

Flood Risk Assessment for 22 and 22 A Haselmere Gardens Hayling Island PO11 9SD

The proposal is to demolish the existing 3 bed detached property and replace it with two three bed semi detached properties. The site falls within a flood zone three but is an area designated on the Environment agency flood maps as an 'area benefiting from flood defences' it should be noted that the road has not suffered from previous flooding, even in the recent heavy floods that effected the nearby creek road area and the site at number 60 creek road that has recently been granted planning permission for additional dwellings.

Whilst we recognise that the proposal will result in a small increase in occupancy, we believe that the resulting design does substantially reduce risk of damage to the property and harm to the occupants for the following reasons

1. The existing property has floor levels that are the same or lower than the outside ground levels. The proposed building will be built a minimum of 150mm above existing ground levels thus reducing flood risk.
2. All new electrical ring mains will be run at ceiling height to reduce possible damage.
3. The 3 bedrooms in the existing bungalow are at ground level and thus much more exposed to potential flooding. The proposed dwellings both provide their two bedrooms at first floor level thus reducing flood risk.

