

# Flood Risk Assessment

Extensions & Alterations  
To  
Existing Residential Annexe

23, Sandy Point Road  
Hayling Island  
Hampshire  
PO11 9RP

PGP Architects  
July 2019  
19/700/FRA

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## **1.0 Introduction**

Instructions were received on 8<sup>th</sup> July to carry out a flood risk assessment on the site and the proposed development.

A planning application is being submitted in the connection with the proposed development on this site. A flood risk assessment in accordance with the current recommendations given in the National Planning Policy Framework, which has now superseded PPS25, has been requested in relation to the requirements of the code for sustainable homes.

Following a desk study and discussions with the Environment Agency, this report has been prepared to determine the risk of flooding on the site for the proposed development and to put forward recommendations to protect the development, its users and surrounding properties from any potential flood risk.

## **2.00 The Site as Existing & Proposed**

**Appendix A** contains a location plan for the site and photographs showing existing site details. Currently the site accommodates a two storey dwelling fronting onto Sandy Point Road (no. 23) and a single storey 1 bed residential annexe to the rear of the site (86m<sup>2</sup> area), separated from the frontage dwelling by block paviour hard standing.

The proposed development involves conversion and extension of the existing garage and storage areas to provide a single storey habitable annexe unit, retaining the hardstanding for parking areas. Total extended annexe area = 94m<sup>2</sup>.

**Appendix B** provides proposed plans for the development

The site is level with not significant slopes.

Existing site storm water solutions discharge into on site soakaways.

Existing on site foul water solutions discharge into the local sewerage drainage network on Sandy Point Road.

## **3.00 Geology**

Local British Geological Survey maps indicate that the site is overlain by River terrace deposits usually brick earth, sands and gravel overlaying London Clay.

## **4.00 Policy Background**

The Government's sustainable development strategy makes it a requirement to assess appropriate forms of development for areas at risk of flooding. This is to avoid any unnecessary increase in the requirement for flood defences. A requirement of the National Policy Framework is that developers making planning applications on sites that are potentially at risk from flooding should consult with the Environment Agency, and where appropriate produce a flood risk assessment (FRA). The Environment Agency's flood risk guidance was consulted and showed that a flood risk assessment is appropriate for this site.

## **5.00 Flood Risk Maps & Available Information**

**Appendix C** contains a copy of the Environment Agency Flood Map for this area, indicating that the site lies within flood zone 1. Flood zone 1 indicates that this zone comprises land assessed as having a less than 1 in 1000 annual probability of flooding in any year (<0.1%).

## **6.00 Effect on Existing Drainage Strategy**

For developments less than 1 hectare in flood zone 1, the main flood risk issue to consider is usually the management of surface water run off. Drainage from new development must not increase flood risk either on site or elsewhere. Government Policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives.

The minor nature of the proposed extensions (+6m<sup>2</sup>) and alterations to existing built areas containing existing surface water drainage solutions will have minimal impact on the current surface water solutions on the site and beyond.

Any flooding near the site, as there are areas within 25m of the site within flood zone 2, will be caused by the sea inundating the region of Hayling Island, therefore the effect of storm water discharge from the site is not significant to the cause of flooding. However, the run off is limited as noted in the preceding paragraph.

The minor increase in the proposed foul water discharge into the existing foul water sewer network, and will not affect flooding issues on the site or nearby areas.

## **7.00 Sequential Test**

the total area of the proposed application site is approximately 0.08 hectares. The EA flood risk advice was consulted for less than 1 hectare operational development in flood zone 1 with 'more vulnerability'. The following standing advice is appropriate for the development. The sequential test should be applied by the local authority and a flood risk assessment is required.

The sequential test for the development should be undertaken by the local planning authority using the guidance given by the EA in their flood risk guidance document. The aim of the sequential test is to steer development towards flood zone 1. In the case of this proposal, it is already within flood zone 1 so the sequential test is passed, therefore the exception test is not necessary.

## **8.00 Risk Assessment**

The advice from the Environment Agency was that the development lies within flood zone 1. Flood zone 1 indicates that this zone comprises land assessed as having a less than 1 in 1000 annual probability of flooding in any given year (<0.1%).

The Environment Agency Guidance Note 1 gives guidance for developments within flood zone 1. It states that for sites less than 1 hectare, as in this case, a formal FRA will not usually be required. However, in this specific case it is understood that a FRA has been requested. The guidance goes on to say that if an FRA is

requested then this is usually in relation to the management of the surface water run off.

The site is not directly at risk from fluvial or tidal flooding, as shown by the site being situated within flood zone 1 on the Environment Agency flood mapping.

Even though the site itself is within flood zone 1 so not at direct risk of flooding, access to and from the site during the predicted flood events would be to the south onto Sandy Point Road. This would lead any people safely away from potential flood zone 2 and 3 areas during flood events.

As noted earlier, the proposed development will not present a significant effect on the storm or foul water discharge from the site, so does not significantly affect the risk of flooding to either the site or areas near the site.

## **9.0 Conclusions & Recommendations**

The site is within flood zone 1, so is not directly at risk from fluvial or tidal flooding. The storm water run off from the proposals will actually be only very slightly more than the existing situation offers.

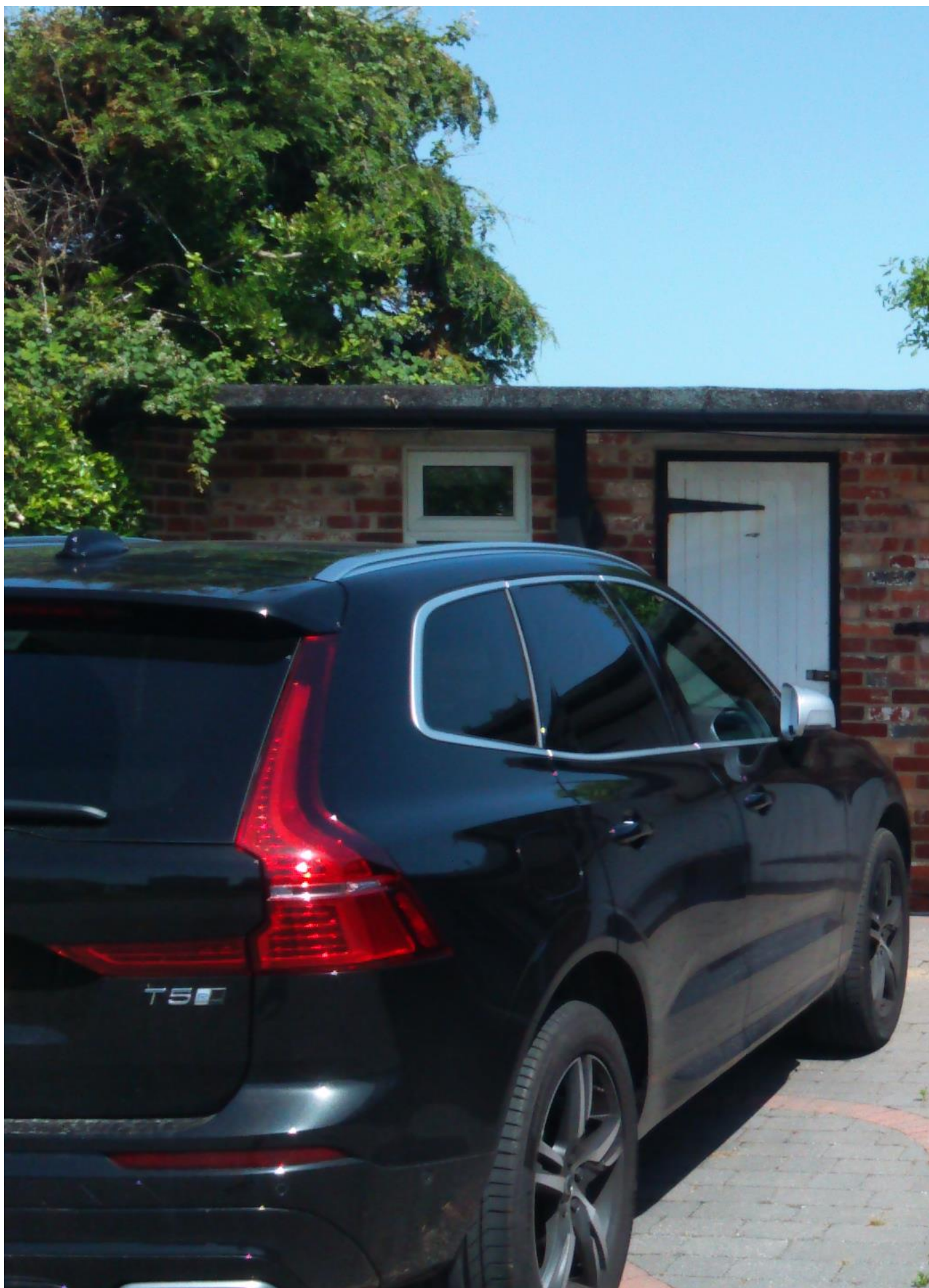
The foul water discharge from the site will drain directly into the existing Southern water Sewers in Sandy Point Road. This then will remain unaltered for that which currently occurs on the application site, and foul water discharge levels will not significantly alter from what currently occurs.

APPENDIX A: Location Plan & Photographs









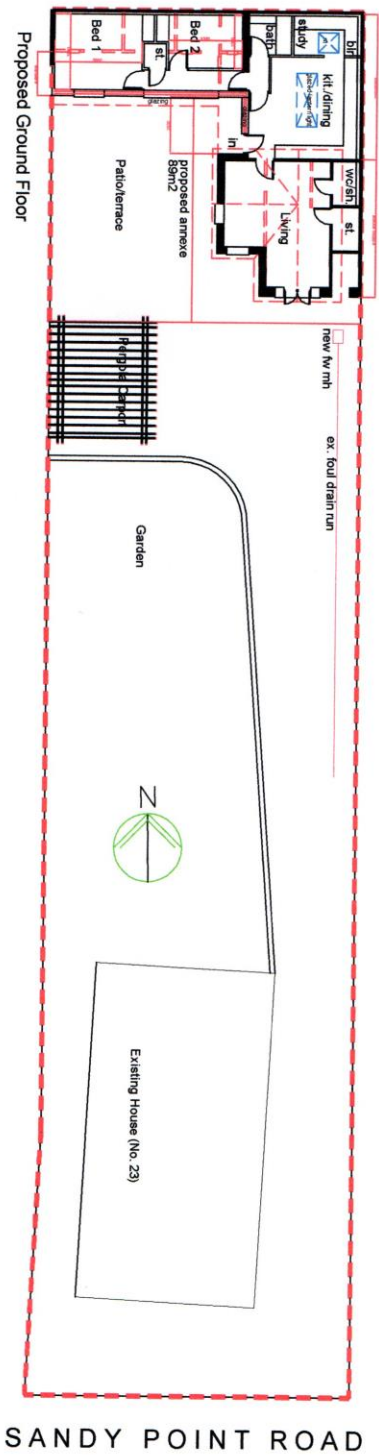


## Location Plan



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APPENDIXB:ProposedPlans



## APPENDIX C: Flood Risk Map

