

Flood Risk Assessment

L'Esperence Victoria Road Hayling Island

In support of an application for full planning permission submitted to Havant Borough Council for the conversion of an existing detached garage to form an additional bedroom for L'Esperence Victoria Road Hayling Island

1: Introduction

The purpose of this Assessment is to determine potential sources and likelihood of flooding, assess the effect of such on the proposed development and if appropriate propose means of reducing risk.

2: Identification of Potential Sources of Flooding

The main potential source of flooding is a tidal surge in severe storm conditions

3: Discussion of Flood Risk at the Site and Constructional Proposals

This report is necessary due to the site being within an Environment Agencies Flood Zone which illustrates areas with a greater risk of flooding. The floor of this property is approximately 150mm above the prevailing ground level and there has been no history of local flooding. The prevailing ground level is generally flat but there a very gentle slope up from the banks of Langstone harbour in a northerly direction towards Havant, interposed by the langstone harbour channel. The proposed design raises the floor level by 100mm.

4. Discussion of possible flooding events and escape route plans

Flooding here would only occur with very severe storm and tidal surge and could be easily observed as it progresses northwards from Langstone Harbour. With modern methods of weather forecasting there would certainly be considerable warning. In a rising flood water situation escape is readily achieved moving west along Victoria Road and then North up Havant Road and off the island. Therefore no additional burdens would be put on Emergency Services in times of flood.

5: Assessment of Potential Impact on Fluvial or Coastal Ecology

The proposed development will have negligible potential impact upon fluvial ecology, habitat or morphology due to the fact that this site is brown field and already built up. There will no increase in hard landscaping from which, surface water discharge shall be directed to the public surface water sewerage system.

8: Conclusion

From the evidence studied it is concluded that the proposed development at should comply with local planning policies on flooding and therefore the planning application to which this report is appended should be favourably determined.