

Application for Planning Permission

PROPOSED RESIDENTIAL DEVELOPMENT
151 (rear) - 153 SOUTHWOOD ROAD, HAYLING ISLAND, PO11 9PY

FLOOD RISK ASSESSMENT



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1.0 INTRODUCTION

- 1.1 This assessment has been produced on behalf of Mr. and Mrs. P. Hartley, as a site specific Flood Risk Assessment. (FRA) in support of proposed residential development on land at 151 (rear) - 153 Southwood Road, Hayling Island, PO11 9PY.
- 1.2 The assessment has been undertaken with coastal/flood risk advice from Laura Kelly, of the Environment Agency, and James Addicott, Havant Borough Council, and with reference to Partnership for Urban South Hampshire Strategic Flood Risk Assessment outputs. The assessment concerns the aspect of potential flood risk to the proposed development.

2.0 DEVELOPMENT DESCRIPTION AND LOCATION

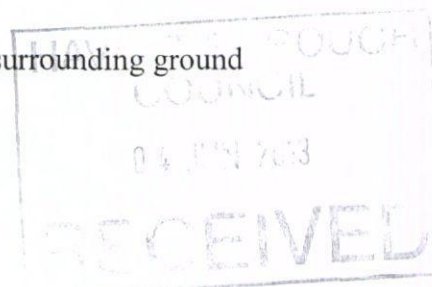
- 2.1 It is proposed to erect a pair of semi-detached, three bedroom houses fronting onto 153 Southwood Road and a single two bedroom bungalow at the rear of 151 Southwood Road.
- 2.2 The application site is located within an intensively built-up coastal residential area, a short distance from the sea front on Hayling Island.

3.0 FLOOD PROBABILITY AND FLOODING HISTORY

- 3.1 The Environment Agency (EA) flood zones shown on the Environment Agency's Indicative Flood Plain Map represent current best estimate of zone flooding.
- 3.2 The development proposal site is identified to be in flood zone 2 (medium probability). It is confirmed that the present day 0.5% probability (1 in 200 year) extreme tide level for Chichester Harbour is 3.4 AODN and the 0.5 % probability (1 in 200 year) extreme tide level for the area relevant to the development site, in the year 2115 is 4.5 AODN.
- 3.3 Coastal protection work/sea defences in the area, to prevent the erosion and inundation by the sea, including the nearby shingle foreshore, are regularly maintained by statutory national and local authorities.

4.0 MITIGATION FOR FLOOD RISK

- 4.1 The architect has observed the specific AOD level of 4.4 obtained from the Environment Agency for the development site and has produced finished floor levels 300 mm above the known AOD. This is demonstrated on plans submitted with the planning application that show that finished floor levels relate to known modelled ground levels.
- 4.2 A topographic survey with information in respect of surrounding ground levels



of the development site was undertaken, a copy of which is attached to the assessment. This indicates that the footway level adjoining the site is 3.6 m. AOD.

- 4.3 Existing provisions for storm water/surface drainage are unlikely to be adversely affected by the proposed development.
- 4.4 There are no sea defences per se on the site but flood resilience measures will be incorporated in the buildings.
- 4.5 The Strategic Flood Risk Assessment (SFRA) indicates that the primary source of flood risk to Havant is from the sea. Eastoke and Mengham on Hayling Island are among key parts of the Borough which are currently at risk of flooding from extreme tides. Potential flooding is known to occur due to wave overtopping along the southern fringe of Hayling Island. As approximately 58% of Havant Borough is currently covered by existing development, suggests that future development will need to be concentrated on Brownfield sites, such as the application site to which this assessment relates.
- 4.6 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 Borough are almost entirely defended from wave overtopping or tidal flooding by some means of coastal defence.
- 4.7 Flood warning and evacuation plan is considered in the following section.

5.0 EMERGENCY PLANNING; FLOOD WARNING AND EVACUATION PLAN

- 5.1 Provision for emergency planning for flood risk are 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 to the Borough beyond their administrative boundary, related to key routes from adjacent Authorities.

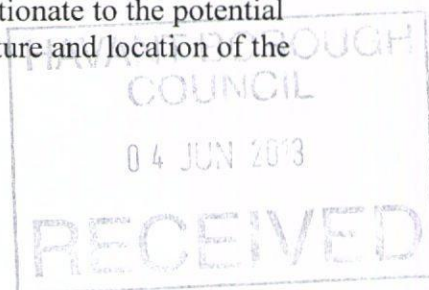


- 5.2 Flood management should also be addressed by those who occupy a building

at 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, the Eastoke 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 three proposed dwellings.

SUMMARY CONCLUSIONS

- 6.1 The development proposal is to erect a pair of semi-detached houses fronting onto Southwood Road and a single storey dwelling at the rear. The application site is a brownfield infill plot, having been previously occupied by a residential building and a block of five garages.
- 6.2 The application site is located within a built-up coastal residential area and is within zone 2 (medium probability), on the Environment Agency's Indicative Flood Plain Map.
- 6.3 The finished floor levels of proposed dwellings are set above the mean flood level, currently 4.4 AOD and ground floor levels are set 300 mm. above the mean (average) flood levels and will therefore be above predicted tidal surges.
- 6.4 For the purpose of the proposed development and in the safety interests of the occupiers of each of the new dwellings, an information pack setting out the potential risk of flooding; recommendation to subscribe to the local flood warning system and to have forethought for safe evacuation in case that should ultimately be necessary. The development site provides easy access to the adjoining local distributor road network with direct connection to Havant from Hayling Island.
- 6.5 The site specific assessment is considered to be proportionate to the potential risk of flooding and appropriate in relation to scale, nature and location of the proposed development.



D. McG

