

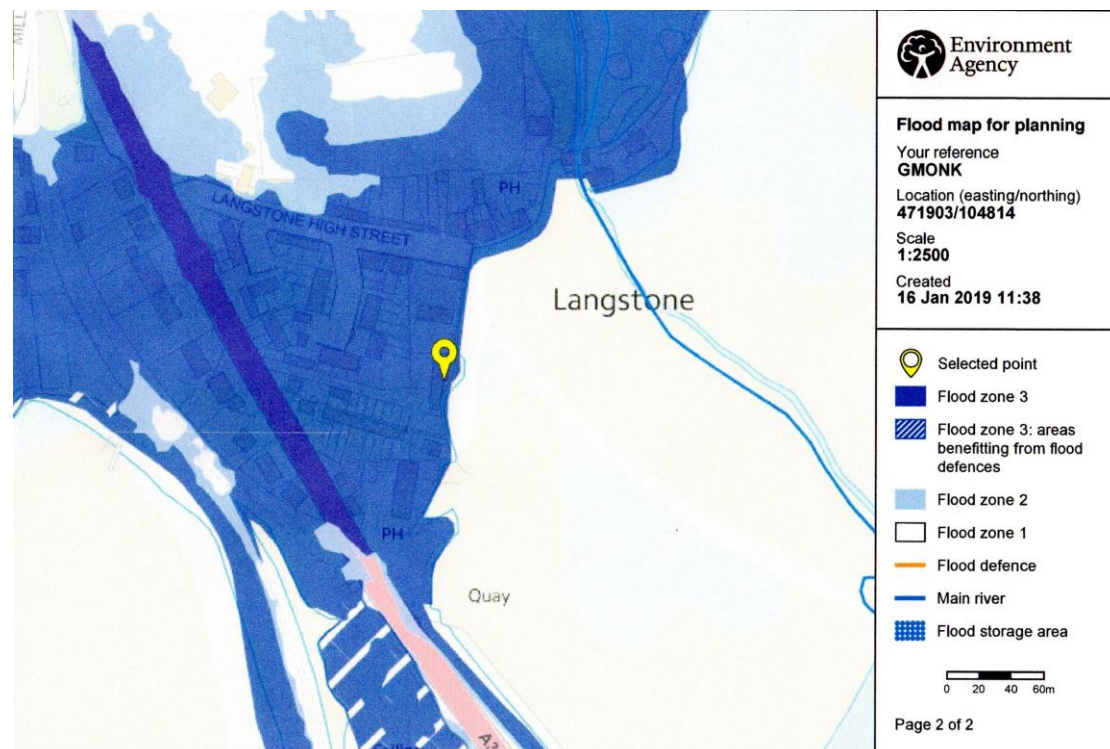
FLOOD RISK ASSESSMENT

PROPOSED WORKS

**THE GREEN COTTAGE , 23 LANGSTONE HIGH STREET,
LANGSTONE PO9 1RY**

CLIENTS Mr C. & Mrs G. MONK

1. The Environment Agency Flood Map indicates the property within flood zone 3. Indicating the site as having a risk of 1 in 100 years or greater annual probability of river flooding or having a 1:200 years or greater annual probability of sea flooding.



Copyright Environment Agency Flood Map

2. Minor works to an existing dwelling, floor area created less than 250 sqm.

3. Proposed replacement garage building non-habitable, annexe works finished floor level to be no lower than the existing.

4. Electrical switches and sockets to be a minimum 450mm above floor level.

5. Storm drainage to the east of the dwelling, fronting the Harbour, to be repaired as outlined previous consents.
6. Sea defence and boundary walls provide an initial barrier to the Harbour side of the dwelling. Specialist flood gates to provide additional protection to the property as previous approved.
7. Coastal Partners, formed of Havant, Portsmouth, Gosport & Fareham Councils, have prepared the Langstone Flood & Coastal Erosion Management Scheme which has been subject to public consultation and is progressing to detailed design to limit flood risk in this location. Eventually beneficial to this property and the surrounding area (Langstone Study Frontage Area 3 green).

End

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