the Flood Risk will not increase and will remain as per the existing scenario.

Flood Levels

- 3.6 The current ground level varies between 2.20 and 3 mts. AOD. The finished floor level (FFL) of the Caravans which are 1.03 above Ground level vary between 3.23m and 4.03 AOD. On another application nearby the EA asked that the floor levels (finished) of the proposed caravans should be set a minimum of 300mm above the 2120 design flood level. Therefore, the minimum design floor level (finished) for the proposed development is 4.75mAOD (4.45mAOD 0.3m = 4.75mAOD)

Caravan (from west to east)	Ground level	FFL	Below 2120 Levels AOD) (4.75
1	2.20	3.23	1.52
2	2.35	3.41	1.34
3	2.70	3.76	0.99
4	3	4.03	0.72
5	3	4.03	0.72

- 3.7 On another application nearby the EA asked that the floor levels (finished) of the proposed caravans should be set a minimum of 300mm above the 2120 design flood level. Therefore, the minimum design floor level (finished) for the proposed development is 4.75mAOD. The increase in floor levels required is show above.
- 3.8 The implications for caravan 1 would be an increase of 1.52 metres for the lowest caravan. This would result in caravans that are much higher than adjoining caravans and would look out of place also with the ensuing difficulty of accessing the caravan.

3.9 Within the current day scenario for the 1 in 200yr (3.39 m AOD) flood event, only caravan 1 would be below the AOD. This caravan could be raised by 0.16.

3.10 If these levels are not acceptable, mitigation measures are considered below.

Mitigation measures

3.11 Tidal flooding in its nature is very predictable and it is extremely unlikely that a sudden flash flood would occur, and more than enough time will be given to the occupiers should the site be in danger of flooding.

3.12 It should also be noted that due to the low topographical level across the whole of Hayling Island, should this area flood, then a significant proportion of Hayling Island will also be flooded. Therefore, the predictability and warning system will likely be utilised by the majority of the population of Hayling Island and therefore will not be the only property at risk.

3.13 The measures below outline several options which would help reduce the overall level of flood risk: -

- It is understood the owners are connected to the EA's free flood warning system for the area. This will ensure prior warning of a possible flooding event and allow adequate time to prepare for flooding.
- If not already evacuation procedures will be issued for those utilising the caravans. Due to tide predictability, it is possible to have a lengthy early warning period before flood water rises in order to evacuate. A flood management plan would outline the evacuation procedure.
- The static caravans should be securely anchored to the ground in order to prevent them floating on the flood waters and putting both site users and third parties at risk.

- 3.14 As the proposal is for the extension of use from 8 months to 10 months to allow the owners to utilise the properties, it should be possible for the owners to assess the weather forecast in advance and avoid attending if there are predicted storm events or periods of heavy rainfall.

Access and Egress

- 3.15 On the existing flood maps land immediately to the south of the site is within flood zone 1. Assuming worst case which is 1 in 200yr flood event with climate change to determine the best escape route. An escape should be taken before there is the maximum flood depth predicted.
- 3.16 Whilst at risk of flooding, access and egress from the site should take place west along South along Birdham Road, turn right along Haven Road and then left along Creek Road to the Eastoke Beach Car Park. This leads to an area at low risk of flooding where there are a number of potential refuge points in the Lifeguard Inn, Beach Café and Coastguard Café.



- 3.17 Therefore the occupiers should utilise the predictability of the tidal flooding and keep up to date with weather reports and upcoming storms and when a warning is issued immediate evacuation should be undertaken at that point.
- 3.18 Once a warning has been issued the occupiers should immediately vacate the premises and follow the escape route to the Life Guard Inn.

4.0 **POLICY**

- 4.1 The proposed re-development is located within defended Flood Zone 2/3. Developments of this nature are classified as 'more vulnerable' and in accordance with Table 3 of PPG (Figure 9 below) it would be subject to the Sequential and Exception Tests.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

Key:

✓ Development is appropriate

x Development should not be permitted.

Figure 9 Table 3 of PPG

- 4.2 The development is for the proposed extension of use to the existing site and therefore there is no change in the flood risk vulnerability of the development. In addition, the extension of use for the site is very unlikely to change the number of occupants on the site therefore there would be no additional risk from the proposal.

5.0 CONCLUSIONS

- 5.1 The entire site and access are considered to be located within Flood Zones 2 and 3 within the undefended scenario.
- 5.2 Table 3 of PPG demonstrates that this 'More Vulnerable' development could be acceptable at this site subject to the Sequential Test and Exception Test. The proposal is for the extension of use of the site therefore there is no change in the flood risk vulnerability of the development.
- 5.3 It is noted that the majority of Hayling Island is at risk of tidal flooding in the undefended scenario. The five caravans are currently in use 8 months of the year, with the proposal to extend an additional 2 months. This FRA has outlined the options for raising the caravans with some further mitigation.