



SITE-SPECIFIC

Flood Risk Assessment

Proposed Double Storey Side Extension

31 Kings Road, Hayling Island, Hampshire, PO11 0PD

Local Planning Authority: Havant Borough Council

Application type: Householder Planning Application

Document reference: PD-KINGS-0923 / FRA / Rev A

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DOCUMENT CONTROL

Item	Detail
Site address	31 Kings Road, Hayling Island, Hampshire, PO11 0PD
Approx. grid reference	SU 725 004 (postcode centroid)
Proposal	Erection of a double storey side extension to the existing dwellinghouse
Development type (PPG)	Minor development – householder extension
Vulnerability class (PPG Annex 3)	More Vulnerable (dwellinghouse) – no change of use
Flood Zone (EA Flood Map for Planning)	Assessed on a precautionary basis as Flood Zone 3 (tidal) – confirm against EA map extract, Appendix A
Primary flood source	Tidal / coastal (Chichester Harbour, Langstone Harbour and Hayling Bay)
Revision	Rev A – first issue for planning submission

Items to confirm before submission (highlighted yellow in this report)

1. Flood Zone shown on the Environment Agency Flood Map for Planning for the site (insert map extract at Appendix A).
2. Existing ground floor finished floor level (FFL) and external ground levels in metres AOD, from the measured/topographical survey.
3. Proposed ground floor use of the extension (this report assumes no ground floor sleeping accommodation).

1.0 INTRODUCTION

1.1 Parkers Design has been instructed to prepare this site-specific Flood Risk Assessment (FRA) in support of a householder planning application to Havant Borough Council for a double storey side extension at 31 Kings Road, Hayling Island, PO11 0PD.

1.2 The site lies within an area identified as being at risk of flooding. In accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) on Flood Risk and Coastal Change, a site-specific FRA is required for all development within Flood Zones 2 and 3, including minor householder extensions.

1.3 The purpose of this report is to:

- identify the sources of flooding that could affect the site, now and over the lifetime of the development, allowing for climate change;
- demonstrate that the extension will be safe for its occupants without increasing flood risk elsewhere; and
- set out a schedule of recommended flood resistance, resilience and management measures to be incorporated into the design and secured by condition where necessary.

1.4 The assessment has been prepared proportionately to the scale of development, following the Environment Agency's Flood Risk Standing Advice for minor extensions and the PPG site-specific FRA checklist.

2.0 SITE DESCRIPTION

2.1 The property is a two-storey dwellinghouse on Kings Road, a residential street of predominantly mid-twentieth century houses in South Hayling, close to The Hayling College. The site falls within the Hayling East ward of Havant Borough.

2.2 There is a ground level of approximately 4.0 m AOD.

2.3 Hayling Island is low-lying, being entirely below approximately 9 m AOD, and is enclosed by Langstone Harbour to the west, Chichester Harbour to the east and the open coast of Hayling Bay to the south. Road access to and from the island is limited to the A3023 via Langstone Bridge.

2.4 There are no Environment Agency main rivers in the immediate vicinity of the site. Surface water from the existing dwelling is assumed to discharge to soakaways and/or the public sewer network operated by Southern Water.

3.0 PROPOSED DEVELOPMENT

3.1 The proposal is for a double storey side extension to the existing dwellinghouse, providing additional ground floor accommodation with additional bedroom accommodation at first floor level. There is no change of use and no increase in the number of dwellings.

3.2 The ground floor of the extension will contain non-sleeping accommodation only with all new bedroom accommodation at first floor level. This arrangement is a key flood risk mitigation measure.

3.3 Under PPG Annex 3 the dwelling is classed as 'More Vulnerable'. As a householder extension, the proposal is 'minor development' as defined by the PPG (Paragraph 051, Reference ID: 7-051-20220825).

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (December 2024)

4.1 Chapter 14 of the NPPF seeks to direct development away from areas at highest risk of flooding and, where development is necessary in such areas, to make it safe for its lifetime without increasing flood risk elsewhere. The NPPF confirms that minor development, which includes householder extensions, should not be subject to the Sequential Test or the Exception Test, but should still be supported by a site-specific FRA.

Planning Practice Guidance – Flood Risk and Coastal Change

4.2 The PPG sets out the site-specific FRA checklist and the approach to climate change allowances. For residential development, a lifetime of at least 100 years should be assumed when considering sea level rise.

Environment Agency Flood Risk Standing Advice

4.3 The Environment Agency does not normally comment directly on minor householder extensions in Flood Zones 2 and 3, and instead refers local planning authorities to its Standing Advice. For minor extensions this requires that either:

- floor levels within the extension are set no lower than existing floor levels within the dwelling; or
- where this is not practicable, flood resistance and resilience measures are incorporated to a height of at least 300 mm above the estimated flood level, and details are submitted with the application.

Local Policy

4.4 Havant Borough Council Core Strategy (2011) Policy CS15 (Flood and Coastal Erosion) requires development in areas at risk of flooding to be safe, to incorporate appropriate mitigation, and not to increase flood risk elsewhere. The Partnership for South Hampshire (PfSH) Strategic Flood Risk Assessment provides the borough-wide evidence base, including present-day and future (climate change) flood zone mapping. The Hayling Island shoreline is also subject to the Shoreline Management Plan and coastal management strategy for the island, which set the long-term policy for the defences.

5.0 SOURCES OF FLOOD RISK

5.1 Each potential source of flooding has been assessed using publicly available information. The results are summarised below.

Source	Risk	Commentary
Tidal / coastal	Medium – High	The principal source of flood risk in Havant Borough is the sea. Hayling Island is identified as the part of the borough most sensitive to sea level rise, with extreme tides and wave overtopping of the southern frontage the main mechanisms. The site benefits from the existing coastal defences, but these do not remove residual risk from a breach or overtopping event.
Fluvial (rivers)	Very Low	No main river or significant ordinary watercourse lies close to the site.
Surface water	Very Low – Low	Published data suggests a very low surface water risk for the postcode. To be confirmed against the EA 'Risk of flooding from surface water' map and included at Appendix A.
Groundwater	Low – Medium	Low-lying coastal sites on Hayling can experience seasonally high, tidally influenced groundwater.
Sewers	Low	No known records of sewer flooding at the property. Non-return valves are recommended on the new foul connections as a precaution.
Artificial sources	Negligible	No reservoirs, canals or other artificial water bodies are located upstream of the site.

Climate change

5.2 Over a 100-year development lifetime, sea level rise will increase the frequency and depth of tidal flooding across Hayling Island. The PfSH future flood zone mapping (to 2122) shows a substantial increase in the extent of Flood Zones 2 and 3 on the island. The Environment Agency's sea level rise allowances for the South East river basin district should be applied when defining the design flood level.

5.3 Where a design flood level is required (see Section 6), it should be taken from Environment Agency Product 4 data for the nearest coastal node, including the Higher Central climate change allowance. As the finished floor level of the extension matches the existing house, Product 4 data is not required under the Standing Advice.

6.0 ASSESSMENT OF RISK

Risk to the development and its occupants

6.1 The extension will be at the same risk of tidal flooding as the existing dwelling. It does not introduce a new dwelling or a more vulnerable use, and the number of occupants at risk does not materially change.

6.2 The double storey form is beneficial in flood risk terms. Providing new bedrooms at first floor level ensures that sleeping accommodation is above any credible flood level, and the first floor provides a safe internal refuge for occupants should evacuation not be possible.

Risk to others – flood storage and flow

6.3 The dominant mechanism is tidal. The volume of tidal floodwater is governed by sea levels rather than by the local storage available on the floodplain, so the small building footprint will have no measurable effect on flood levels elsewhere. Compensatory flood storage is therefore not required.

6.4 The extension will increase the impermeable area of the site. Surface water will be managed using sustainable drainage so that there is no increase in runoff from the site (Section 7).

Safe access and egress

6.5 In an extreme tidal event, roads on Hayling Island and the single road link to the mainland may be affected. Havant Borough Council and Hampshire County Council maintain a Hayling Island Emergency Planning Framework. As the flood risk is tidal, events are predictable and forecast in advance, giving adequate time for flood warnings to be issued and for occupants to leave early or move to the first floor refuge.

7.0 RECOMMENDATIONS AND MITIGATION MEASURES

7.1 The following measures are suggested to be incorporation into the design of the extension. Items marked 'Essential' are included to meet the Standing Advice; items marked 'Recommended' represent good practice for a site of this nature so canm be included if required.

A. Floor levels and layout

Ref	Status	Measure
A1	Essential	Ground floor finished floor level of the extension to be set no lower than the existing ground floor level of the dwelling.
A2	Recommended	Where practicable, raise the extension FFL 150–300 mm above existing, with a level threshold detail agreed for Part M access.
A3	Essential	No sleeping accommodation at ground floor level. All new bedrooms to be located at first floor.
A4	Recommended	Internal staircase to provide unobstructed access from all ground floor rooms to the first floor safe refuge.

B. Flood resistance (keeping water out)

Ref	Status	Measure
B1	Recommended	Ground-bearing reinforced concrete slab with continuous damp-proof membrane lapped and sealed to the DPC, in preference to a suspended timber floor or beam-and-block with ventilated void.
B2	Recommended	Avoid airbricks below the design flood level; where ventilation is unavoidable, use self-closing flood airbricks.
B3	Recommended	Provision for demountable flood barriers to ground floor door openings, certified to BS 851188 / PAS 1188 (Kitemark).
B4	Recommended	Service penetrations through external walls and slab to be sealed with flood-resistant sealants or proprietary sleeves.
B5	Recommended	Non-return (anti-flood) valves fitted to foul drainage serving the ground floor of the extension.

C. Flood resilience (reducing damage and recovery time)

Ref	Status	Measure
C1	Essential*	Flood resilient construction to a height of at least 300 mm above the estimated flood level (*essential only if A1 cannot be met).
C2	Recommended	Closed-cell insulation (e.g. XPS/PIR rated for wet conditions) above slab with a sand-cement screed; tiled or other water-resistant floor finishes.
C3	Recommended	Cement render/plaster to ground floor walls, or water-resistant boards fixed horizontally so lower sheets can be replaced.
C4	Recommended	Electrical sockets, switches and wiring to rise from above (ceiling drops) with sockets at least 600 mm above FFL; consumer unit and meters positioned at high level or first floor.
C5	Recommended	Boiler, heat pump controls and other key services positioned at first floor or at high level.
C6	Recommended	Kitchen/utility units with plastic or stainless steel carcasses and plinths; solid hardwood or PVC-u internal door frames.

D. Surface water drainage

Ref	Status	Measure
D1	Essential	No increase in surface water runoff from the site. Runoff from the new roof to be managed in accordance with the SuDS hierarchy.
D2	Recommended	Soakaway sized to BRE Digest 365 following infiltration testing. Given potential high groundwater, the base of any soakaway should be at least 1 m above the seasonal high water table.
D3	Recommended	If infiltration is not viable, attenuation (e.g. geo-cellular crate or oversized pipe) with a controlled discharge no greater than the existing rate, subject to Southern Water / Building Control approval.
D4	Recommended	Water butts to downpipes and permeable surfacing for any new or replacement hardstanding.

E. Flood warning and emergency planning

Ref	Status	Measure
E1	Essential	Occupants to register with the Environment Agency's free Flood Warnings service (Floodline: 0345 988 1188).
E2	Recommended	A household Flood Plan to be prepared and kept at first floor level, setting out actions on receipt of an alert or warning, isolation of services, installation of barriers, and the evacuation route off the island.
E3	Recommended	Occupants to act early on a Flood Warning and leave the island before routes are affected where it is safe to do so; otherwise remain in the first floor refuge.

Suggested planning condition (for the LPA's consideration)

"The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (Parkers Design, ref. PD-KINGS-0923/FRA Rev A, September 2026), including the mitigation measures at Section 7. The finished floor level of the extension shall be set no lower than the existing ground floor level of the dwellinghouse, and no sleeping accommodation shall be provided at ground floor level."

Reason: to reduce the risk of flooding to the proposed development and its future occupants, in accordance with the NPPF and Policy CS15 of the Havant Borough Core Strategy.

8.0 CONCLUSIONS

8.1 The proposed double storey side extension at 31 Kings Road is minor householder development. The Sequential and Exception Tests do not apply.

8.2 The site is at risk principally from tidal flooding, with this risk expected to increase over the lifetime of the development as a result of sea level rise. The risk from fluvial, surface water, sewer and artificial sources is low.

8.3 The extension will not increase the number of dwellings or the vulnerability of the use. With ground floor levels set no lower than existing, all new sleeping accommodation at first floor, flood resistant and resilient construction, sustainable surface water drainage and registration for flood warnings, the development will be safe for its lifetime and will not increase flood risk elsewhere.

8.4 The proposal therefore accords with Chapter 14 of the NPPF, the Planning Practice Guidance, the Environment Agency's Flood Risk Standing Advice and Policy CS15 of the Havant Borough Core Strategy, and there is no flood risk reason to withhold planning permission.

Limitations. This FRA has been prepared for the purposes of a householder planning application using publicly available information current at September 2026. It does not constitute a detailed hydraulic model or a flood defence condition survey.