

Site Specific Flood Risk Assessment [Appendix F]

Development Site and Location

The property Kilrush, Marine Walk, Hayling Island, Hampshire PO11 9PQ is located in Flood Zone 3.

Development Proposals

This supporting statement has been prepared to accompany the application for the erection of a double bay open garage at Kilrush, Marine Walk, Hayling Island, Hampshire PO11 9PQ. See Appendix A [Location Plan], Appendix B [Site Plan – existing] and Appendix C [Site Plan – proposed].

Sequential Test

The planning application is for an open garage to the property Kilrush so this cannot be reasonably located in a different area.

Site Specific Flood Risk

The estimated risk for tidal flood level is given as 1 in 200 years and benefits from additional flood defences. Attached is Appendix G [Land Survey] which shows the properties' site levels.

On the government's website 'flood-warning-information.service.gov.uk it states that the flood risk from rivers or the sea is low [chance of flooding of between 0.1% and 1%] and the flood risk from surface water is very low [chance of flooding less than 0.1%]

Surface Water Management

The surface area of the garage roof is approximately 40.6m². The surface water will discharge to a soak-away [sustainable drainage system] over 5 metres from the proposed development in a 75mm rainwater drain not less than 1:100 gradient.

The proposed extended drive [35m²] rainwater will run off into the existing lawn.

Occupants and Users of the development

The proposed garage will not be occupied so a flood risk evacuation plan is not required.