

December 2024

Our Ref: TS.LPC.5794

Planning Department
Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX



FLOOD RISK ASSESSMENT

Planning Application for extension to first floor front elevation, side extension to house lift shaft, removal of existing rear conservatory to create rear garden terrace, installation of first floor rear balcony. Internal and external alterations with associated landscaping.

58 Bracklesham Road, Hayling Island, PO11 9SJ

This Flood Risk Assessment has been prepared in support of the development proposals at 58 Bracklesham Road, Hayling Island, PO11 9SJ.

The development proposals comprise extensions and alterations to the existing residential dwelling. This is considered a Minor Development (householder development).

According to the Flood Risk and Coastal Change Planning Policy Guidance, the development proposal would be classified as a Minor Extension (Standing Advice).

The application site is in Flood Risk Zone 3, as defined by the Environment Agency's Flood Map for Planning (see map appended below).

On the basis that the development proposals are for a minor extension/minor development in Flood Zone 2 or 3, the Environment Agency's Standing Advice will apply.

According to the NPPF, the Development Proposal's Vulnerability Classification is "More Vulnerable", which consists of the following uses:

"Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels."

The risk of groundwater flooding is medium.

The risk of fluvial flooding to the site is low.

There is no risk of surface water flooding to the site.

There is a residual risk of flooding at the site from sewer flooding.

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In accordance with Environment Agency Guidance, floor levels will be set no lower than existing levels and flood proofing is to be incorporated where appropriate.

With the above in mind it is noted that the proposals make no change to the flood risk of the existing property with the exception of the existing garage FFL being raised by 540mm which provides an improvement to the existing.

Due to the high tidal flood risk to the Application Site, the proposed extension should be constructed using flood resilient construction methods, where possible.

The Flood Risk Assessment has been undertaken in accordance with the requirements of the NPPF and it can be demonstrated that the Development Proposals are compatible with the predicted flood risk profile, including climate change allowance over the development lifetime.

It should be noted that the Development Proposals are not predicted to increase the risk of flooding to others over the development lifetime. Consequently, it is concluded that, with regards to the Flood Risk requirements of the NPPF, the Development Proposals are acceptable.

Yours Sincerely



Tom Sadler
Director
LPC (Trull) Ltd

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
474896/98612

Created
3 Jan 2024 13:46

**Your selected location is in flood zone 3
– an area with a high probability of flooding.**

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

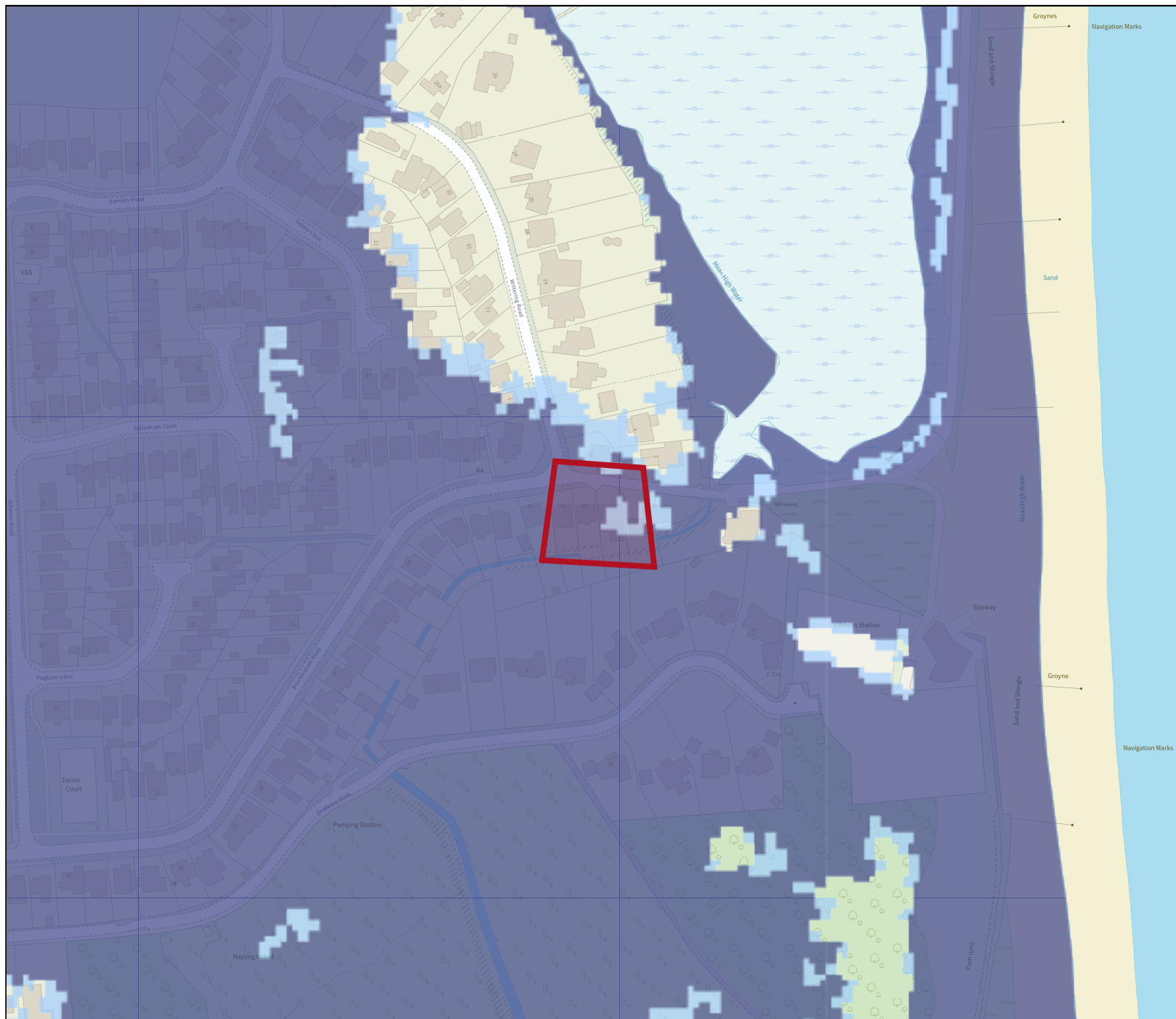
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
474896/98612

Scale
1:2500

Created
3 Jan 2024 13:46

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m