



57 Villiers Avenue
Surbiton
KT5 8BE

27 January 2021

Havant Borough Council

Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

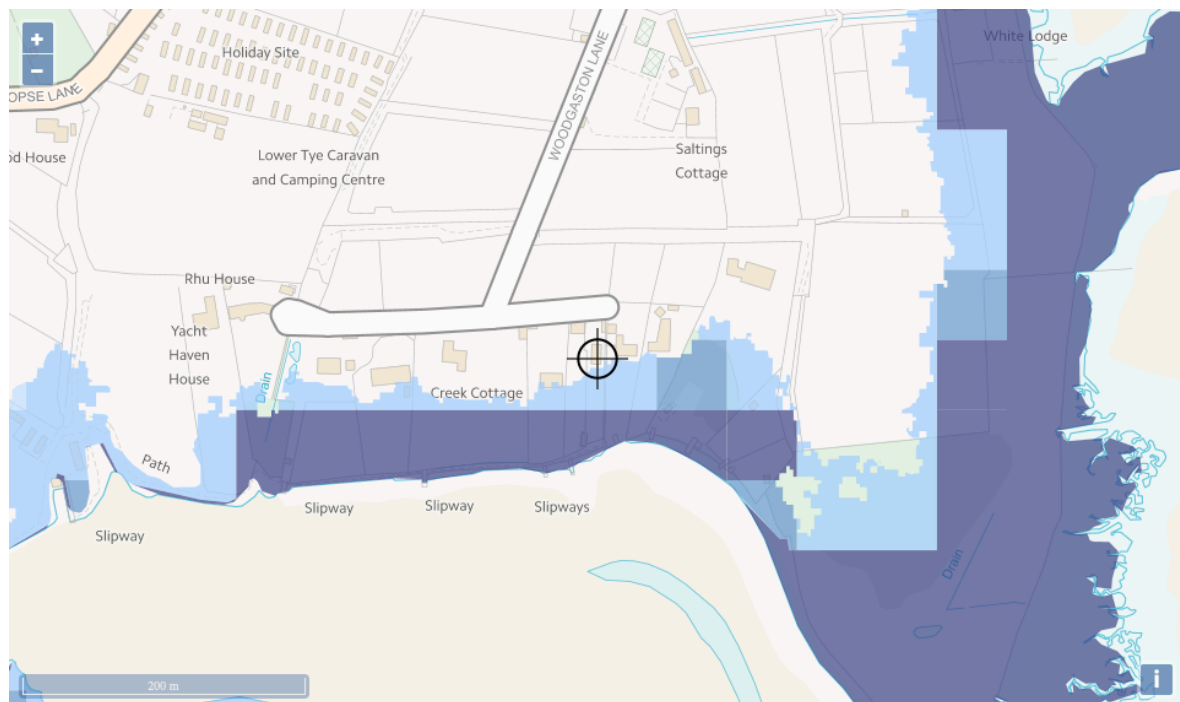
Dear Sir/Madam

Flood Risk Assessment

in support of planning application for Victoria Cottage, Woodgaston Road, PO11 0RL

Identifying the Risk

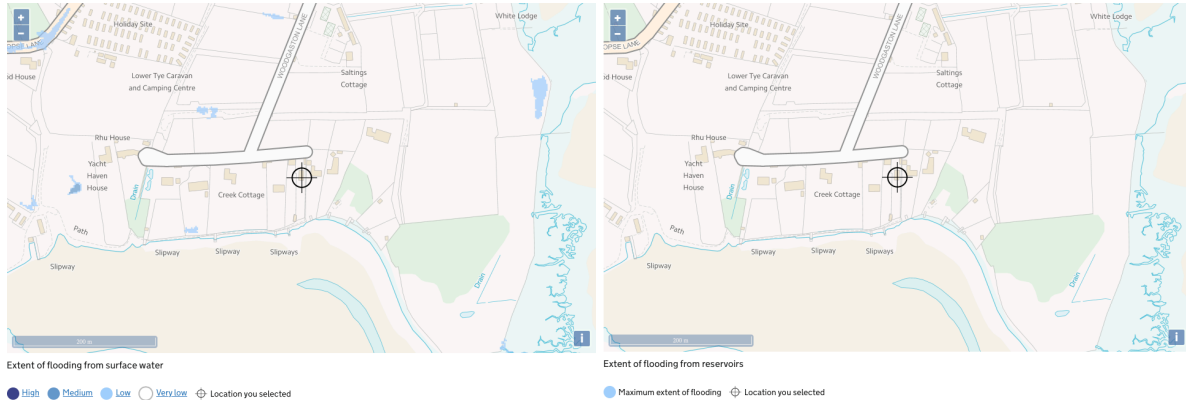
- According to the Havant Borough Council, the site of Victoria Cottage on Hayling Island is defined as being in Flood Zone 2.
- In contrast, according to the maps provided by the Environment Agency (see below), the risk of flooding by sea or rivers of the site of Victoria Cottage is between 'very low' and 'low', meaning that each year this area has a chance of flooding of less than 1%. This takes into account the effect of any flood defences in the area.



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very Low ⊕ Location you selected

- The risk of flooding by surface water or reservoirs is shown as 'very low', meaning that the annual chance of flooding is less than 0.1% (see below).



Implications of the Proposed Extension

- The footprint of the extension will have only the slightest incursion into the 'low risk' area of the flood zone, and as such we deem the implications negligible. Given the potential changes due to climate change, however, some measures will be implemented

Mitigation Measures:

- The new internal floor level will be no lower than the existing.

Resistance and Resilience Measures:

- The extension will be constructed with solid floor slabs and of water-resistant materials such as masonry and closed-cell insulation.
- All electricity sockets etc are above maximum water lines
- Plan allows for all electricity to be turned off in the event of an unprecedented flood height
- No persons of high risk live in the house, allowing for evacuation along the property entrance path and away from flooding to safety.

Let us know if you have any further questions.

Kind Regards,



Hannes du Plessis

for and on behalf of **toutlemonde** design llp