3 NUTBOURNE ROAD
HAYLING ISLAND
PO11 9RT

PLANNING APPLICATION

FLOOD RISK ASSESSMENT

Prepared by

Arthurs Planning & Development

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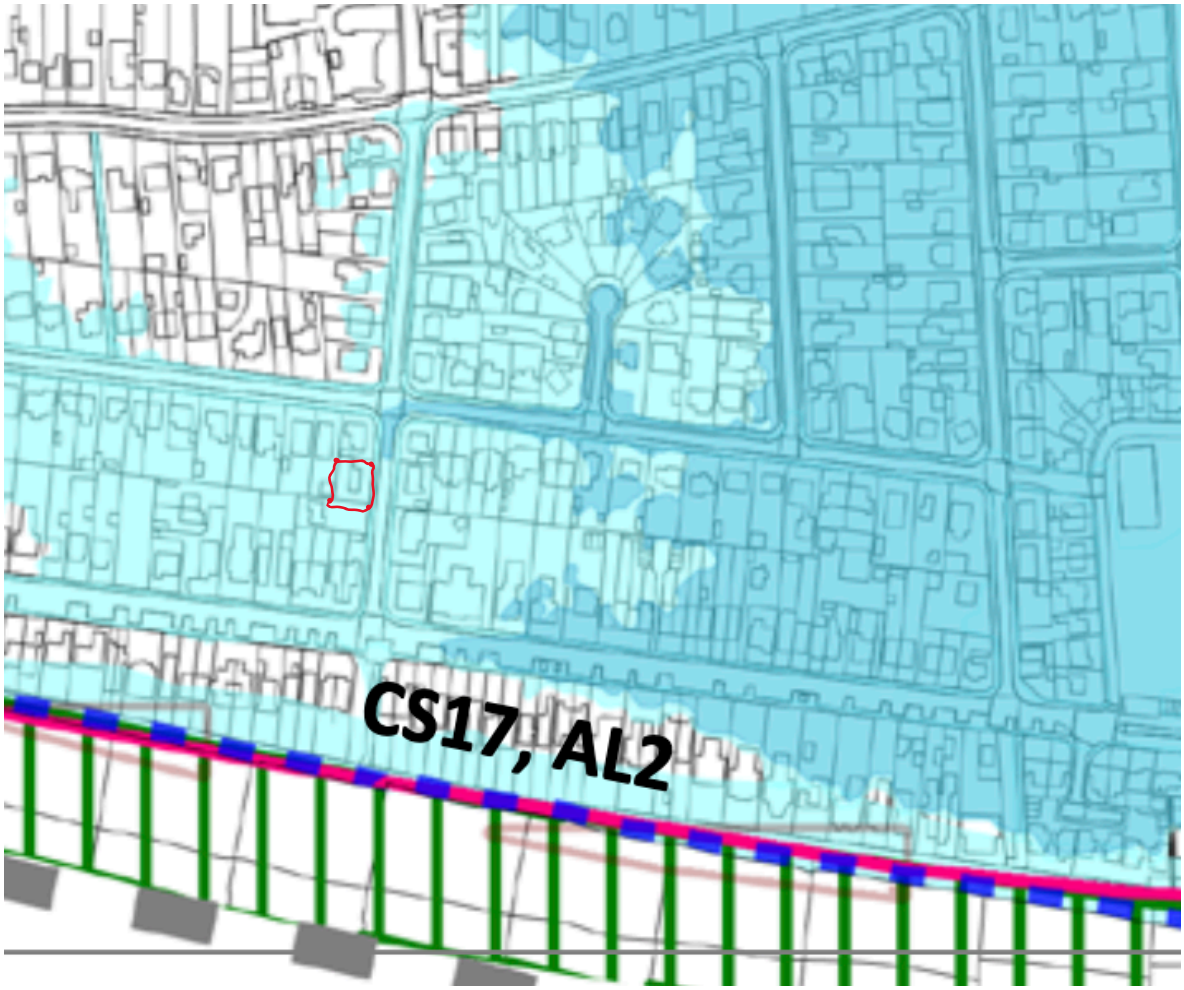
Introduction

Development site

The proposed development site is located at 3 Nutbourne Road, Hayling Island, PO11 9RT and is currently in use as a two bedroom chalet bungalow over one floor with off street parking and a number of sheds.

Below is a ‘not to scale’ location plan of the application site with the proposed building footprint and adjoining properties.

Looking over the lifetime of the proposed development, the site lies within Flood Zone 2 and therefore a Flood Risk Assessment is required.



Development proposals

The detailed application is submitted for a replacement 2-bedroom dwelling of one and a half storeys. The design of the house has been carefully considered to mitigate any potential flood risk by raising the ground floor level. The architectural form and mass of the proposed house respects and responds in a positive manner to the design language in the adjoining area and retains the amenity enjoyed by the adjoining properties.

The proposed residential development is therefore classified as more vulnerable to flood risk, although this needs to be balanced against the fact that a residential property exists on the site presently. The lifetime of the proposed development is assumed to be 100 years for the purposes of the assessment.

Sequential Test & Exception Test

Applications for minor development or changes of use are not be subject to the sequential or exception tests; but should still meet the requirements for site-specific flood risk assessments.

Site specific flood hazards

The proposed development site lies within Flood Zone 2 with the main risk of flooding coming from a tidal (sea) source.

Tidal flooding

Flood Zone 2 Medium Probability. This zone comprises 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.

Flood model data for the site suggests that over the lifetime of the development, flood depths of around 300mm can be expected and will be of medium velocity. Flooding of this nature is likely to cause danger for some according to table 13.1 of FD2320*.

Surface water flooding

Surface water at the site is currently managed by a mix of on-site infiltration and draining into the existing drainage network. The proposals for surface water management are reduced runoff by using sedum roof, porous surfaces, water butts.

Flood control and mitigation measures

The site is relatively level on Nutbourne Road and drains into the existing surface water drainage. The proposed house responds to the flood level datum forecasts and the ground floor level will be raised by approximately 500mm above existing ground level, so it is 4.2 AOD, which is above the 3.6AOD 1:100-year extreme tidal flood level.

Existing Ground Level is approximately 3.7AOD
Proposed Ground Floor Level is 500mm above ground = 4.2 AOD

The two bedrooms will be located on the first floor, this is an improvement in terms of the existing two-bedroom chalet.

Other measures to slow the surface water run off including sedum roof, water butts from down pipes and porous surfaces that will also improve the run-off rates from that of the present dwelling on the site.

Conclusions

The replacement two-bedroom dwelling on the site will provide a more appropriate form of accommodation that reduces the risk of tidal flooding and the surface water run-off rate. The proposed development can therefore be considered positive in terms of providing a safer residential unit and assist with off-site impacts by way of reduced run-off rates.