

**208 SOUTHWOOD ROAD
HAYLING ISLAND
PO11 9QL**

**PLANNING APPLICATION
FLOOD RISK ASSESSMENT**

Prepared by



Arthurs Planning & Development

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Introduction

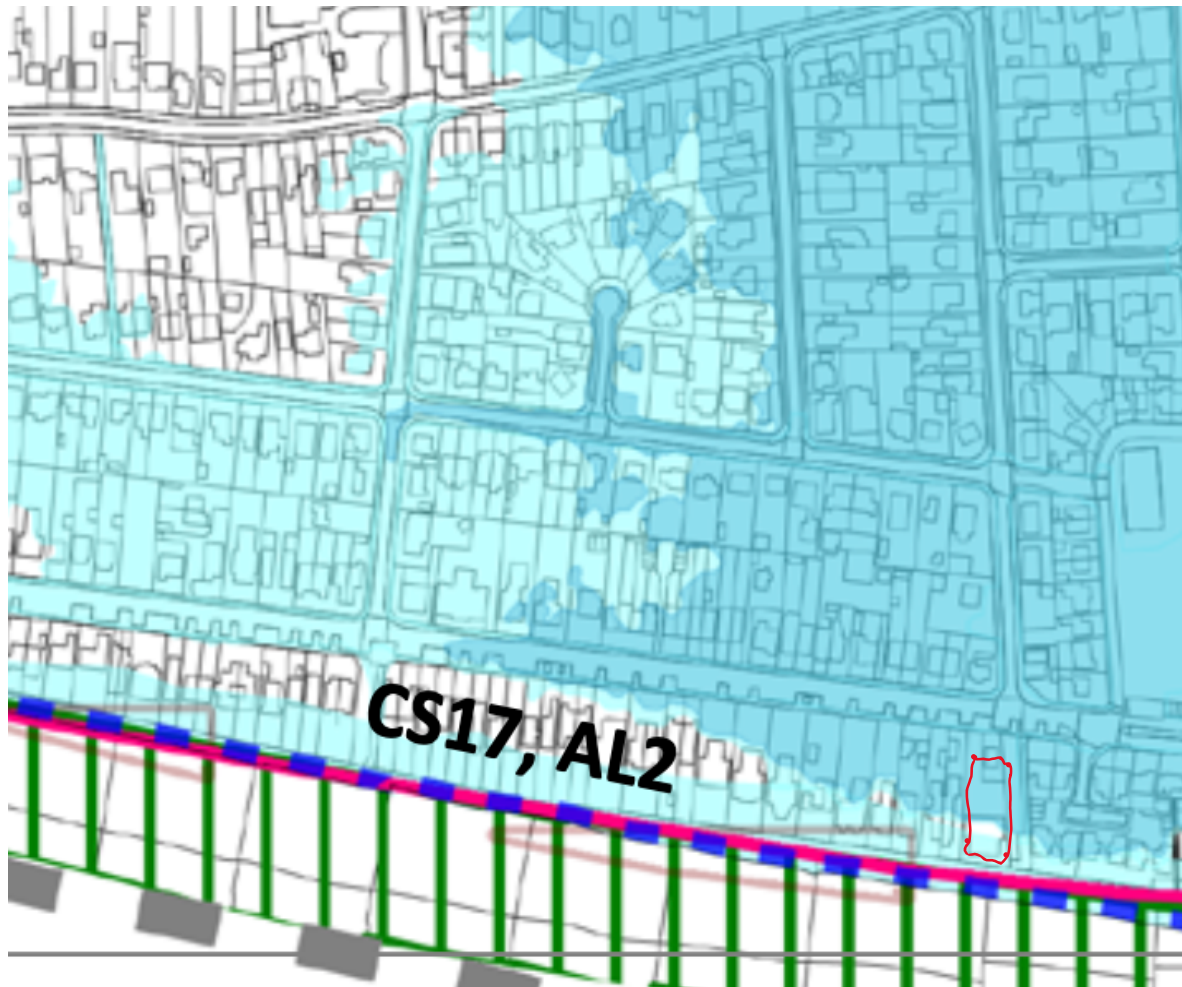
Development site

The proposed development site is located at 208 Southwood Road, Hayling Island, PO11 9QL and is currently in use as a four-bedroom detached dwelling over 3 floors, with off street parking and a terrace on the southern side.

Below is a 'not to scale' location plan of the application site with the proposed building footprint and adjoining properties.



Looking over the lifetime of the proposed development, the site lies within Flood Zone 1, 2 and 3, therefore a Flood Risk Assessment is required.



Development proposals

The detailed application is submitted for a replacement dwelling of 3 storeys. The design of the house has been carefully considered to mitigate any potential flood risk and reduce the water runoff rate experienced from the site at present. The architectural form and mass of the proposed house respects and responds in a positive manner to the footprint, scale and mass of the current property on the site and is located in the area of the site within flood zone 1 and 2.

The proposed residential development is therefore classified as more vulnerable to flood risk, although this needs to be balanced against the fact that a residential property exists on the site presently. The lifetime of the proposed development is assumed to be 100 years for the purposes of the assessment.

Sequential Test & Exception Test

Applications for minor development or changes of use are not be subject to the sequential or exception tests; but should still meet the requirements for site-specific flood risk assessments.

Site specific flood hazards

The proposed development site lies within Flood Zone 1, 2 and 3, the main risk of flooding coming from a tidal (sea) source.

Tidal flooding

Flood Zone 2 Medium Probability is where the footprint of the property will be located in part and flood Zone 1. This zone comprises 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.

Flood model data for the site suggests that over the lifetime of the development, flood depths of around 300mm can be expected and will be of medium velocity. Flooding of this nature is likely to cause danger for some according to table 13.1 of FD2320*.

Surface water flooding

Surface water at the site is currently managed by a mix of on-site infiltration and draining into the existing drainage network. The proposals for surface water management are reduced runoff by introducing porous surfaces on the majority of the former car park area and measures such as water butts. New vegetation and tree planting will also help reduce the run-off rates

Flood control and mitigation measures

The site is relatively level on Southwood Road with a gentle slope to the north, it drains into the existing surface water drainage channels.

The bedrooms will be located on the first and second floors. The entrance hall, gym, utility/laundry and swimming pool will be located on the ground floor, no habitable rooms are at this level.

Measures to reduce the risk of flooding and protect the ground floor include, removable flood gate and flood resistant front door, all electrical sockets to be raised, non-return toilet valve and appropriate flooring material.

Conclusions

The replacement dwelling on the site will provide an appropriate form of accommodation that reduces the risk of tidal flooding and the surface water run-off rate. The proposed development can therefore be considered positive in terms of providing a safe residential unit and assist with off-site impacts by way of reduced run-off rates.