

**FLOOD RISK ASSESSMENT
&
SUDS Strategy for Planning
(focus on residual surface water flood risk)**

Compliant with LLFA SUDS Guidance

NPPF & EA Compliant

Direct response to EA and Coastal Team comments on APP/21/01021

**Replacement dwelling
Flood designed with significant betterment
All habitable areas are raised above the extreme flood
level including for worse case climate change
Erect a modern fully flood future-proofed dwelling
Site also benefits from Access & Egress also from rear
away from flood source**

**This is a residual risk in accordance with NPPF (Paragraph: 041 Ref ID: 7-041-20140306);
the proposed operation is site and scheme specifically appropriate**

**CRITICAL: All site users have access to above the extreme flood level for the
lifetime of the scheme including for 2021 climate change allowances uplift**

at:

134 Sea Front, Hayling Island, PO11 9HW

November 2021

ARK Environmental Consultancy Ltd

Table of Contents

If this report has been released electronically, the appendices referred to herein can be found in the annexed zip folder/s as .pdf or .dwg files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans may be annexed separately as A1 or A0 copies where a bound-in A3 copy is not appropriate.

1.0	Scope.....	4
2.0	Executive Summary.....	4
3.0	Introduction	5
4.0	Purpose of the Report.....	5
5.0	Report Information Sources.....	5
6.0	Consultation	5
7.0	Overview of British Legislation	6
7.1	National Planning Policy	6
8.0	Site Status and Environmental Setting.....	6
8.1	Site Location and Status.....	6
8.2	Existing Flood Risk.....	6
8.3	Geology (for SUDS) and Topography	7
8.4	Surface Water Risk and Hazard Summary	8
8.5	SFRA / LFRMS Surface Water Mapping & Hazard.....	8
8.6	EA / Coastal Team Data & New Climate Change	9
8.7	Topography, Site Levels vs EA Data	9
8.8	Design Response: address climate change & SUDS Hierarchy	10
8.9	Breach Flood Scenario	10
9.0	Assessment of Proposed Development	11
9.1	Proposed Development	11
9.2	Drainage Connections	12
9.3	SUDS Specifications.....	12
9.4	Pipe sizes /Manholes / Pipe runs	12
9.5	SUDS Hierarchy Check: site and scheme specific.....	13
9.6	Flood Resilience	14
9.7	Refuge and Evacuation	14
9.8	Annual Monitoring.....	15
9.9	Surface Water Runoff – Flood Risk from the Development	15

9.10	Climate Change including New Allowances	15
9.11	Flood Storage	16
10.0	Exception Test (included for technical support)	16
12.0	Conclusion	17
11.1	Recommendations for Further Work	17
12.0	Appendices	17

1.0 Scope

This report contains the details of a Flood Risk Assessment carried out by Ark Environmental Consultancy Limited ("ARK Ltd") for 134 Sea Front, Hayling Island, PO11 9HW, henceforth referred to as "the site" in this report. This report has been prepared for Rob Steul and must not be relied upon by any other party without the explicit written permission of ARK Ltd. All parties to this report do not intend any of the terms of the Contracts (Right of Third Parties Act 1999) to apply to this report. Please note this report does not purport to provide definitive legal advice nor can it be used to demonstrate that the site will never flood in the future. The Executive Summary contains an overview of key findings and conclusions. However, no reliance should be placed on the Executive Summary until the whole of the report has been read. Other sections of the report may contain information which puts into context the findings noted within the Executive Summary.

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2.0 Executive Summary

This FRA&SUDS Strategy for Planning has been carried out in accordance with the National Planning Policy Framework & NPPG to assist the council and EA in their assessment of the planning application. The proposed development is to erect a flood designed and flood future-proofed replacement dwelling with new porous & permeable areas maximized and new SUDS.

- EA approved worse case new 2125 extreme climate change design flood level of 4.67mAOD
 - This is greater than the PUSH SFRA 2115 extreme flood level
- Ground floor raised to 5.675mAOD which is >1.0m above the 2125 extreme event
- All habitable areas are above the extreme flood event
 - Bedrooms on the raised ground floor are therefore appropriate
- All site users now have access to above the extreme flood level of the lifetime of the scheme
- The residual risks are not unacceptable based on the assessment of the data, site and scheme and as per the PUSH SFRA analysis and guidance
- Site is within PUSH SFRA climate change extents (no site specific flood levels available)
- Within NO - VERY LOW surface water hazard based on site specific mapping
- REDUCES FLOOD RISK OVERALL
 - Resilient and resistant measures
 - New highest forms of SUDS
 - **Results in better protected and flood future proofed dwelling than existing**
- This assessment considers the Exception Test is passed regardless, based on the site and scheme specifics

The hazard is a confirmed residual risk in accordance with NPPF (Paragraph: 041 Ref ID: 7-041-20140306); the proposed operation is site and scheme specifically appropriate. Given the residual risk flood setting, the level, extent and depth of flooding on the site can be managed in terms of resistant and resilient measures and precautionary mitigation measures.

Based on the likely flooding risk and small scale of the proposed development, it is considered that the proposed development can be constructed and continue to be operated safely in flood risk terms, without increasing flood risk elsewhere; it is therefore considered appropriate development in accordance with the NPPF / PPG.

3.0 Introduction

The FRA combined a desktop study, review of available information, consultations and an assessment of all sources of flooding posed to and from the site and proposed development, in accordance with NPPF & NPPG. Appropriate flood mitigation measures were then considered, either as already incorporated within the scheme or recommended for inclusion at detailed design stage. The suitability of the proposed development was also reviewed in the context of the NPPF/NPPG and any relevant technical guidance accompanying the NPPF.

4.0 Purpose of the Report

This FRA has been carried out in accordance with National Planning Policy Framework (NPPF) & PPG. The report provides the following information in accordance with the NPPF:

- An assessment of the flood risk posed to the site based on flood information and mapping provided by the EA and Strategic Flood Risk Assessment (SFRA);
- An assessment of the proposed development in terms of surface water run-off; and
- Proposals for measures to mitigate the flood risks posed to and from the development where appropriate.

5.0 Report Information Sources

The information source used to undertake this FRA has been collected from the following sources:

- British Geological Survey Website & iGeology App
- EA Website & Data
- Havant Council Strategic Flood Risk Assessment (2018 Plan Allocations and as updated)
- PUSH SFRA & climate change mapping (2016 Update and as updated)
- **Havant Flood Risk Sequential Test & Exception Test Guidance for Development Management Havant Borough Council - Planning Policy October 2020**
- Havant Preliminary Flood Risk Assessment (2011 and as updated);
- Hampshire County Council as the Lead Local Flood Authority (LLFA) SUDS Policies and Guidance
- North Solent Shoreline Management Plan
- HAYLING ISLAND EMERGENCY PLANNING FRAMEWORK
- Internet mapping and searches.

6.0 Consultation

Where appropriate, the EA and local council will have been contacted to request any available and relevant flooding data.

7.0 Overview of British Legislation

7.1 National Planning Policy

The National Planning Policy Framework (NPPF) and NPPG supercede all Planning Policy Statements (PPS's) and Planning Policy Guidance (PPG's). Flood risk is retained as a key development consideration.

The Sequential and Exception Tests are retained. The accompanying NPPF Technical Guidance / NPPG also include Tables 2 and 3 to assist with flood risk vulnerability classifications and development suitability.

New Climate Change Allowances and Government SUDS guidance compliant.

7.2 Local Policy

The Strategic Flood Risk Assessment (SFRA) is a key source of flood risk specific information for the area. The SFRA provides a more detailed review of flood risks and recommendations for ensuring developments can be constructed and operated safely in accordance with the NPPF. Greater detail of the SFRA is provided in the report where appropriate.

LLFA SUDS guidance compliant.

8.0 Site Status and Environmental Setting

8.1 Site Location and Status

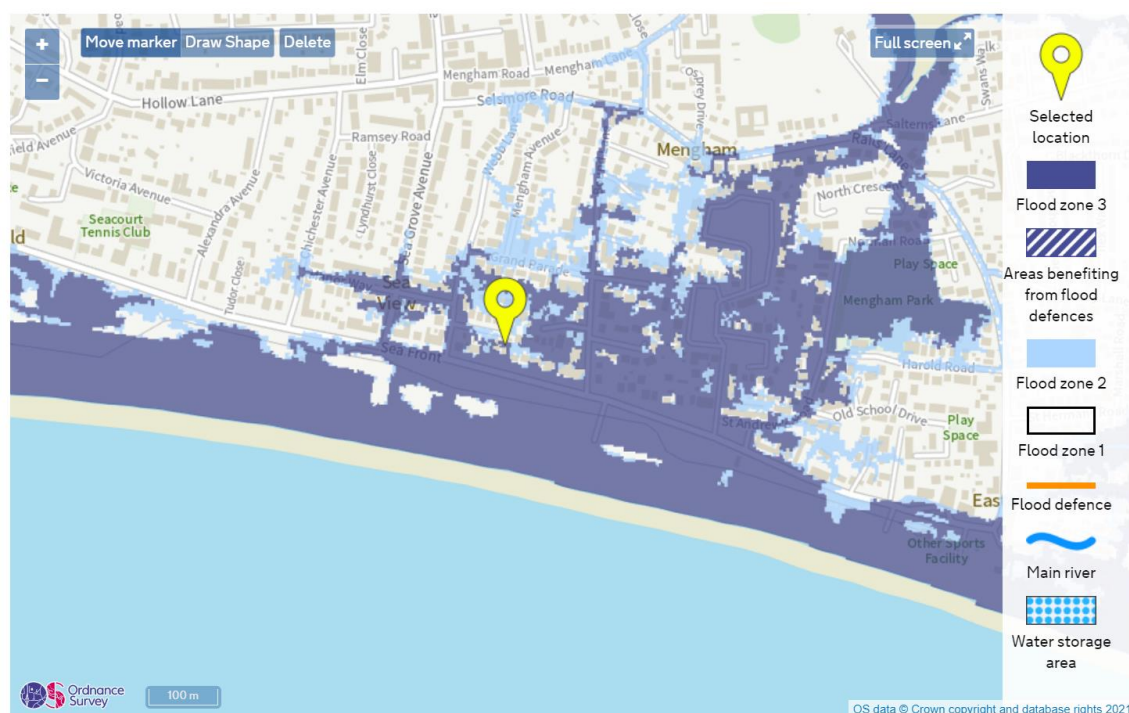
The site is a Brownfield site, currently occupied by an existing dwelling and outbuildings, soft and hard landscaping. The dwelling has access to the front and rear (away from the flood source).

The location plan is included in Appendix A.

8.2 Existing Flood Risk

Flood Sources	Site Status	Comment on flood risk posed to / from the development
Fluvial / Tidal	Site is within EA FZ3 Site is within PUSH SFRA climate change extents • Not in a breach or wave action extent • Not in a rapid inundation zone Edge of the future tidal floodplain; immediate access to unrestricted FZ1 even in climate change extents EA official LOW risk	Replacement dwelling has been designed to be appropriate for FZ3 tidal and the scheme can incorporate suitable mitigation measures to address residual surface water risk and access to FZ1 in always LOW hazard. First floor as refuge above extreme event for lifetime of the scheme Results in better protected and flood future proofed dwelling than existing and surrounding dwellings
Groundwater	SWMP indicates site not in potential elevated future groundwater risk	The proposed development will not increase the risk of groundwater flooding; New slabs can be engineered / waterproofed appropriately to industry standard Non return valves and sump Low Risk
Artificial Sources	No artificial sources within 250m	Low Risk

Surface Water / Sewer Flooding	Site is in NO – VERY LOW hazard area Evacuation route which is to the north always in NO – VERY LOW hazard Condition, depth and location of surrounding infrastructure uncertain	Scheme can REDUCE FLOOD RISK OVERALL: see main sections below Scheme incorporates new SUDS Development will utilise existing connection to sewers, gravity drainage and non-return valves Development will not increase the peak flow or volume of discharge from the site: Low Risk No further drainage assessment required
Climate Change allowances	Included in the flood modelling extents Site not within climate change flood extent area	Development will not increase the peak flow and volume of discharge from the site Low risk posed to and from the development



8.3 Geology (for SUDS) and Topography

Based on BGS mapping and surrounding adjacent boreholes:

- Bedrock: Wittering Formation – Sand, Silt And Clay.
- Superficial: Storm Beach Deposits – Gravel

No lost / underground rivers documented at the site or near the site nor identifiable by the local geology mapping.

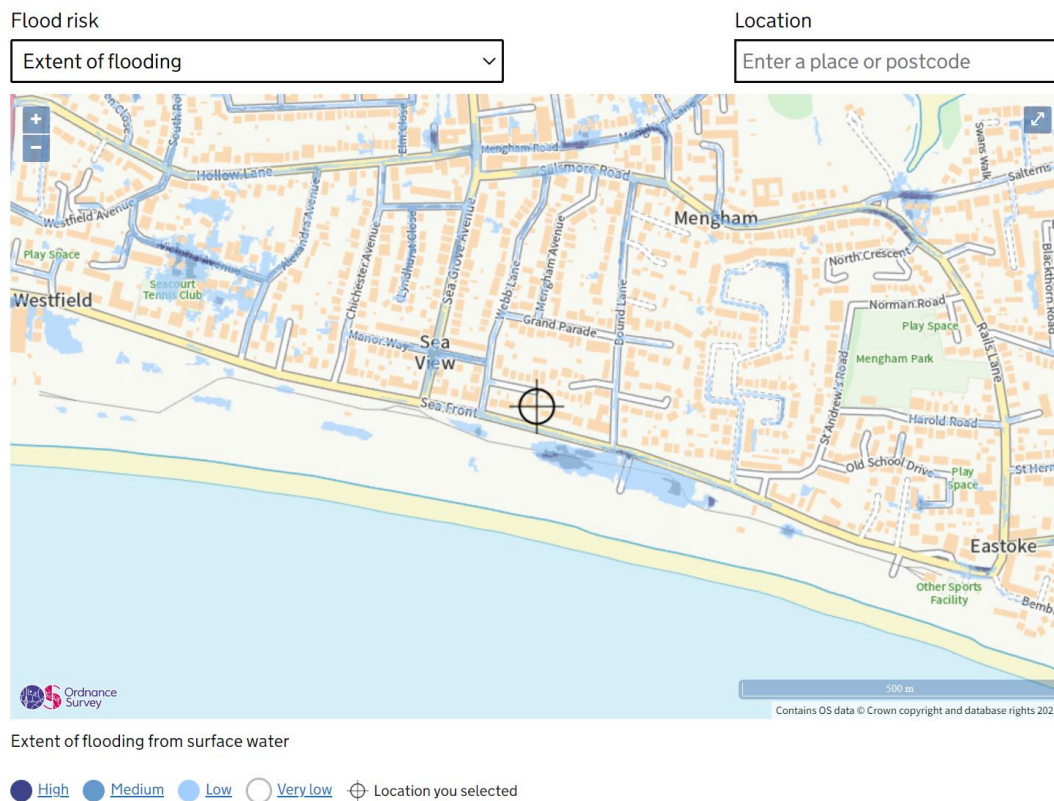
Topography

See the topographic survey in Appendix A.

- The site is at 4.8mAOD – 5.0mAOD in the south
- The site is relatively level, rising slightly to the far north at the egress with Webb Close at 5.1mAOD

8.4 Surface Water Risk and Hazard Summary

- Property itself is not inundated:
 - In No hazard in all EA risk scenarios
- Access & Egress is always in NO hazard
- Scheme will reduce this flood risk by storing on site and reducing surface water discharge



8.5 SFRA / LFRMS Surface Water Mapping & Hazard

NOTE: the resolution of the SFRA and SWMP mapping is not appropriate to be site specific.

The mapping corroborates the data in the more detailed mapping and EA data.

8.6 EA / Coastal Team Data & New Climate Change

The Coastal Team noted that the site was in FZ1 surrounded by FZ2 / FZ3.

They also noted that the Partnership for South Hampshire's Strategic Flood Risk Assessment (PfSH SFRA) suggest a 2115 1in200year including for climate change extreme event flood level of 4.5mAOD.

We take a precautionary approach and consider the scheme needs to address the hazard of a FZ3 site. We also use 2125 as the lifetime year of the scheme.

It is the detailed site specific topographic survey vs the EA data that provide the site specific assessment and design requirements to justify the betterment afforded by the scheme.

EA Data:

Tidal flood levels for the 0.5% (1:200) and the 0.1% (1:1000) annual exceedance probabilities relevant to your site are provided in the table below. These levels have been taken from the East Solent Coastal Model which was produced in 2018 by JBA Consulting.

Year	Tide Level (mAOD*)	
	0.5% annual exceedance probability/1 in 200 Year (Flood Zone 3)	0.1% annual exceedance probability/1 in 1000 Year (Flood Zone 2)
2015	3.32	3.55
2070	3.70	3.86
2115	4.13	4.32

* Levels in metres above Ordnance Datum Newlyn.

The UKCP18 Sea Level Rise Allowances for the South East are used to account for the impacts of climate change. This suggest sea levels in this area to rise by c. 1.12m over the lifetime of the proposed development (Higher Central allowance from 2015 to 2125).

This would result in a design (0.5% AEP) flood level of 4.44mAOD in the 2125 epoch.

The 0.1% AEP (2125 epoch) flood level is estimated to be 4.67mAOD.

8.7 Topography, Site Levels vs EA Data

1in1000year+NEWcc for Year 2125 = 4.67mAOD

- Ground floor raised to 5.675mAOD: fully compliant with the data and EA guidance
 - >1.0m freeboard above the 2125 extreme event
 - Ground floor bedrooms are considered appropriate
- Access & Egress to the rear is at a minimum of 5.1mAOD
 - LOW hazard

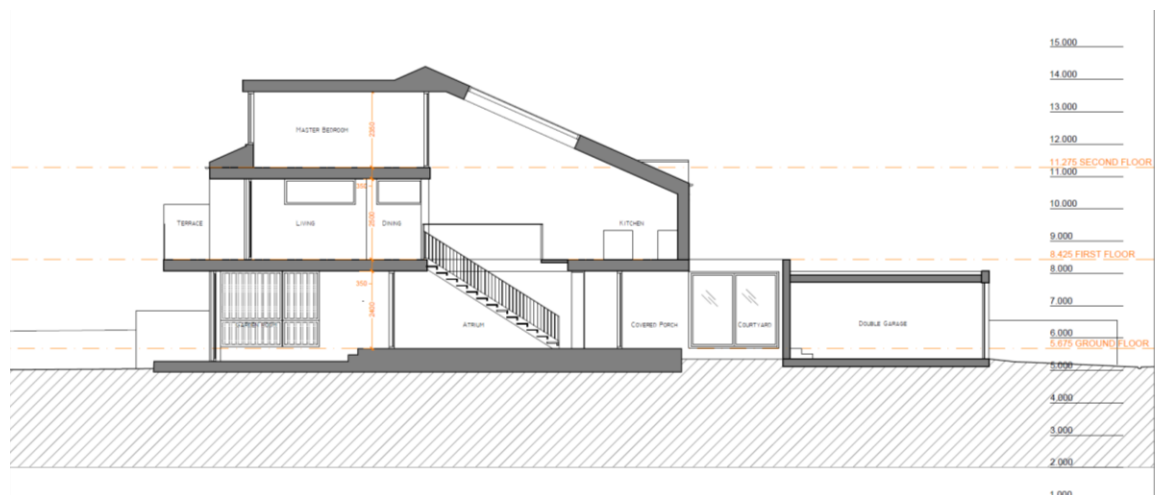
8.8 Design Response: address climate change & SUDS Hierarchy

- All habitable areas to be a minimum of 1.0m above the 2125 extreme flood event including for climate change
 - Ground floor bedrooms are considered appropriate
- All site users have access above the extreme flood level for the scheme lifetime
- Access & egress to rear also a minimum of 0.5m above the extreme event

REDUCE FLOOD RISK OVERALL

- Maximise porous and permeable areas – significant betterment
- Highest forms of SUDS to be used for a previously 100% un-attenuated site
 - Permeable and Porous areas
 - SUDS storage on site: sedum roof, rain gardens and EA specification for granular angular subbase
 - New restricted discharge to sewer (as restricted overflow / back up)
- **Oversized storage for betterment and flood future-proofing**
- Betterment as will attenuate for areas currently unattenuated
- Mandatory and standard resilient measures

See Appendix B (extract of cross section below)



8.9 Breach Flood Scenario

There are no raised defences in this area; no breach scenarios need to be assessed.

9.0 Assessment of Proposed Development

9.1 Proposed Development

The proposed development can be seen in Appendix B.

The proposed development comprises:

- Brownfield site of existing dwelling
- No change of use required: remains “More Vulnerable”
- Remove all impermeable areas
- Erect replacement dwelling
- Ground floor raised to 5.675mAOD: fully compliant with the data and EA guidance
 - >1.0m freeboard above the 2125 extreme event
 - All habitable areas to be a minimum of 1.0m above the 2125 extreme flood event including for climate change
- **All site users have access to above the extreme flood level for the scheme lifetime**
 - The increase in footprint includes non habitable areas (new integrated garage) and this footprint is not counted in the habitable footprint for flood compensation hence there is no increase in footprint overall that would required flood compensation
 - Regardless; this is tidal and there is no displacement that requires compensation based on EA guidance
- **Reduces flood risk overall**
 - Fully flood resistant
 - Full new modern flood resilience – see below
 - New porous / permeable and SUDS

As an appropriate response, the site will operate as existing with an improvement based on the design:

- 1) robust resilient construction techniques in order to minimise the damage caused by water entry and also to reduce the time taken to return the property to use after a flood (see later sections)
- 2) Reduce flood risk overall with new lower water demand white goods: betterment of surface water management on the site as a result of the scheme where feasible

Drainage

The existing connections will be retained / additional secured with the water company; non-return valves can be utilized as standard.

9.2 Drainage Connections

Foul

The existing connections will be retained / new connections installed subject to agreement with the water company.

Surface Water

100% SUDS Storage on site using gravels and retain the emergency restricted overflow connection to the sewer

9.3 SUDS Specifications

New permeable front parking area and front new gravel areas (take rainwater direct from roof areas).

Example of areas:

- Use the rear permeable access / parking area = 49.0m²
 - This area is shown on the scaled drawings in Appendix B
- Using just extra 0.30m depth of granular angular storage in the make-up = 14.70m³ of storage using EA specifications:
- Assume 30% void ratio
 - Total SUDS storage of 4.41m³

Landscaped gravel areas to side and front: c. 120m² available: sufficient storage capacity for the full roof areas.

New permeable surfacing to be constructed using the following EA guidance:

- Use the EA's specific "Guidance on the permeable surfacing of front gardens"

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

- Additional formal extensive SUDS would not be commensurate with the scale and sensitivity of the scheme.
- Retain all existing porous grassed / planting areas

9.4 Pipe sizes /Manholes / Pipe runs

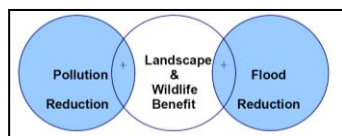
These will be confirmed as part of detailed designs; specifications of landscaping and drainage products need to be confirmed through Buildings Regs. Not required at this stage to demonstrate scheme can accommodate the surface water flows or meet LLFA requirements.

9.5 SUDS Hierarchy Check: site and scheme specific

The scheme offers tangible benefit in that it maximises permeable / porous areas and includes one of the highest forms of discharge: to soakaway.

Concept SUDS Strategy

The following diagram indicates the philosophy behind the proposed SUDS strategy, and is taken from the EA's SUDS guidance:



(Source: Environment Agency, 2009)

Table 2 indicates the SUDS Hierarchy Appraisal for the site and proposed development:

Table 2: Site Specific SUDS Appraisal

SUDS Hierarchy	SUDS Technique	Potential Benefits			Site Specific	
		Flood Reduction	Pollution Reduction	Landscape & Wildlife Benefit	?	Scheme Specific SUDS Suitability Appraisal and Comment
Most Sustainable ↑ ↓ Least Sustainable	Living Roofs	•	•	•	*	To reduce the amount of underground storage SUDS but not likely feasible given nature of build
	Ponds / Basins	•	•	•	X	Site is a single dwelling plot; not necessary
	Swales	•	•	•	X	Site is a single dwelling plot; not necessary
	Infiltration Techniques	•	•		*	Scheme is located in known large gravel area. New gravel storage areas and as a back-up the scheme also has a viable existing alternative connection to sewer Tests to be undertaken as pre-commencement.
	Permeable and Porous Surfaces with discharge to soakaway / sewer	•	•		✓	The scheme significantly oversizes the SUDS storage on site. Existing connections can be used: utilize soakaway if feasible / restricted overflow to sewer as necessary.
	Tanked Systems	•			*	Incorporated as necessary by drainage strategy to meet and better the LLFA requirements

Key:

Potentially suitable at the site: *

Incorporated in the scheme: ✓

Not suitable / possible at the site: X

9.6 Flood Resilience

The proposed development will utilize the flood resilient techniques recommended in the NPPF Technical Guidance where appropriate and also the recommendations that have previously been issued by various local authorities:

The FRA provides the recommended resilient measures that can be incorporated, it will depend on the construction team as to what construction will actually need to be undertaken and what materials are used exactly. This does not invalidate the point and recommendations of this FRA. The FRA cannot simply specify the exact measures that need to be incorporated; they are not required of planning.

- Non-return valves as standard for basement and ground
- Basement to be fully waterproofed (tanked) and waterproofing to be tied in to ground floor slab as appropriate; details to be provided at detailed design to building regulations requirements: to reduce the turnaround time for returning the property to full operation after a flood event.
- Waterproofing to be installed above ground level as appropriate
- Plasterboards will be installed in horizontal sheets on basement and ground levels rather than conventional vertical installation methods to minimise the amount of plasterboard that could be damaged in a flood event
- Wall sockets will be raised to as high as is feasible and practicable in order to minimise damage if flood waters inundate the property
- Any wood fixings on basement and ground floor will be robust and/or protected by suitable coatings in order to minimise damage during a flood event
- Airbricks will be raised to as high as is feasible and practicable
- The Damp Proof Membrane / ground waterproofing will be installed above the main floor slab and tied in to the walls where appropriate, to reduce the turnaround time for returning the property to full operation after a flood event.
- As necessary: the concrete sub floor will likely be laid to fall to drains or gullies which will remove any build-up of ground water to a sump pump where it will be pumped into the mains sewer. This pump will be fitted with a non-return valve to prevent water backing up into the property should the mains sewer become full
- Insulation to the external walls will be specified as rigid board which has impermeable foil facings that are resistant to the passage of water vapour and double the thermal resistance of the cavity.

9.7 Refuge and Evacuation

HAYLING ISLAND EMERGENCY PLANNING FRAMEWORK

EA Flood Warning

Based on the likely flood risk and associated warning time, evacuation is usually preferred and feasible at this site, floodwaters are also not likely to enter the building; refuge is a preferred flood response.

Range of Flood Events

- Not in a breach or wave action extent
- Not in a rapid inundation zone

All site users have access to the ground and upper floors; all are above the extreme event for lifetime of the scheme.

- Egress from the rear to Webb Close above the extreme event (minimum of 5.1mAOD)
- Continue west on Webb Close and then north
- Into unrestricted FZ1

It is therefore considered likely that there would be sufficient time to seek refuge and/or evacuate to an area outside of the extreme flood event for the lifetime of the scheme.

The property itself will be a modern protected and resilient dwelling as a result of the scheme and based on the available mapping is not likely to be inundated hence the site users can remain dry within the property for the duration of the likely flood event.

Site is in FZ1 present day

Future management: Follow Hayling Island Emergency Plan and follow the emergency routes as directed by the EA / emergency services

9.8 Annual Monitoring

It is recommended that tenants should contact the EA on an annual basis to confirm the flood status of the property.

If the flood status has changed, the evacuation and refuge plan should be reviewed and updated by suitable flood risk consultants as appropriate.

9.9 Surface Water Runoff – Flood Risk from the Development

In accordance with the NPPF / NPPG, this FRA also considers the risks posed from the development to surrounding areas.

The scheme is **compliant with LLFA SUDS policy – new oversized SUDS strategy**: maximise porous and permeable areas with >22% extra volume of SUDS storage on site and discharge to soakaway if found to be feasible / restricted overflow to sewer.

The proposals will incorporate new low-water demand devices such that despite no likely increase in peak flow and volume of flow, this can be managed appropriately for the lifetime of the scheme.

Given the small scale of the proposed development it is considered likely that the development will have a negligible effect on surrounding infrastructure. There will not be any significant increase in overland flow from the site.

9.10 Climate Change including New Allowances

The impact of climate change in accordance with the NPPF / PPG is likely to be an increase in the rainfall intensity in the future, which will increase peak storm flows to sewer. The proposed development will incorporate low flush and reduced water demand showers and toilets, such that the combined flows to sewer are likely to have a negligible impact. It is considered therefore that flows in the future are not likely to have a significant impact, even with an allowance for climate change.

There is unlikely to be an unacceptable impact on the receiving sewers owing to the small scale of the development and the fact that the scheme reduces discharge rates from the site.

The scheme includes new porous / permeable areas to address residual surface water risk and to encourage storage within the site. The PUSH SFRA includes the required climate change tidal extents.

9.11 Flood Storage

It is considered that flood compensation is not required given the footprint is wholly within FZ1 or the future tidal floodplain.

10.0 Exception Test (included for technical support)

Exception Test Criteria	Proposed Development
It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared.	Pass. Replacement dwelling with flood betterment for lifetime proven Results in a better protected and flood future-proofed structure than existing and surrounding properties Re-uses an existing brownfield site: sustainable. Scheme includes SUDS to reduce flood risk overall for the lifetime of the scheme. Scheme can operate safely even in the extreme event Appropriate mitigation is flood resilient and resistant measures
A FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.	Pass. Replacement dwelling with flood betterment for lifetime proven Results in a better protected and flood future-proofed structure than existing and surrounding properties Scheme also reduces flood risk overall As long as the flood resilient measures are incorporated, and the future occupiers sign up to the EA flood warning and understand the flood response required, it is considered likely that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere and is therefore appropriate development in accordance with the NPPF.

12.0 Conclusion

- EA approved worse case new 2125 extreme climate change design flood level of 4.67mAOD
 - This is greater than the PUSH SFRA 2115 extreme flood level
- Ground floor raised to 5.675mAOD which is >1.0m above the 2125 extreme event
- All habitable areas are above the extreme flood event
 - Bedrooms on the raised ground floor are therefore appropriate
- All site users now have access to above the extreme flood level of the lifetime of the scheme
- The residual risks are not unacceptable based on the assessment of the data, site and scheme and as per the PUSH SFRA analysis and guidance
- Within NO - VERY LOW surface water hazard based on site specific mapping
- REDUCES FLOOD RISK OVERALL
 - Resilient and resistant measures
 - New SUDS areas
 - **Results in better protected and flood future proofed dwelling than existing**
- This assessment considers the Exception Test is passed regardless, based on the site and scheme specifics

The hazard is a confirmed residual risk in accordance with NPPF (Paragraph: 041 Ref ID: 7-041-20140306); the proposed operation is site and scheme specifically appropriate. Given the residual risk flood setting, the level, extent and depth of flooding on the site can be managed in terms of resistant and resilient measures and precautionary mitigation measures.

Based on the likely flooding risk and small scale of the proposed development, it is considered that the proposed development can be constructed and continue to be operated safely in flood risk terms, without increasing flood risk elsewhere; it is therefore considered appropriate development in accordance with the NPPF / PPG.

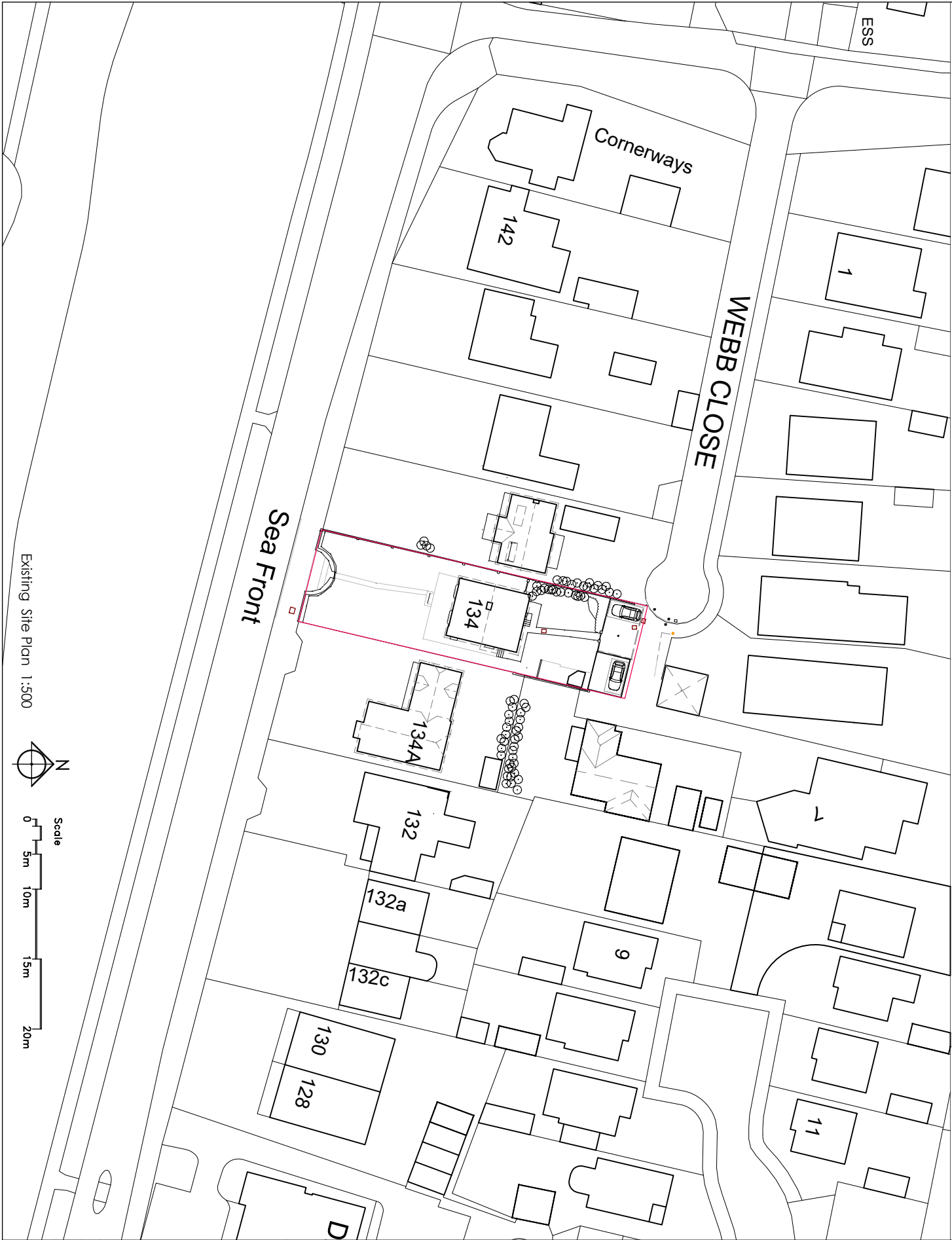
11.1 Recommendations for Further Work

1. Detailed SUDS and drainage designs with BRE365 Testing and specifications as part of detailed design stage to discharge standard condition

12.0 Appendices

- A. Site Location & Existing Layout
- B. Proposed Development Plans & EA Specification for SUDS

Appendix A



RS ARCHITECTURE	CLIENT:	
	PROJECT:	134 Sea Front
	TITLE:	Existing Site Location Plan
	DRAWING NUMBER:	010
	Scale:	1:500 @ A3
	DATE:	11/08/2021
	DRAWN BY:	AS APPROVED BY: RS
	134 Southwood Road Hayling Island, Hampshire, PO12 9QL	
	o10@rs-architecture.co.uk	
	www.rs-architecture.co.uk	

Existing Site Plan



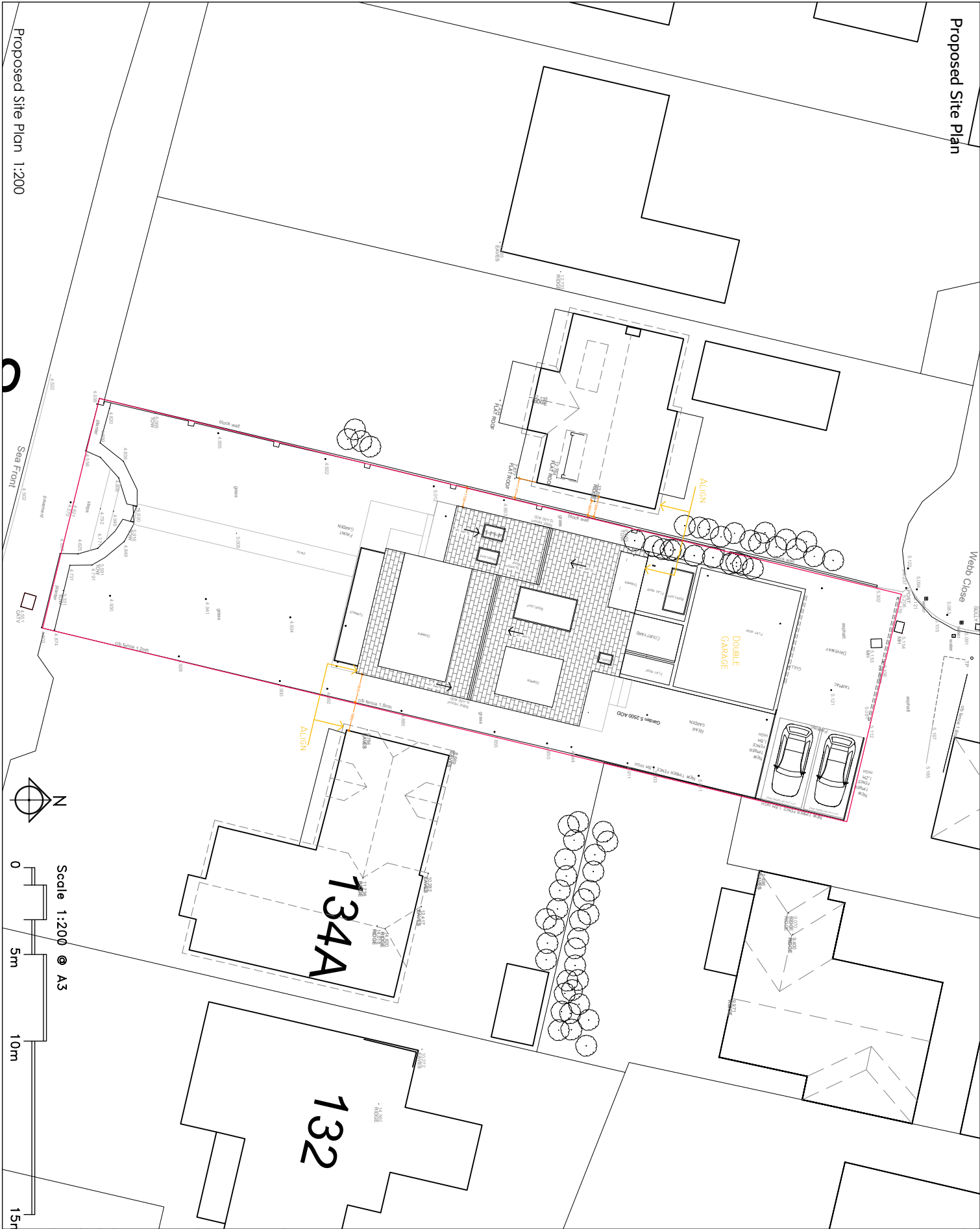
PLANNING

RS ARCHITECTURE	
CLIENT:	
PROJECT: 134 Sea Front	
TITLE: Existing Site Plan	
DRAWING NUMBER: 011	
Scale : 1:200 @ A3	
DATE: 11/08/2021	
DRAWN BY: AS APPROVED BY: RS	
134 Southwood Road Hayling Island, Hampshire, PO21 3QL 01905 333333 www.rs-architecture.co.uk	

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Appendix B

Proposed Site Plan



PLANNING

RS

ARCHITECTURE

CLIENT:

PROJECT:
134 Sea Front
TITLE: Proposed Site Plan

DRAWING NUMBER: 111

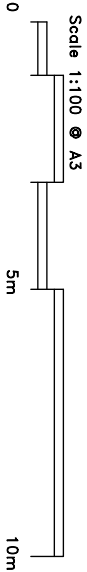
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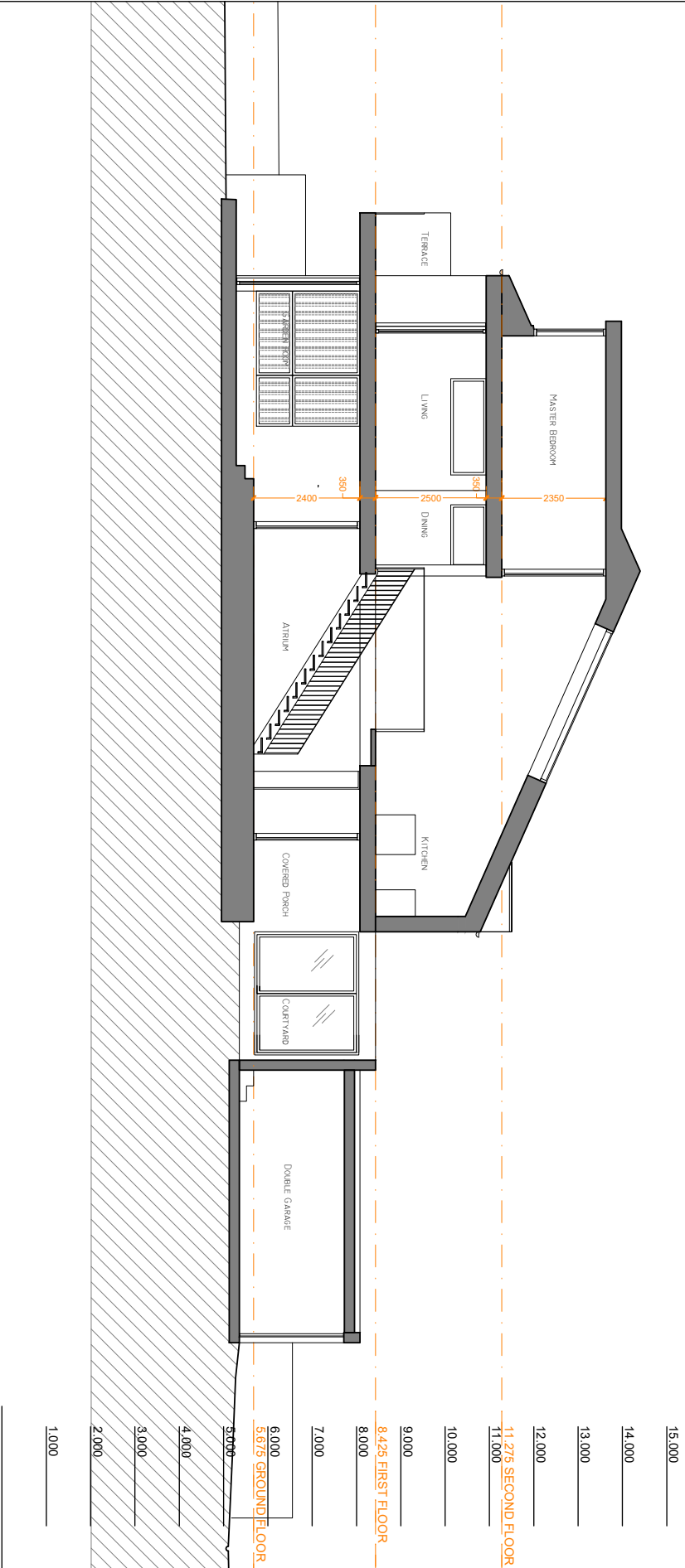
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134 Southwood Road Hayling Island,
Hampshire, PO12 5QL
01904 393338
info@rs-architecture.co.uk
www.rs-architecture.co.uk

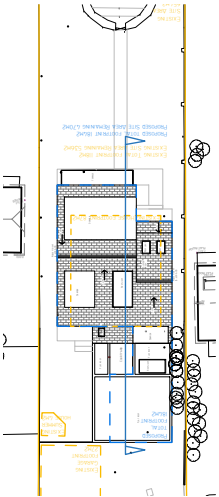
Proposed Section A-A



PLANNING



Section Slice A-A



Proposed Section A-A 1:100

RS

ARCHITECTURE

CLIENT:

PROJECT:

134 Sea Front

TITLE:

Proposed Section A-A

DRAWING NUMBER : 210

Scale : 1:100 @ A3

DATE: 11/08/2021

DRAWN BY: AS APPROVED BY: RS

134, Southwood Road, Hayling Island,

Hampshire, PO11 9QL

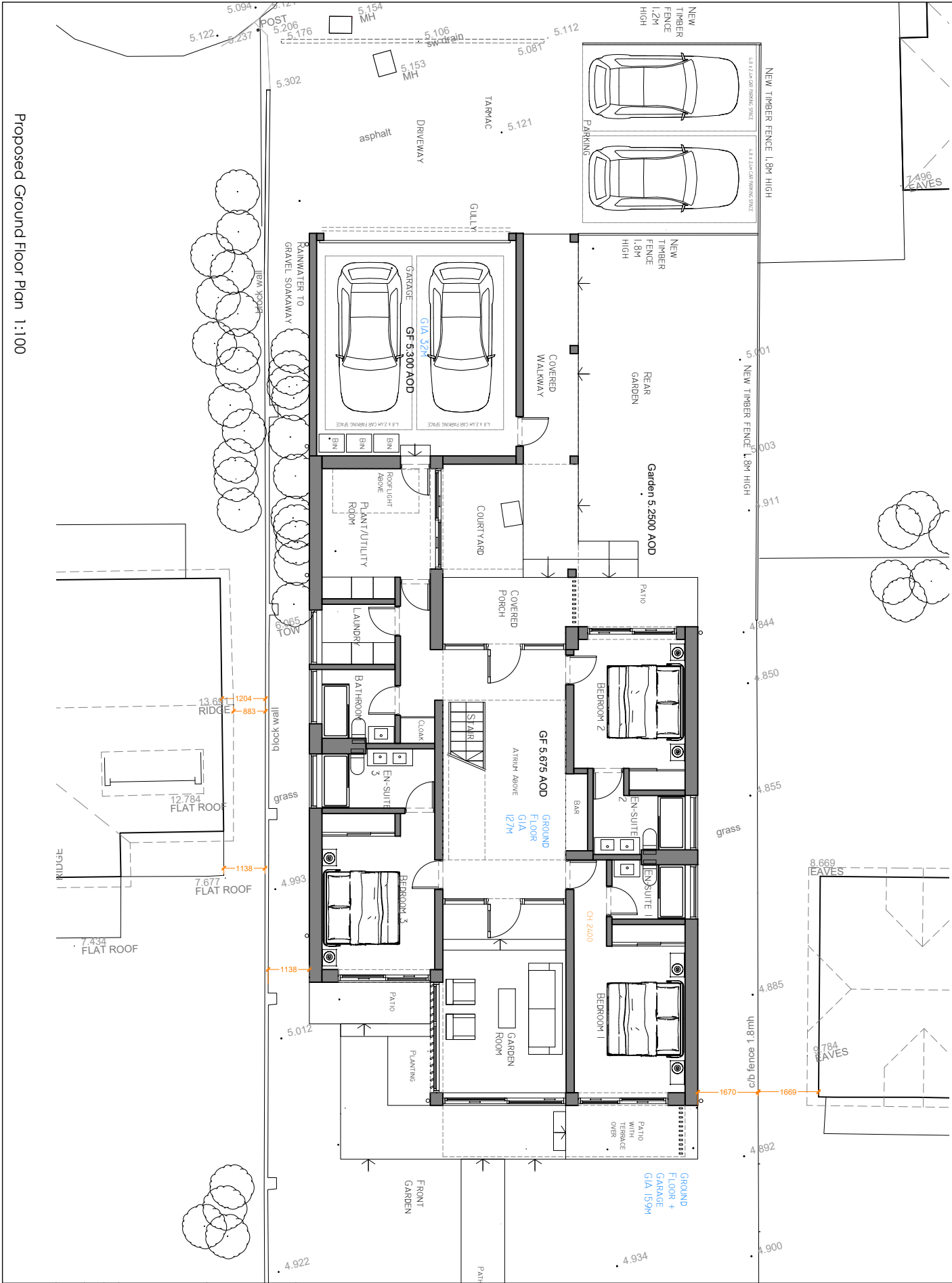
07887933281

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Proposed Ground Floor Plan

Scale 1:100 @ A3



PLANNING

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PROJECT:
134 Sea Front

TITLE: Proposed Ground Plan

DRAWING NUMBER: 112

Scale : 1:100 @ A3

DATE: 11/08/2021

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Proposed Roof Plan

Scale 1:100 @ A3

0

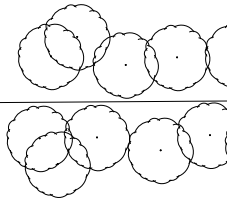
5m

10m



9.070
RIDGE

7.496
EAVES



8.669
EAVES

5m

10m

15m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

205m

210m

215m

220m

225m

230m

235m

240m

245m

250m

255m

260m

265m

270m

275m

280m

285m

290m

295m

300m

305m

310m

315m

320m

325m

330m

335m

340m

345m

350m

355m

360m

365m

370m

375m

380m

385m

390m

395m

400m

405m

410m

415m

420m

425m

430m

435m

440m

445m

450m

455m

460m

465m

470m

475m

480m

485m

490m

495m

500m

505m

510m

515m

520m

525m

530m

535m

540m

545m

550m

555m

560m

565m

570m

575m

580m

585m

590m

595m

600m

605m

610m

615m

620m

625m

630m

635m

640m

645m

650m

655m

660m

665m

670m

675m

680m

685m

690m

695m

700m

705m

710m

715m

720m

725m

730m

735m

740m

745m

750m

755m

760m

765m

770m

775m

780m

785m

790m

795m

800m

805m

810m

815m

820m

825m

830m

835m

840m

845m

850m

855m

860m

865m

870m

875m

880m

885m

890m

895m

900m

905m

910m

915m

920m

925m

930m

935m

940m

945m

950m

955m

960m

965m

970m

975m

980m

985m

990m

995m

1000m

1005m

1010m

1015m

1020m

1025m

1030m

1035m

1040m

1045m

1050m

1055m

1060m

1065m

1070m

1075m

1080m

1085m

1090m

1095m

1100m

1105m

1110m

1115m

1120m

1125m

1130m

1135m

1140m

1145m

1150m

1155m

1160m

1165m

1170m

1175m

1180m

1185m

1190m

1195m

1200m

1205m

1210m

1215m

1220m

1225m

1230m

1235m

1240m

1245m

1250m

1255m

1260m

1265m

1270m

1275m

1280m

1285m

1290m

1295m

1300m

1305m

1310m

1315m

1320m

1325m

1330m

1335m

1340m

1345m

1350m

1355m

1360m

1365m

1370m

1375m

1380m

1385m

1390m

1395m

1400m

1405m

1410m

1415m

1420m

1425m

1430m

1435m

1440m

1445m

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1475m

1480m

1485m

1490m

1495m

1500m

1505m

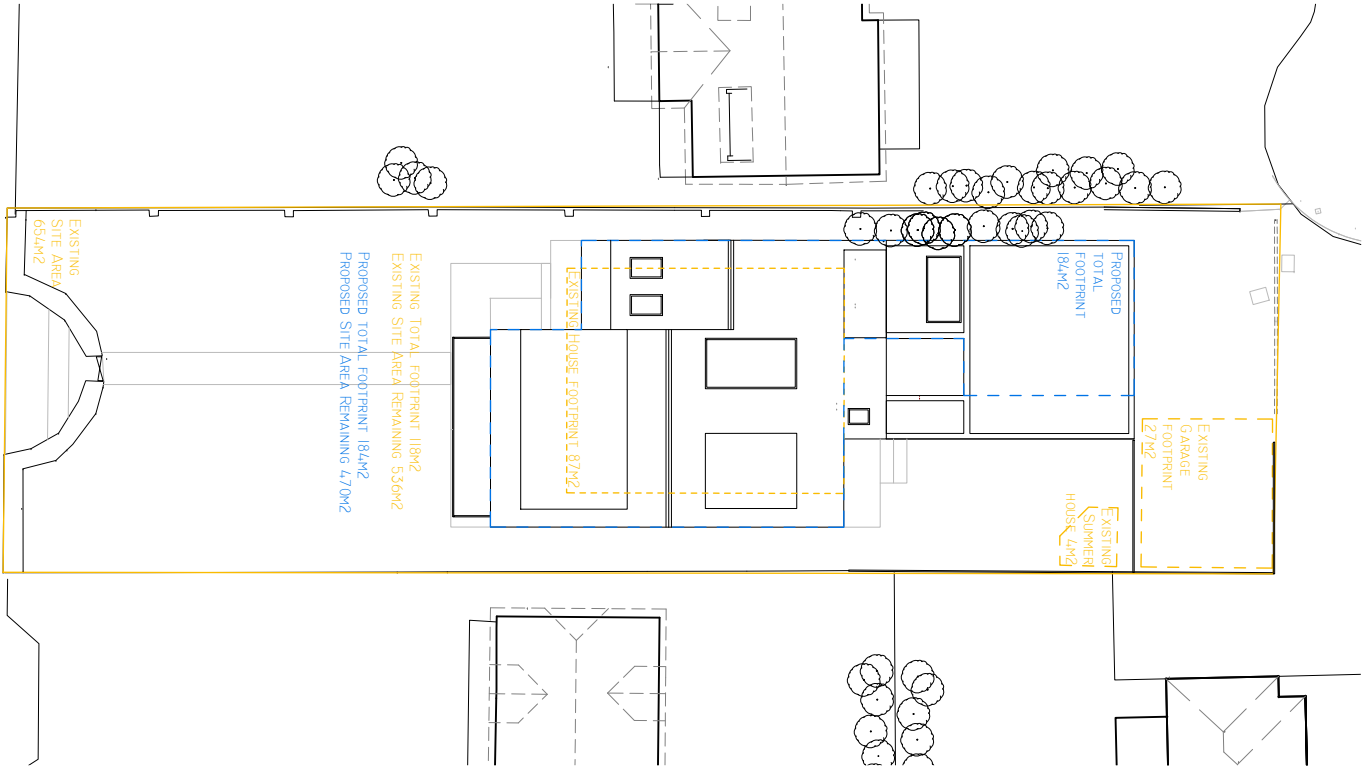
1510m

1515m

1520m

1525m

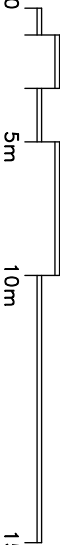
1530m



Site Diagram 1:200



Scale 1:200 @ A3



PROJECT:
134 Sea Front
TITLE: Site Diagram

DRAWING NUMBER: 120
Scale : 1:200 @ A3

DATE: 11/08/2021
DRAWN BY: AS APPROVED BY: RS

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