Application for Planning Permission for

PROPOSED ALTERATIONS AND ADDITIONS

44 BEMBRIDGE DRIVE, HAYLING ISLAND, PO11 9LU

FLOOD RISK ASSESSMENT

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
- 5 JAN 2012
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Dan McGregor Associates. Independent Planning Consultants
47 Westbourne Avenue, Emsworth, Hampshire Po10 7QN

Tel: 01243 370676

1.0 INTRODUCTION

1.1 This assessment has been produced on behalf of Mr. Simon Vine, as a site specific Flood Risk Assessment (FRA) in support of proposed alteration and additions to 44 Bembridge Drive, Hayling Island, Hampshire.

1.2 The assessment has been undertaken generally in compliance with Planning Policy Statement 25 (PPS25), concerning the aspect of potential flood risk to the existing bungalow, relevant to the proposal.

2.0 DEVELOPMENT DESCRIPTION AND LOCATION

2.1 The proposed development consists of alterations including a first floor addition to an existing bungalow.

2.2 The area footprint of the existing building is 121 sq. m., which resulting from the proposed development, will be extended to 125 sq. m. The footprint therefore will be slightly larger.

2.3 The application site is located within an intensively built-up coastal residential area and is adjacent to the sea front promenade on Hayling Island, Hampshire, Po11 9LU. The southern boundary of the site adjoins the sea defence wall and other residential properties adjoin the west and east boundaries. The existing property fronts onto the head of a short cul-de-sac which serves three other residential properties.

N.B. AOD ground levels in the area and local variations adjacent to the building are not known.

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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 estimates of zone flooding as defined in Table D1 of PPS25. It does not take account of potential climate change impacts.

The site is identified to be in flood zone 2 (medium probability). Zone 2 (medium probability) is defined as comprising 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, ignoring the presence and effect of any flood defences.

3.2 The existing sea defence wall which adjoins the promenade was erected some twenty-five years ago. Prior to that, there were occasional instances of local flooding from the sea at times of extreme weather conditions, combined with high tides. Although these instances of flooding affected the residential properties adjoining both sides of the application site, the sea water by-passed the site and tended to pool in the cul-de-sac. The reason for this is that the application site is on higher ground than neighbouring properties.

3.3 Since the erection of the sea defence wall, there would seem to be no observed or recorded flooding incidents to adjoining residential property.

3.4 Coastal protection works/sea defences in the area, to prevent the erosion and inundation by the sea, including the adjoining shingle foreshore, are regularly maintained by statutory national and local authorities.

4.0 SURFACE WATER DRAINAGE

4.1 Existing provisions for storm water/surface drainage are unlikely to be adversely affected by the development proposal.

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5.0 CONCLUSIONS

5.1 A sequential test approach is adopted for the following summary points considered to be of material relevance to the proposed development.

5.2 By reference to footnote 7 "Definition of minor development" in PPS25, it is assumed for the purposes of assessment in this case that as a "Householder " development, the "physical extension of the existing dwelling" may be accepted as minor development. Also, taking into account the relevant flood zone (2) in relation to site circumstances and location within a built-up coastal residential area.

5.3 The existing dwelling is located in flood zone 2, with a "more vulnerable" flood risk vulnerability classification. Table D.2 of PPS25 refers. The Flood Risk Vulnerability and Flood Zone "Compatibility" table (PPS25 Table D.3) indicates that the proposed development is compatible with the flood zone. The proposal therefore accords with the Sequential Test.

5.4 Application of the Exceptions Test is not required.

5.5 The assessment is considered to be proportionate to the risk of flooding and appropriate in terms of scale, nature and location of the proposal.

5.6 The footprint area of the existing building is 121 sq. m.,which will extend to 125 sq. m. as a result of the development proposal. It is therefore concluded that the level of flood risk is not to an unacceptable degree in this case, since the proposal is unlikely to significantly increase flood risk to the existing dwelling or neighbouring property.

5.7 There will therefore be no off-site impact. The flood risk therefore accords with the requirements of paragraph 5 of PPS25.

5.8 Finally, the applicant already subscribes to the local flood warning system for the adjoining area and receives official text messages in advance of any potential flood risk threat.

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