

Flood Risk Assessment for Tournurbury Woods Estate Hayling Island P011 9DL

Context

Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is accessible from Havant via a bridge at Langstone. Hayling Island is situated to the south of Havant. It lies between the estuarial waters of Chichester Harbour to the east and Langstone Harbour to the west.

The site lies on the east side of the island and has water frontage to Mengham Rye leading to Chichester Harbour. The site is accessed via Tournurbury Lane.

Site

The site is made up of a mixed woodland setting with open clearings and coastal open areas and intertidal mudflats. It covers approximately 300 acres. Access to the site is via private road from Tournurbury lane. The site has undulating topography peaking at 7m above sea level. 250 acres of the site are intertidal mudflats and 50 acres are woodland, amenity grassland and domestic lawn areas. There is a building, Woods Cottage located in the south east of the site.

Flood Risk

The site has a range of flood risk levels from no flood risk to low flood risk with a limited area of high flood risk. Whilst some of the site of the main wedding venue do fall into the Environment Agency high risk area, it should be noted that the main wedding marquee falls well within the low flood risk area to the north of the high risk area. (see figure 1)

In terms of the whole venue, measures have been taken to mitigate any flood risk created to users of the site and its facilities.

Fig 1 shows the Environment Agency map of the flood risk areas within the site.

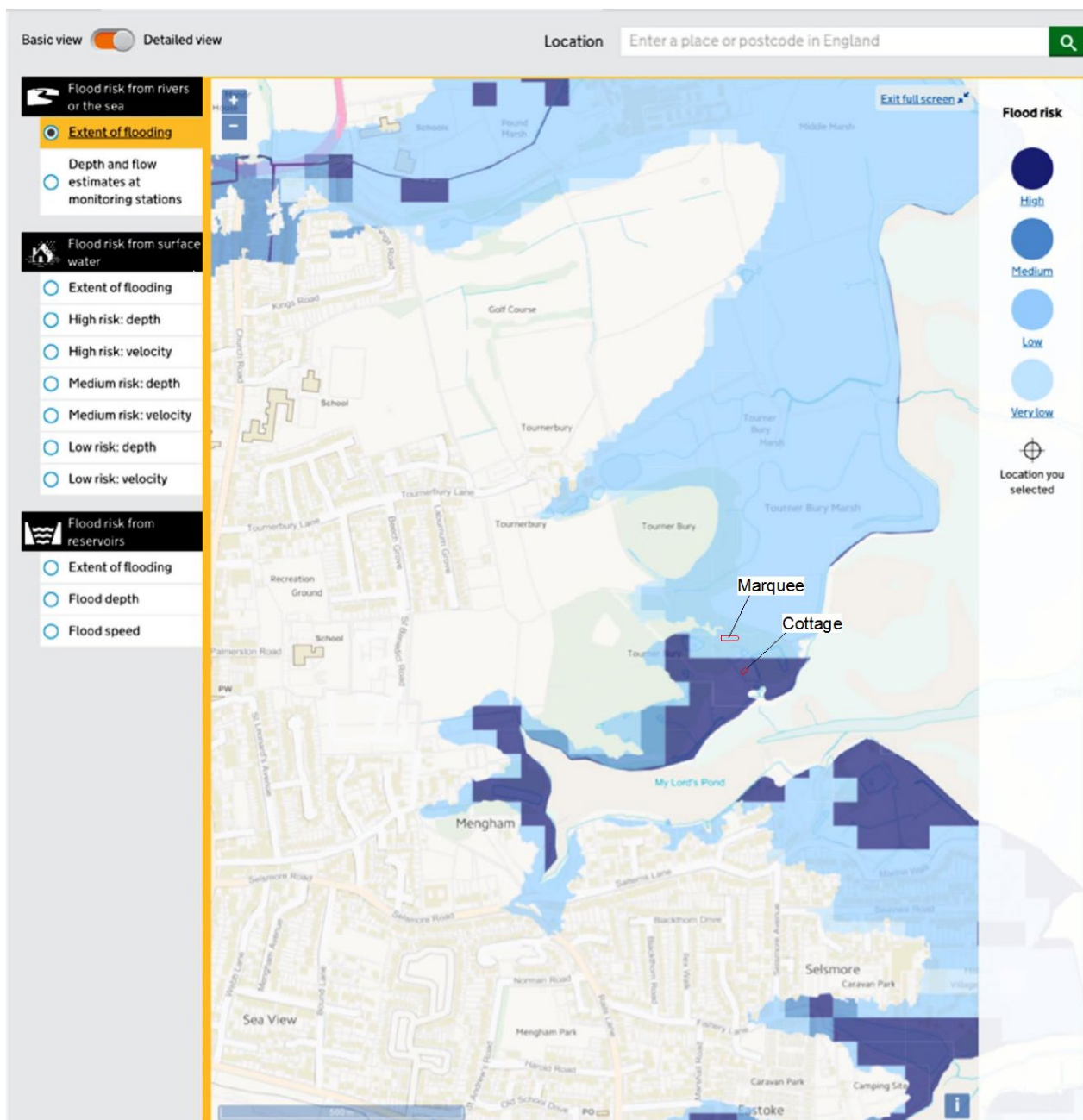


Fig 1: Environment Agency risk from tidal flooding

The flood risk at the site can be sub-divided into risk from tidal flooding as per Fig 1, the risk from surface water flooding as per Fig 2, and the risk from reservoirs as per Fig 3.

This clearly shows the only flood risk associated with the site comes from the risk of tidal flooding.

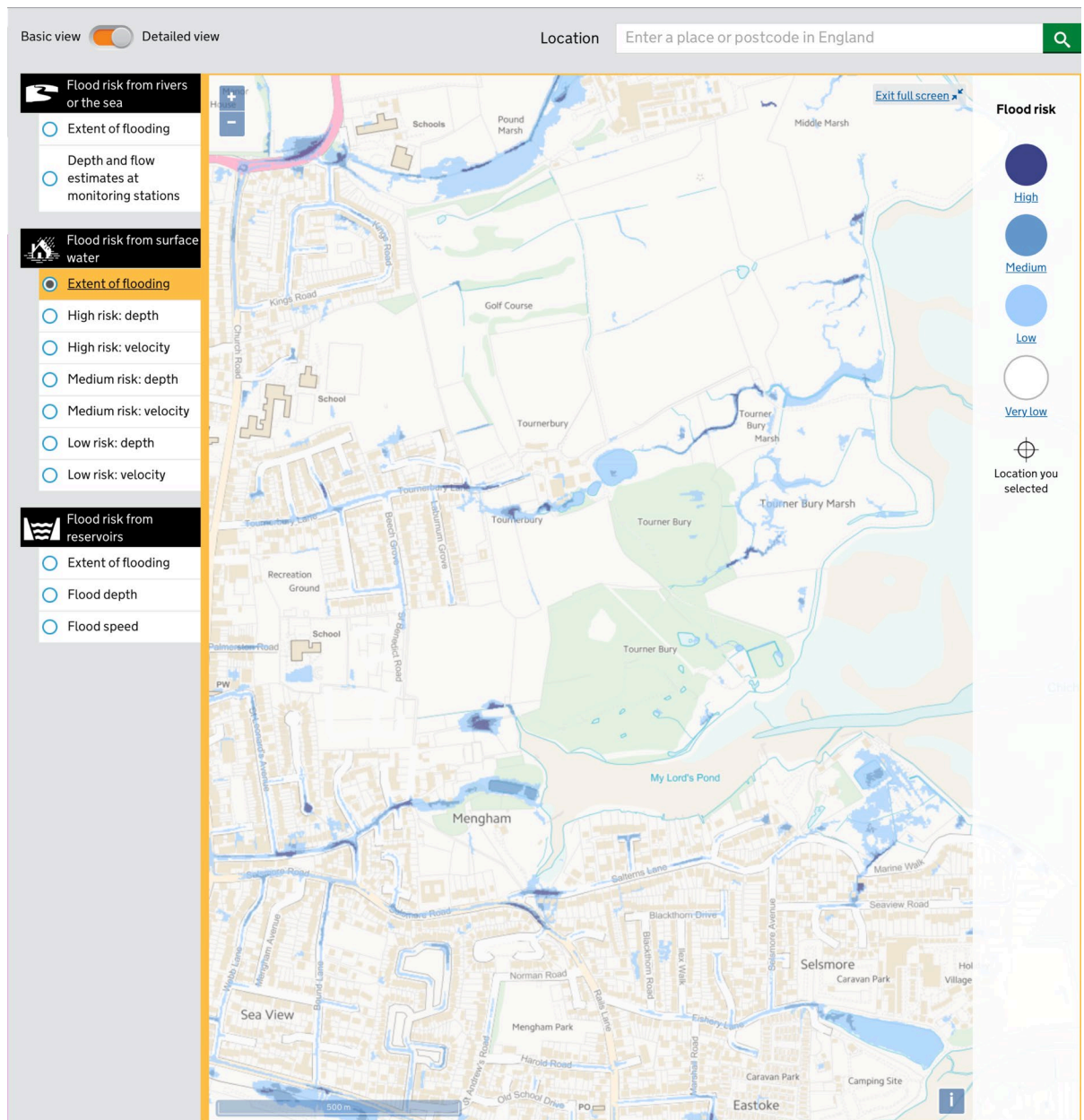


Fig 2: Environment Agency (risk from Surface water flooding)

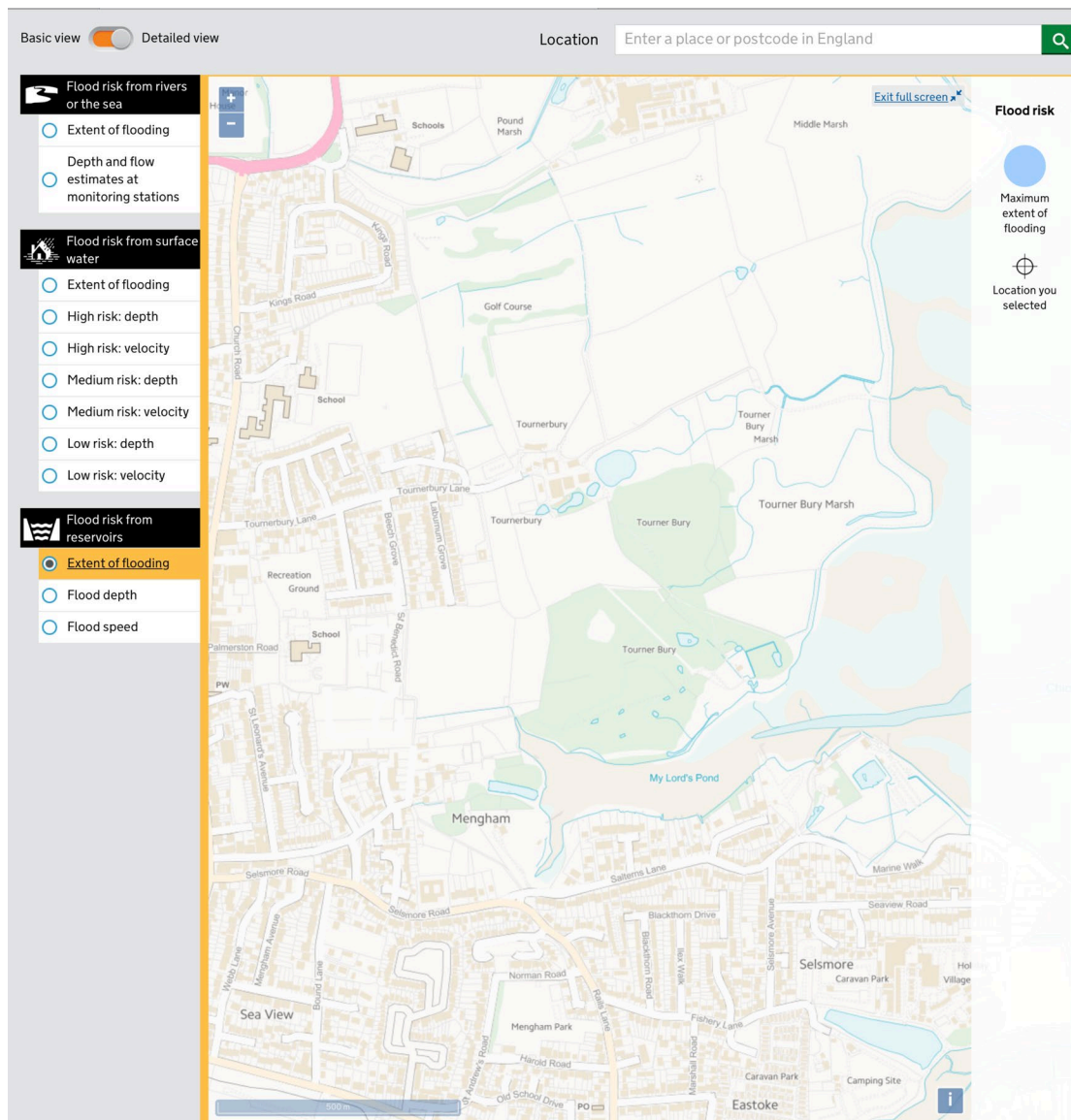


Fig 3: Environment Agency (risk from reservoir flooding)

Flood risk Mitigation

This site has been used for a long period of time as a venue for weddings and functions and as such the current owner has self imposed measures to reduce and remove potential risk to guests from flooding. As below -

- Whilst the main marquee is in the low risk flood area. The owner manages potential risk from flooding by firstly maintaining site flood defences and secondly by monitoring tide times and weather around events. The primary venue building (the marquee) has never flooded and the risk from tidal flooding is highly predictable. The risk only exists with the combination of spring tides (a tide just after a new or full moon, when there is the greatest difference between high and low water,) low pressure areas, (causing additional increases in sea levels) and stormy weather (causing waves and thus additional water penetration) This can thus be predicted in advance of an event and thus managed.

- If there is a raised risk of flooding, occupancy of the site can be restricted during the flood risk times.
- No sleeping camping, or overnight facilities are in place within the flood risk area.
- Staff are in place for all events who are fully trained to evacuate the flood risk area in the unlikely event a flood occurs during an event.

These measures have been in place and well maintained throughout the sites use as a venue for more than a decade and have proved effective at mitigating all associated risk from flooding.

This report was prepared by
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