FLOOD RISK ASSESSMENT

CARAVANS ON PLOTS 1 AND 4

8 BIRDHAM ROAD, HAYLING ISLAND

PERMIT

INTRODUCTION

A flood risk assessment is required for the proposed development by Planning Policy Statement (PPS) 25: Development and Flood Risk. Paragraph E3 of Annex E to the PPS states that the minimum requirements for flood risk assessment are that they should be proportionate to the risk and appropriate to the scale, nature and location of the development.

THE SITE AS EXISTING

The site is located on the eastern side of Birdham Road on the Eastoke Peninsula in south east Hayling Island. The peninsula separates Chichester Harbour (to the north) from the Solent (to the south).

The site is located approximately 130 metres to the south of the harbour foreshore and 450 m from the beach to the south. It is accessed via Southwood Road and Eastoke Avenue. A location plan is attached at **Appendix 1.**

It is set in a wider residential area with permanent housing to the west (Creek Road and Birdham Road), east (Bosmere Road) and south (Sandy Point Road), although there are other caravans in the immediate vicinity. The applicants have no knowledge of the site having flooded during the last 20 years.

The caravans benefit from planning permission 25512/2 for the permanent siting of four caravans on the site subject to the following condition:

"The caravans shall not be occupied except between 1st March and 31st October for human habitation in any year."

THE PROPOSED DEVELOPMENT

The current application is for permission to extend the occupancy for an extra two months to include November and December in any year.

Approval of this ten month period of occupancy has been granted to other sites in Birdham Road including caravans at nos 1, 2 and 3. To the north of the site nos 10 and 12 have permission for all year round use. On the opposite (western) side of the road there is a site where the caretaker has all year round use of his caravan, and there are two bungalows at nos 9 and 11 which have unrestricted occupancy.

APPRAISING RISK OF FLOODING TO THE DEVELOPMENT

The site lies within flood zone 3a as defined by PPS 25, which is a sub-category of the highest risk, not taking account of the presence of defences. The main risk to this site is from the sea.

The nearest spot height is 3.7 metres at the junction of Haven Road and Creek Road. Contour maps show that the site lies between 3.5 and 4m AOD.

The floor levels of the caravans are both 600mm above ground level and accessed by steps and are therefore between 4.1 and 4.6m AOD.

The residential use of the caravan has to be assessed for a lifetime of 100 years and therefore the risk of flooding to the site for the 1 in 200 year tidal event gives the requisite 0.5% probability of this occurring in any one year up to 2115.

Taking into account the effects of climate change, the Environment Agency predicts that the tide in this area will reach a still water level of 4.5 metres AOD (Newlyn) during the design life in 2115 (see appendix). This does not take account of the sea defences or the wave heights.

The proposal to increase occupancy from 8 months in any year to 10 is based on calendar months and the applicants understand that occupancy is unlikely to be granted during the months of January and February; these being the months of highest risk of tidal surges and therefore greatest risk of flooding.

The recently completed Eastoke tidal defences constructed by the Environment Agency currently offer a measure of protection to the area. They have reduced the flood risk in this area to LOW according to information from the Environment Agency (see map in **Appendix 2**). Annotation in the right hand column indicates that this means that the chance of flooding is already 0.5% (1 in 200) or less. In particular the flood defences give a **secure access** to the peninsula via Southwood Road.

The sea defences, the additional height of the floor levels of the caravans above ground, the omission of the two months of fiercest weather from the application and the flood warning and evacuation plan that will be produced in conjunction with Havant Borough Council lowers the risk to an acceptable level.

VULNERABILITY

PPS25 paragraphs D19 – 21 deals with caravans and mobile homes. Paragraph D20 classifies sites intended for temporary occupation as “less vulnerable” because they are occupied at the time of the year when flood events are less likely to occur.

Table D3 requires an exception test for more vulnerable uses in flood risk zone 3a.

SEQUENTIAL TEST

The aim of the sequential test is to steer development towards flood zone 1. In the case of the extension of occupancy of an existing caravan from eight to ten months, the sequential test is not appropriate as the caravan to be occupied already exists in this location and it is not feasible to relocate it to a site within flood zone 1.

EXCEPTION TEST

The wider sustainability benefits that the additional occupation (November and December) would offer are small but not insignificant. The DCLG Good Practice Guide on Planning for Tourism deals with seasonal and holiday occupancy conditions in Annex B.

This recognises that the nature of holidays in this country has become increasingly diverse in location, season and duration. Much of the demand is for self-catering accommodation and this improves the use that is made of the accommodation and is advantageous to the owners of the accommodation and the host communities that are supported by the spending that it generates.

These advantages would apply in this case for ten months of the year instead of eight. The balance would be altered by the greater risk of tidal surges in January and February, when the caravans would not be occupied.

Paragraph D20 of PPS 25 states:

> *"The attractiveness of waterside sites for holiday accommodation also has to be recognised, providing that proper warning and evacuation arrangements are put in place through appropriate planning conditions."*

Although this is not a waterside site, it is located close to both the beach and the harbour for amenity and recreational reasons.

The application involves no physical development and the caravan is already in place, so the land is "previously developed". The increase in occupancy from 8 months to 10 months per annum would not increase the likelihood of flooding in the area.

RESIDUAL RISK

The effectiveness of the flood protection measures that have reduced the flood risk from high to low will become progressively reduced if sea level continues at is present rate of 6mm per year. A suitable flood warning and

evacuation plan will therefore be agreed between the applicants and Havant Borough Council.

CONCLUSIONS

The flood risk in the area taking into account sea defences is low. The floor levels of the caravans are 600mm above ground level, providing refuge to occupants during low level flooding. The caravans would not be occupied during the months of January or February, which are the months at highest risk of tidal surges (see EA letter in **Appendix 3**).

The caravans have permission for permanent siting and have been in situ for 20 years. Additional occupancy will not increase the risk of flooding in the area.

Therefore the application to amend the condition to allow human habitation between 1st March and 1st January in any year is acceptable in terms of PPS25.

BIBLIOGRAPHY

Planning Policy Statement 25: Development and Flood Risk, Revised March 2010

DCLG Good Practice Guide on Planning for Tourism May 2006.

Letter from the Environment Agency to Mrs Fuller – 06.10.2009.

Letter from the Environment Agency to Susan Organ – 09.11.2009.

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