

Flood Risk Assessment

68 Seafront Estate, Hayling Island, Hampshire PO11 9JL.

Prepared for
Miss Florence Perkins

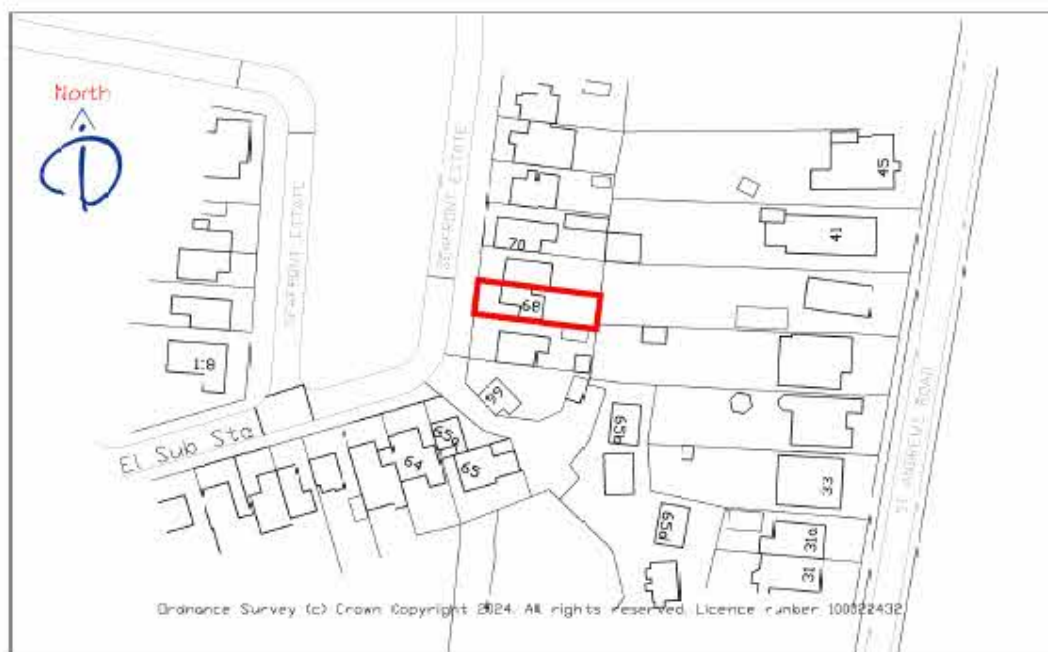
To accompany the Householder Planning Application for proposed rear infill extension at ground floor with new porch extension to the front elevation.

Introduction

iDraw Ltd has been appointed by Miss Perkins to provide a Flood Risk Assessment for the proposed development at 68 Seafront Estate, Hayling Island.

This report has been prepared with specific reference to the requirements of National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). This report also takes into consideration requirements of the Local Flood Risk Management Strategy, the Non-statutory technical standards for sustainable drainage systems, and CIRIA C753 The SuDS Manual.

Consultation with the Environment Agency Website has been undertaken as part of this assessment.



Location plan of the site

Site Details

Site Address	68 Seafront Estate, Hayling Island, Hampshire, PO11 9JL
Grid Reference	50°47'06"N , 000°58'11"W
Site Area	175 sq mtrs
Existing Use	Residential
Access	Seafront Estate

The site is within Flood Zone 3



Environmental Agency Flood Risk Informative:

The highest risk of flooding at this location is from rivers and the sea.

Rivers and the Sea

Yearly chance of flooding is considered to be medium:

Very Low	Low	Medium	High
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Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise. This information takes into account any flood defences.

Surface Water

Yearly chance of flooding at this location from surface water is considered to be low:

Very Low	Low	Medium	High
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Ass Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

Other flood risks

Groundwater - Flooding from groundwater is unlikely in this area.

Reservoirs - Flooding from reservoirs is unlikely in this area.

Site Characteristics

68 Seafront Estate is a small semi-detached property on an established communal estate with extensive shared green spaces as an outlook. The estate is accessed directly off the seafront at Hayling, and is on fairly level land.

There has been a history of flooding on the seafront from Eastoke Corner through to west of Bound Lane, with Seafront Road becoming partially flooded, yet still passable. The land to the south of Seafront Road naturally dips and serves as a flood basin, this prevents much in the way of direct flooding to the properties to the north of the road.

Further to this, the Environmental Agency annually redistributes shingle across the beach to protect against direct tide flooding.

The Proposed Scheme

The Householder Planning Application which has been submitted to Havant Borough Council is for a single storey porch extension and an infill extension to the rear elevation. The proposed changes are minor works.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out policies to ensure that flood risk is considered during the planning process to prevent inappropriate development in areas at risk of flooding and to direct development away from areas at high risk. The Planning Practice Guidance is the on-line technical guidance to the NPPF, providing guidance and links to current documents.



Assessment

The proposed works to the property will have a negligible affect on the drainage system or the surface water run off. The drainage is retained on site (not shared), and the system is combined.

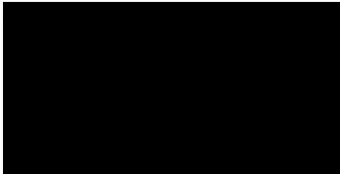
The alterations will not change the number of persons using the dwelling, the number of bathrooms, or the surface water area of the site.

In order to mitigate from potential flood risk, it is recommended that any new electrical switches and sockets are located some 600mm above estimated flood level where practicable to do so.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on the national framework has been carefully considered.

Signed



For and on behalf of iDraw Architecture