

FLOOD RISK ASSESSMENT

Replacement Sea Defences at
Nº 3 Manchester Road Netley Abbey SO31 5DB

For
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1.0 Introduction

- 1.1 This Flood Risk Assessment has been prepared to inform and support a planning application for the proposed replacement of gabion sea defences at 3 Manchester Road, Netley Abbey. Gabions are wire cages filled with stone.
- 1.2 The Assessment addresses the flood risk considerations as out in the National Planning Policy Framework (NPPF), the Technical Guidance to the NPPF and the Planning Practice Guidance.

2.0 Site Location and Description

- 2.1 The site is situated at 3 Manchester Road Netley Abbey adjoining the waterfront on Southampton Water. Netley Abbey lies within the Parish of Hound on the northeast bank of Southampton Water to the north of the Royal Victoria Country Park.
- 2.2 The rear garden of N° 3 extends to the waterfront where there is a significant change in level (7.0-8.0m) down to the beach. It is the boundary of the property with the beach which is being addressed by the proposed development.
- 2.3 The boundary of the property with the beach is currently protected by a wall of gabions which are a popular boundary treatment in the area, as they provide the necessary defences against the sea. However, with the passage of time these defences need to be replaced.
- 2.4 The cliffs along this part of Southampton Water vary in height and gradually reduce in a northward direction. The cliffs are composed of a stratum of sand topped with a further stratum of a conglomerate of coarser sand and gravel. These materials are readily erodible and thus are protected by sea defences mainly in the form of gabions.

3.0 Proposed Development

- 3.1 The development proposes the replacement of the existing gabions which are now showing signs of wear and tear. The proposed replacement structure is shown on the plans accompanying this application. It is proposed to construct the entire defence of the cliff in stone filled gabions.

4.0 Planning Policy and Guidance

- 4.1 The NPPF, the Technical Guidance to the NPPF and the Planning Practice Guidance set out the Government's objectives for avoidance and management of flood risk. They address the procedures by which sites with

a low probability of flooding are developed in preference to areas at higher risk.

- 4.2 The starting point is to identify the flood zone(s) applicable to a particular site. This may be derived from the Flood Mapping dataset including the Environment Agency's Flood Map.
- 4.3 Guidance then requires consideration of the site in the context of the Sequential Test, to ascertain if another site could be used in preference. The site must be examined in the context of the Exceptions Test to ascertain if a proposal is to be justified.

5.0 Flood Zones

- 5.1 The site comprises the end of the garden of 3 Manchester Road and includes the gabions which form the current sea defences, and which sit at the base of the cliff.
- 5.2 The site therefore straddles Zones 1 and 3 as shown below. Only the base of the gabions falls within Zone 3.



Extract from the Flood Risk Map for Planning

- 5.3 The existing residential development is in Zone 1 and the flood defences are in Zone 3 at the base of a 7-8m cliff on the shoreline of Southampton Water. There are no proposals to make any changes to the residential use of the site. The proposed development only affects the cliff adjoining the beach at Southampton Water.

- 5.4 As the development falls within Flood Zone 3 a Flood Risk Assessment is necessary.
- 5.5 The NPPF as amplified by the Technical Guidance to the NPPF requires that the Sequential and Exception Tests are addressed.

The Sequential Test

- 5.6 The Sequential Test aims to steer new development to areas with the lowest probability of flooding, ideally flood Zone 1. In this instance there is no choice as to where the development is located as it is a sea defence proposal for 3 Manchester Road which of necessity is located in Flood Zone 3.
- 5.7 Part of the site is located within Zone 3b which is defined as 'land where water has to flow or be stored at times of flood'.

Table 1 of the Technical Guidance identifies the various Flood Zones and defines the appropriate uses. Flood Zone 3b -the functional floodplain describes the appropriate uses as:

Only the water-compatible uses and the essential infrastructure listed in table 2 that has to be there should be permitted in this zone. It should be designed and constructed to:

- **Remain operational and safe for users in times of flood**
- **Result in no net loss of flood plan storage**
- **Not impede water flows**
- **Not increase flood risk elsewhere**

Essential infrastructure in this zone should pass the Exception Test

- 5.8 The proposed replacement gabions can fulfil all four of the above criteria. They are designed to be in contact with water. They will not cause loss of flood plain storage. They will not impede flow of water, nor will they increase flood risk elsewhere.
- 5.9 Reference to Table 2 of the Guidance defines the types of development. This includes the category 'Water compatible development'. Top of the list is 'flood control infrastructure'. Whilst the proposed development will not control flooding it will defend property against erosion and as such falls within this category.

The Exception Test

- 5.10 Table 3 of the Guidance shows 'water compatible' development to be acceptable in Flood Zone 3b. There is therefore no requirement for the Exception Test.

6.0 Other Considerations

- 6.1 The objectives of Flood Risk Assessments are to manage risk from flooding. In this context it is appropriate to confirm that contractors working on this site will be aware of the risks of flooding from tidal water. Work will only be undertaken at times when it is safe to do so.

Note: Please have regard to the Planning Statement which accompanied this application. It addresses planning policy relating to coastal defences and flood management in greater detail referring to:

Local Plan policies: Strategic Policy S7 The Coast; DM7 Flood defences, land reclamation and coast protection,

North Solent Shoreline Management Plan

The Environment Agency's Catchment Flood Management Plan

The Local Flood Management Strategy

Eastleigh Borough Surface Water Management Plan.