

PROPOSED FRONT ENTRANCE PORCH EXTENSION WITH ROOF TERRACE AND ALTERATIONS TO ROOF AND FENESTRATION, RYTHE HOUSE, MARINE WALK, HAYLING ISLAND PO11 9PQ1
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FLOOD RISK ASSESSMENT

21-Oct-23

1. Marine Walk is separated from Chichester harbour by a narrow belt of woodland to the north. The Environment Agency's 1:20 000 flood map (attached) shows the property to be within flood zone 3 which has a high probability of flooding (in any year the land has a 1% or more chance of flooding from rivers).
2. Whilst National Planning Policy Framework affirms that inappropriate development in areas at risk of flooding should be avoided, par. 10 of the technical guidance to the framework states that minor (householder) developments are unlikely to raise significant issues unless they have an adverse effect on a watercourse, flood plain or its flood defences, would impede access to flood defence and management facilities or where the cumulative impact of such developments could have a significant effect on flood storage capacity or flood flows.
3. The proposed extensions will increase the ground floor area by 10m².
4. We confirm that ground floor levels within the proposed extensions will be set no lower than existing floor levels.
5. Most of plot on which the house is built is unpaved lawn or loose porous gravel and the floor level of the house approximately 45cm above the prevailing ground level. We therefore consider that no additional flood proofing measures need be incorporated.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
473854/99202

Created
21 Oct 2023 11:37

**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)

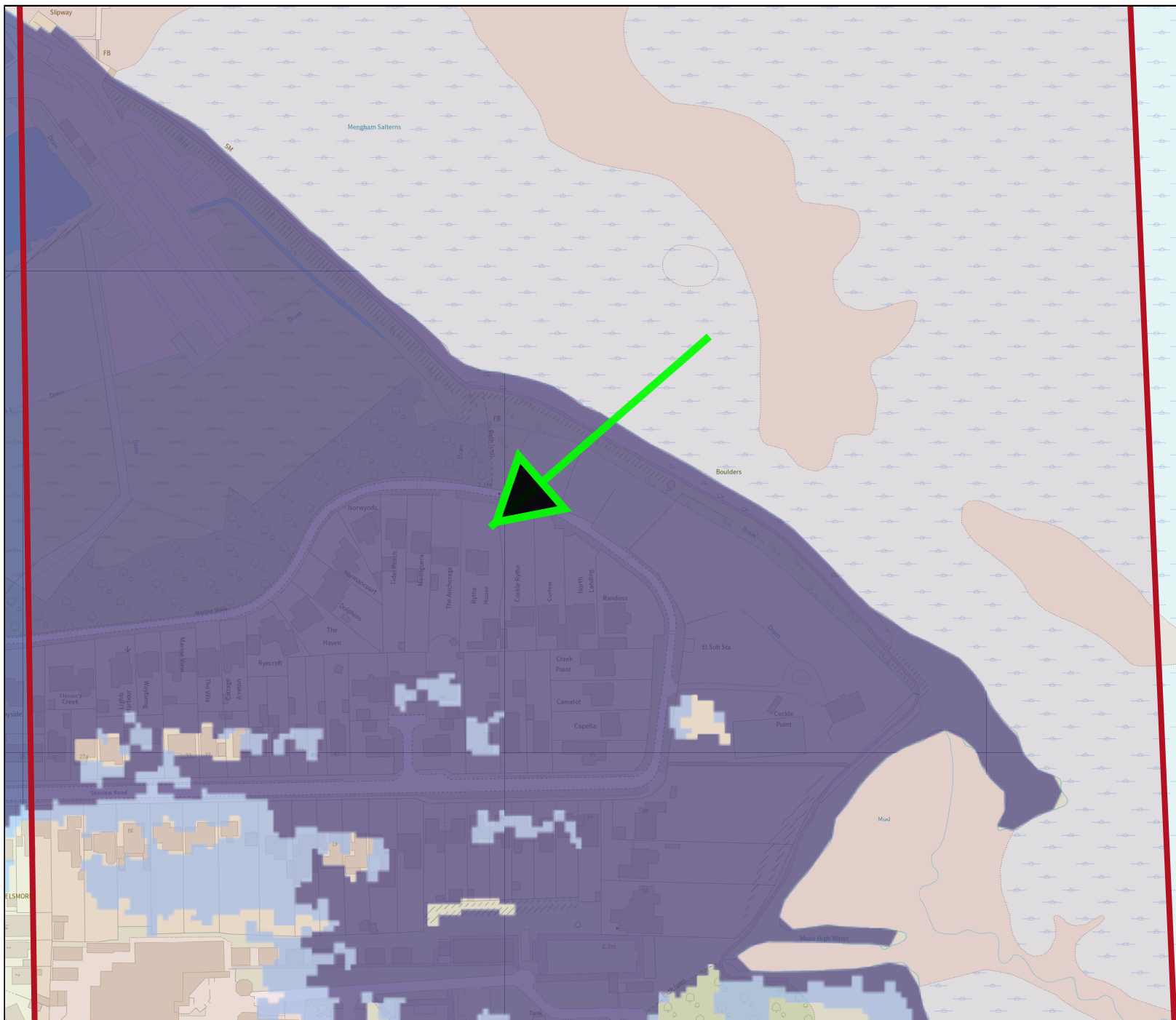
Notes

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/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
473854/99202

Scale
1:2500

Created
21 Oct 2023 11:37

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


0 20 40 60m