

Outline Application for proposed chalet dwelling on land identified as 36 Havant Road,
Hayling Island, PO11 0PX.

For Ms. E. Foster

FLOOD RISK ASSESSMENT

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1.0 INTRODUCTION

- 1.1 This assessment has been produced on behalf of Ms. E. Foster, as a site specific Flood Risk Assessment (FRA) in support of application for proposed construction of a chalet dwelling on land identified as 36 Havant Road, Hayling Island, PO11 0PX; which is an inherent development plot.
- 1.2 The assessment concerns the aspect of potential flood risk to the proposed development.

2.0 DEVELOPMENT DESCRIPTION AND LOCATION

- 2.1 It is proposed to construct a chalet dwelling and detached garage on land fronting onto the eastern side of Havant Road, Hayling Island.
- 2.2 The application site is located within a ribbon development of bungalows established many years ago and historically, is an inherent bona fide infill plot.

3.0 FLOOD PROBABILITY AND FLOODING HISTORY

- 3.1 The Environment Agency (EA) flood zones on the Environment Agency's Indicative Flood Plain Map represents current estimates of zone flooding.
- 3.2 The development proposal is identified to be in flood zone 2 (medium probability). It is confirmed that the present day 0.5 % probability (1 in 200 years) extreme tide level for Chichester Harbour is 3.4 AODN and the 0.5 % probability (1 in 200 years) extreme tide level for the area relevant to the development site, in the year 2115 is 4.3 - 4.4 metres, increased by 200 mm. for 1 - 1000 years time scale.
- 3.3 Coastal protection work/sea defences along the coastal margins of Hayling Island, to prevent the erosion and inundation by the sea, are regularly maintained by statutory national and local authorities.
- 3.4 There are no known incidents of flooding associated with the proposed development site.

4.0 MITIGATION FOR FLOOD RISK

- 4.1 Provision for storm water/surface drainage will be by way of discharge to a soak away.

- 4.2 There are no sea defences per se on the site but flood resilience measures will be incorporated in the new building.
- 4.3 The Strategic Flood Risk Assessment (SFRA) indicates that the primary source of flood risk to Havant is from the sea. Potential flooding is known to be possible due to wave overtopping along the southern fringe of Hayling Island, albeit some considerable distance from the application site. As approximately 58 % of Havant Borough is currently covered by existing development, this tends to suggest that future development should preferably be concentrated on Brownfield sites, such as the application site, to which this assessment relates.
- 4.4 With regard to the vulnerability of existing communities, Hayling Island has an average social vulnerability of flooding compared with high social vulnerability in other wards of the Borough. The coastal fringe of Havant, in wider context, is almost entirely defended from wave overtopping or tidal flooding by some means of coastal defence.

5.0 EMERGENCY PLANNING: FLOOD WARNING AND EVACUATION PLAN

- 5.1 Provision for emergency planning for flood risk is provided by national, regional and local agencies. Outputs of the Strategic Flood Risk Assessment (SFRA) inform the development management process and contribute to emergency planning policies. Sub-regional scale outputs assist the local authority to consider access arrangements for the Borough beyond its administrative boundary, related to key routes within adjacent authorities.
- 5.2 Flood management should also be addressed by those who occupy a building at potential risk of flooding. This should include a responsible awareness of potential flood risk which may be associated with the property they occupy. A flood evacuation plan should begin with signing up to the local flood warning system provided by local/regional officials. Relative to the application site in this case, the local flood warning system is known to be very efficient, with regular text messages sent to subscribers. In the event of a likely flooding incident, a safe and easy exit route should be planned for. This should not represent a problem for the proposed dwelling.

6.0 SUMMARY CONCLUSIONS

- 6.1 The development proposals are to construct a chalet dwelling and detached garage on land fronting onto the eastern side of Hayling Island a short distance from the small settlement of Fleet. The application site is located within a mature ribbon development of bungalows and is a previously developed (PD) Brownfield infill plot, presently and lawfully used for vehicle storage. The site is fully serviced and has an existing vehicular access and driveway to the existing vehicle storage area.

- 6.2 The application site is located within an area identified as being within zone 2 (medium probability) on the Environment Agency's Indicative Flood Map.
- 6.3 The finished floor levels of the proposed dwelling will be confirmed by the architect at future ~Reserved Matters stage and will be set above the mean (average) flood level and will therefore be above predicted tidal surges.
- 6.4 For the purpose of the proposed development and in the safety interest of future occupiers of the new dwelling, an information pack setting out the potential risk of flooding; with advisory recommendation to subscribe to the local flood warning system and to have forethought for safe evacuation in case that should ultimately be necessary; is intended to be covented with the deeds of the property. The site has easy and convenient access to the adjoining main road with direct connection to Havant.
- 6.5 The site specific assessment is considered to be proportionate to the potential risk of flooding and appropriate in relation to then scale, nature and location of the proposed development.