

Flood Risk Assessment (FRA):

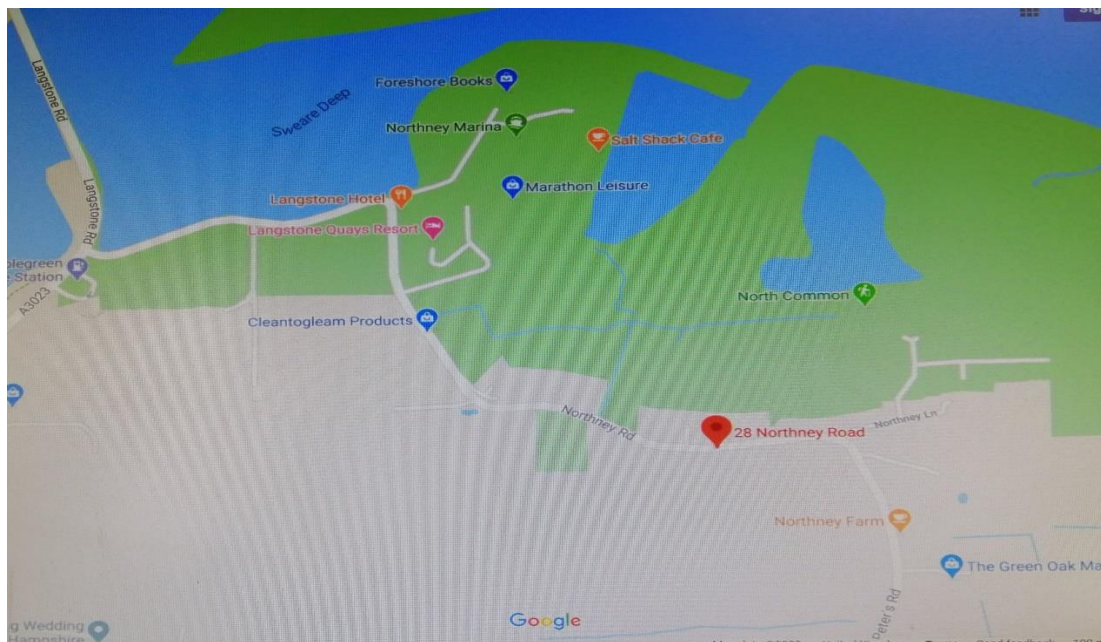
28 Northney Road, Hayling Island. PO11 0ND

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1 Development site

The proposed site is located at 28 Northney Road, Hayling Island and is currently a three bedroomed house. See position of property on map below.



Looking at the proposed development it lies just within the Coastal Tidal Flood Plain.



2 Development Proposal

The development proposal for the above site is a single storey front extension; part single, part two storey rear extension and revised fenestration.

The development lies right on the edge of the Hayling Island Coastal Flood Plain.

3 Sequential Test

As development is minor this is not needed.

4 Exception Test

- Safe development – flood control measures and flood mitigation measures.

The Eastern Solent Coastal Partnership

The Coastal Partnership was formed through a shared service agreement signed in April 2012 between the four local authorities of Portsmouth City Council, Havant Borough Council, Gosport Borough Council and Fareham Borough Council.

The Coastal Partnership's work, on behalf of the council is: Reduce the risks to people and the developed and natural environment from flooding and coastal erosion by encouraging the provision of technically, environmentally and economically sound and sustainable defence measures along the entire 162km coastline contained within the Coastal Partnership's authority boundary. This is achieved by undertaking a number of functions: • ensure the development of strategic plans for the future management of the coastline and ensure their implementation. • ensure that any development within the coastal zone does not adversely affect the environment. • ensure that any development within the coastal zone does not disrupt natural processes, such as the transport of sediment along the shoreline. • avoid committing future generations to inflexible and expensive options for coastal defence. • monitoring the evolution of the coastline and the forcing parameters affecting it. The Coastal Partnership also works to protect assets against coastal erosion and flooding from the sea, without conflicting with the above.

The Coastal Partnership surveys and carries out research relating to coast protection and sea defence; designs and supervises new sea defence and coast protection projects; arranges and supervises coastal protection works and advises private individuals on minor problems with coast protection and flooding where these are the consultee's responsibility.

The Coastal Partnership maintains this with the help of land owners whose land adjoins the shoreline. The Coast Protection Act 1949 and the Land Drainage Act 1991, provide maritime Councils with permissive powers to carry out coastal defence works. Coastal defence is an encompassing term for both 'coast protection' and 'sea defence'; where coast protection is the protection of the land from the risk of erosion and sea defence is the defence against the risk of flooding by the sea. A major task is the production of Management Plans in association with the Environment Agency (EA). Shoreline Management Plans, Flood and Coastal Erosion Risk Management Strategies and Beach Management Plans contribute to the continuing maintenance of the Borough's assets and protection of property. The Plans are used to provide the framework within which maintenance works and new schemes are identified and prioritised.

5 Coastal Tidal Flood Plain

Hayling Island has a population of over 17,000, is located on the south Hampshire coast, within the Borough of Havant and has approximately 38km of coastline.

Being an island community, climate change is one of the largest challenges Hayling Island will face. It poses a significant threat to the economy, environment, health and way of life. Rising sea levels due to climate change are predicted to significantly increase the level of coastal flood and erosion risk on the island.

With no flood defences in place, 609 residential properties and 348 non-residential properties are currently at flood risk on the island from a 0.5% AEP event. By 2120, with sea level rise and climate change, this figure rises to 2,490 properties at risk from coastal flooding during a similar extreme event and 531 properties at risk from coastal erosion on Hayling Island. Access and egress on and off the island to the mainland via the sole road bridge connection (A3023) is also at risk.

In order to manage these risks into the future, they have developed a strategy for the Hayling Island Coastline. The plan is to develop and identifying management approaches for the next 100 years, in two stages; Part 1: Hayling Island Funding and Implementation Strategy (HIFIS) – now complete, and Part 2: Hayling Island full FCERM Strategy

6 Conclusion

The conclusion is that the Northney Road located on the north side of Hayling Island and includes 28 Northney Road, PO11 0ND. The address is only just in the Coastal Tidal Flood Plain but runs a very low risk of flooding.

There have been recorded historic flood events, caused by an extreme wave overtopping, most recently in November 2005 and during the winter storms of 2013/14 which caused some highway flooding. As you can see flooding does not occur on a usual basis. During the 1970's and 1980's winter floods were an occurrence but today the flood risk is greatly reduced and flooding is rare.

The Eastern Solent Costal Partnership work continuously together to make a robust flood prevention plan to ensure that the areas are free from flood.