

21 December 2017

Flood Risk Assessment

Use of land for Touring Caravans

Land adjacent to Mandai, St Peters Road, Hayling Island

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1. Introduction

1.1. This statement has been prepared to support the following proposal:

Use of land for Touring Caravans

1.2. This FRA has been prepared in accordance with the Technical Guidance within the National Planning Policy Guidance - Flood Risk and Coastal Change.

2. Site Context

2.1. The site relates to a two storey semi-detached house and associated lane located on the west side of the road and within the open countryside.

2.2. Planning permission is sought for the use of the land adjoining the house for the siting of touring caravans.

2.3. The Environment Agency advises the following:

The buildings and land associated with this site are within Zone 1

The a small section of the road frontage including front boundary of the site are within Zones 2 and 3 respectively.

2.3. The level of the land at this point is 3.7m AOD. Flood within this area is predicted to a height of 3.67m AOD which assumes no defence in place. At present, the site would not be flooded in a flood event.

3. Shoreline Management

3.1. South Down's SMP - Beachy Head to Selsey Bill This SMP covers the open coast and harbour inlets between Selsey Bill and Pagham Harbour, for which this council is 'coast protection authority'. It also extends beyond this to Hurst Spit as the eastern limit of the SMP. The coastline to the east of Pagham falls under the jurisdiction of other coast protection authorities and this Council carries out no coast protection works beyond this point.

3.2. The South Down's SMP divided the coastline between Beachy Head and Selsey Bill into 27 policy units. Final management policy options have been reached for each of these units. These policy options went out to public consultation for a period of 3 months in 2005. All responses received during the consultation were taken into account when determining the final policy recommendations.

3.3. The final management policy option is to Hold the Line.

4. Strategic Flood Risk Assessment

4.1. Both Chichester District Council and The Partnership for Urban South Hampshire have produced a Strategic Flood Risk Assessments for Chichester Harbour.

4.2. The SFRA's identify that the site is within Flood Risk Zone 1.

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4.3. The SFRA's confirm that the site is not considered susceptible to fluvial, groundwater, surface or reservoir flooding sources.

5. Survey Information

5.1. A visit to the site was carried on 20 December 2017.

5.2. The existing site comprises a two-storey semi-detached houses and incidental land formerly used for the siting of mobile homes.

5.3. Adjacent to the site the topography of the local area is flat but then rises to the north.

5.4. The site, at present, drains to the combined sewer system that serves Hayling Island.

5.5. There are no records of on-site flooding from any source in the last 20 years.

5.6. It is noted that during extreme rainfall and snowfall that affected much of the UK in December 2012 and January 2013 the site was unaffected.

6. Source - Pathway Receptors

6.1 The site comprises previously developed land. The former receptor to flooding comprises an unauthorised site for the placement of mobile homes. Table 2 of the Technical Guidance to the National Planning Policy Framework confirms this to be a highly vulnerable use.

6.2. The site is to be developed to provide a site for touring caravans. This is considered a more vulnerable.

6.3. The topography is flat across the site but rises to the north and falls to the south.

6.4. The site itself is within Flood Risk Zone 1.

6.5. There has been no incidence of flooding within the locality.

6.6. The development will result in the reduction of flood vulnerability.

6.7. Given the siting in Zone 1 there is no receptor to flooding.

7. Flood probability

7.1. Table 1 of the NPPG confirms the following:

The buildings on the site:

Zone 1 Low Probability: Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

The Road Frontage:

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Zone 2/3 Medium to High Probability: Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

7.2. Predicted Extreme Tide Level is presently for the site is predicted to rise to some 3.67mAOD assuming that existing defences are not upgraded. The level of the land at this point is 3.7m AOD. The site will therefore be within Zone 1 based on the high tide predictions within the SFRA.

8. Climate change

8.1. The Environment Agency released new climate change guidance for flood risk assessments on 19th February 2016 outlining the allowances for the impact of climate change on peak river flows, peak rainfall intensities, sea level rise, offshore wind speeds and extreme wave height. They are based on climate change projections and different scenarios of carbon dioxide (CO₂) emissions to the atmosphere. There are different allowances for different epochs or periods of time over the next century. These factors have been taken into consideration in assessing the predicted rise.

9. The Sequential Test

9.1. The buildings on the the site are located within Zone 1.

9.2. The NPPF and NPPG confirms that a sequential test is not required.

10.0 The Exception Test

10.1 The buildings on the the site are located within Zone 1.

10.2. The NPPF and NPPG confirms that an exception test is not required.

11. Site Specific Flood Risk Assessment

11.1. This proposal would a site for touring caravans. The proposed caravans are to be located in Zone 1 and this will remain so taking into account sea level rise.

11.2. This proposal therefore does not alter the flood risk classification of the site nor does it:

- 1) have an adverse effect on a watercourse, floodplain or its flood defences;
- 2) would impede access to flood defence and management facilities; or
- 3) where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

11.3. No site specific flood risk mitigation measures are required for this development

12. Management measures

12.1. If deemed necessary a flood risk warning and evacuation plan will be prepared to accord with the requirements of the NPPF. That being said due to their nature Touring Caravans would simply be towed off the land in an extreme event.

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13. Off site impacts

13.1 No off-site impacts are anticipated as a result of this proposal.

14. Residual risks

14.1 During a flood event the development would provide safe, dry and accessible refuge. For this reason it is suggested that whilst residual risk would be present during and after a flood event the development would remain in Zone 1 would provide suitable shelter until that residual risk has fallen to a safe level.

15. Conclusions

15.1 It is submitted that this proposal would accord with the aims and objectives of the NPPF and its associated Technical Guidance.

15.2. Whilst the flood risk classification may change over time this proposal will not put a significant number of additional buildings or persons at risk from a flood event.

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