



FLOOD MITIGATION STATEMENT

for

Planning Application ref: APP/20/01106
Proposed Redevelopment of Existing Bungalow Dwelling

at

1 Nutbourne Road,
Hayling Island,
Hampshire,
PO11 9RT

on behalf of
the applicant

Mr J. Pritchard

To be read in conjunction with submitted plans
refs: 19/2411/PL/01 – 19/2411/PL/05

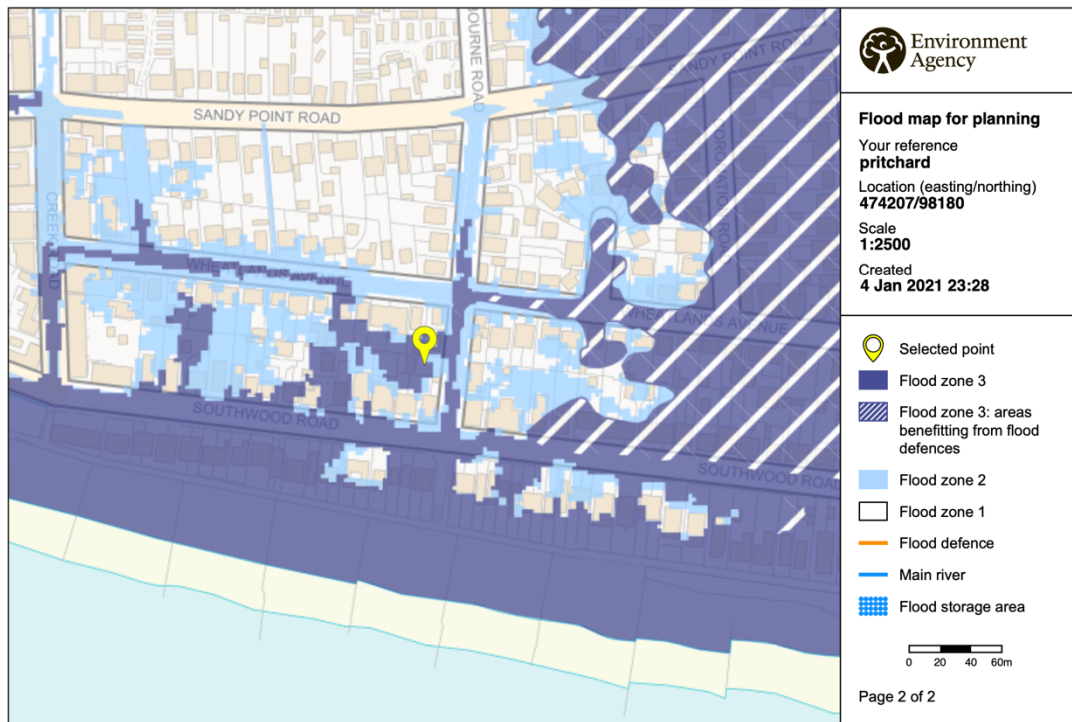
Havant Council Local Plan Policy Map (Map 14) clearly shows the application site is located within (CS15) Flood Zone 2.



(^ map extract taken from Havant Council website, extent of Flood Zone 2 shown as shaded/ hatched light blue area.)

However, the Environment Agency Flood maps show that the application site is located within Flood Zones 2 and 3. Information from the Environment Agency website confirms that there is 'high probability' of flooding within this area.

As such, the applicant is prepared to follow suitable measures whilst constructing the proposed extensions and alterations, to safeguard the future of the property and the immediate area.



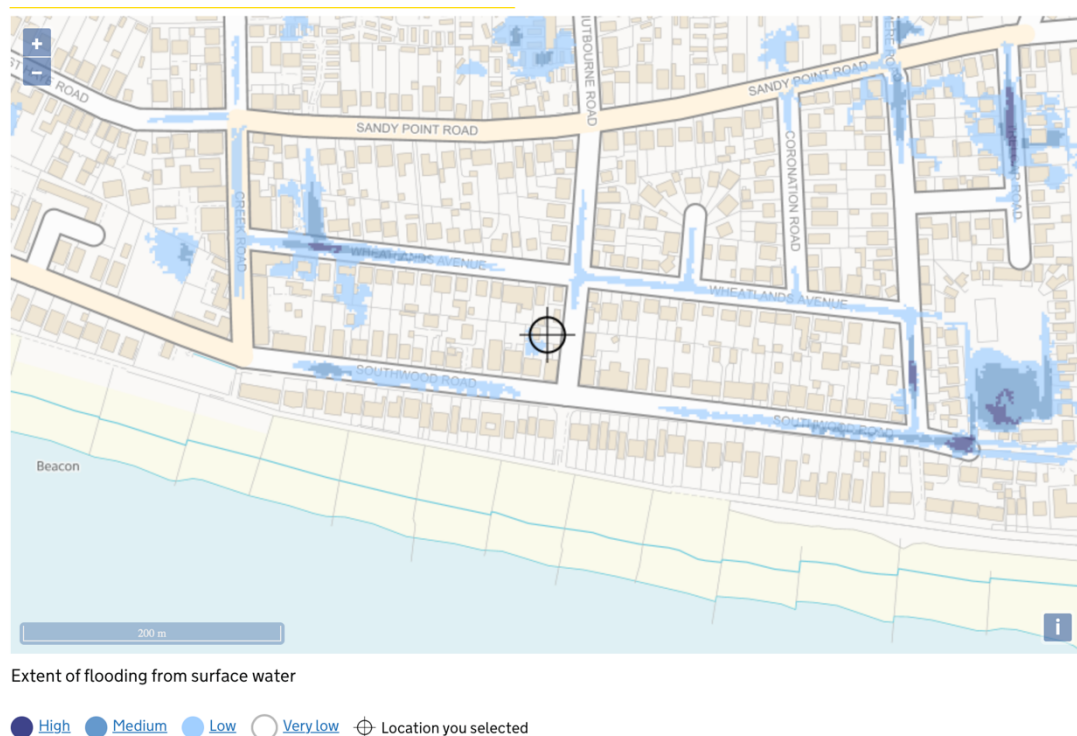
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(^ map extract taken from Environment Agency website.)



(^ map extract taken from Environment Agency website.)

The flood risk from the Sea is highlighted as 'low risk,' a category that each year has a chance of flooding of between 0.1 – 1%, taking into account the effect of existing flood defences in the area.



(^ map extract taken from Environment Agency website.)

There is also 'very low' extent/ risk of flooding from surface water at this particular location.

The existing dwelling is a detached bungalow, located within an established residential area, that has seen plenty of development (predominately alterations, extensions etc.) over recent years.

Fortunately the area is well-protected by Havant Council's own sea defences, which are continually monitored by the Environment Agency.

The proposed redevelopment of this bungalow incorporates various extensions and alterations that are intended as permanent additions (ie. a minimum of 100 year lifetime) to the dwelling.

These will add approximately 77 sq.metres to the external footprint of this dwelling (ground floor level) and a further 52 sq.metres at first floor level. The existing footprint of the dwelling is approximately 51 sq.metres, meaning the extension equates to an increase in size of the external footprint by approximately 150%.

Despite this additional size, the proposed works are still classed as a minor extension and therefore will not increase the vulnerability classification of the building. As such, we do not consider the need for a Sequential Test as necessary.

The proposed redevelopment is intended to extend and improve the very small existing dwelling into a larger 4-bedroom family dwelling. The proposed internal layout is such, that all bedrooms proposed are located at first floor level, in line with Environment Agency criteria and a clear improvement with regards any flooding and safety matters.

The finished floor level of the proposed extensions will match the existing building (as illustrated on the submitted plans) therefore not increasing the flood risk within the dwelling itself.

As per recommended good practice, the new ground floor of the proposed extension will be constructed in a suitable manner and in accordance with the 'Improving the flood performance of new buildings, flood resilient construction' document, which highlights measures to be taken ensure the proposed extension is resilient in the unlikely event of a flood and to minimise any damage to the property.

As per recommended good practice, the flood mitigation works will include:

- Water-resistant Plasterboard sheets to be used and installed horizontally, to minimise potential damage during a flood*
- Raised wall sockets (min. 450mm above FFL and 600mm from external ground level)*
- Raising airbricks as high as is feasible*
- Placing boilers and meter cupboards above the predicted floor level*
- Engineering brick used below DPC level*
- The new ground floor will be screeded to protect the insulation in the event of a flood*
- Closed cell foam insulation products used to minimise potential water absorption*
- Doors/ windows to be sealed to full perimeter both internally and externally*
- External ground levels will gently grade away from the building where possible.*

The proposed works will only increase the impermeable area of the site slightly. The possibility of discharging any new drainage from the proposed roof into a soakaway will be investigated. Once the ground conditions on site have been established, a suitable means of rainwater drainage can be discussed with the chosen Building Control Authority.

The applicants will also be advised to sign up to the Environmental Agency's early flood warning system, which gives residents an advanced warning in the event of a flood. This will also be referred to within the deeds of the building, to make any future owners, or occupiers aware of the potential nearby flooding issues.

To conclude, the development is within Flood Zone 3, but in an area benefitting from flood defences. The extension itself will not increase the vulnerability of the building and the applicant will still take the necessary steps (detailed above) during construction, to ensure the works are acceptable with regards flood risk.

We trust Planning Permission can now be granted.