

APPLICATION FOR PLANNING PERMISSION

Proposed first floor extension ground floor extension and associated alterations to 44
Bembridge Drive, Hayling Island, PO11 9LU.

FLOOD RISK ASSESSMENT

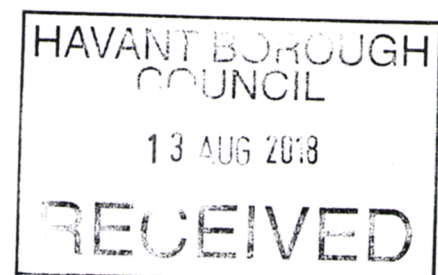
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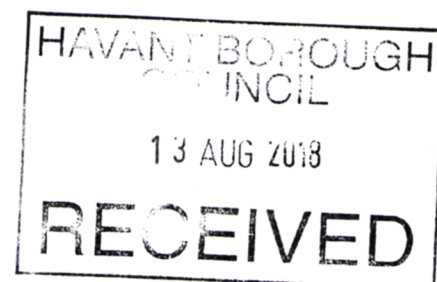


1.0 INTRODUCTION

- 1.1 This basic Flood Risk Assessment (FRA) has been produced to support the proposed extensions and associated alterations to 44 Bembridge Drive, Hayling Island, PO11 9LU.
- 1.2 The assessment has been undertaken generally to address flood risk management and surface water discharge related to minor "Household" development proposals.
- 1.3 The development proposals primarily consist of a rear first floor extension and a relatively small ground floor extension (9.45 sq.m) at the front of the existing building.
- 1.4 The application site is located within an intensively built-up coastal residential area and is adjacent to Hayling Island's sea front promenade. The southern boundary of the property adjoins a sea defence wall and neighbouring residential properties adjoin the west and east boundaries. The building fronts onto the head of a short cul-de-sac off Bembridge Drive, which serves three other properties.

2.0 FLOOD PROBABILITY AND FLOODING HISTORY

- 2.1 The Environment Agency's Indicative Flood Map flood zones represent current best estimate of zone flooding as defined in Table 1 of the National Planning Practice Guidance: Flood Risk and Coastal Change (Section 25).
- 2.2 The application site is identified to be in flood zone 2 (medium probability) Zone 2 is defined as comprising land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year, ignoring the presence and effect of any flood defences.



2.3 The existing sea defence structure adjoining the promenade was originally constructed some thirty years ago. Prior to that, there were occasional instances of local flooding from the sea at times of extreme weather conditions, combined with high tides. Although these instances of flooding affected residential properties adjoining both sides of the application site, the sea water by-passed the site and tended to pool in the cul-de-sac. The reason for this being that the application site is on higher ground than neighbouring properties.

2.4 In recent years, the sea defence structure has been substantially built-up and there have been no observed or recorded flood incidents to nearby residential property since.

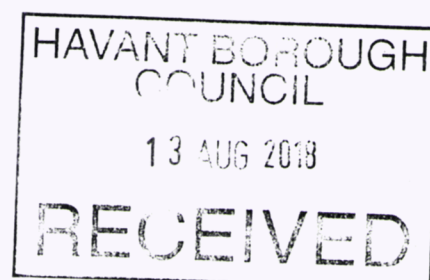
2.5 Coastal protection works/sea defences in the area, to prevent the erosion and inundation by the sea, including the adjoining shingle foreshore, are regularly maintained by statutory national and local authorities.

3.0 SURFACE WATER DRAINAGE

3.1 The development proposals, by reason of their nature and limited scale, are unlikely to adversely affect the existing on-site provisions for storm water/ surface water drainage in this case.

4.0 SUMMARY CONCLUSIONS

4.1 The footprint area of the existing building is 125 sq. m. and as a result of the proposed development, would be increased by just 9.45 sq. m.; from which it is concluded that the level of potential flood risk increase would not be to an unacceptable degree in this case. The proposals are unlikely to increase flood risk to neighbouring property or the wider area in a coastal area deemed to be "compatible" with flood zone 2.



- 4.2 As a "Householder" development, the small scale physical extension to the existing building may be regarded as a minor development in proper planning terms; also taking into account the relevant flood zone (2), site circumstances and location within a built-up coastal residential area.
- 4.3 The proposals are unlikely to represent potential risk to human life, as the applicant already subscribes to the EA's local advance flood warning system and receives official text messages in advance of any potential flood risk threat. All occupants of the building would be simply and conveniently evacuated to safety, in the event of an actual serious flooding threat.
- 4.4 Finally, this basic assessment is accordingly considered to be proportionate and appropriate to the nature and limited scale of the development proposals.

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