

FLOOD RISK STATEMENT

Application Site:

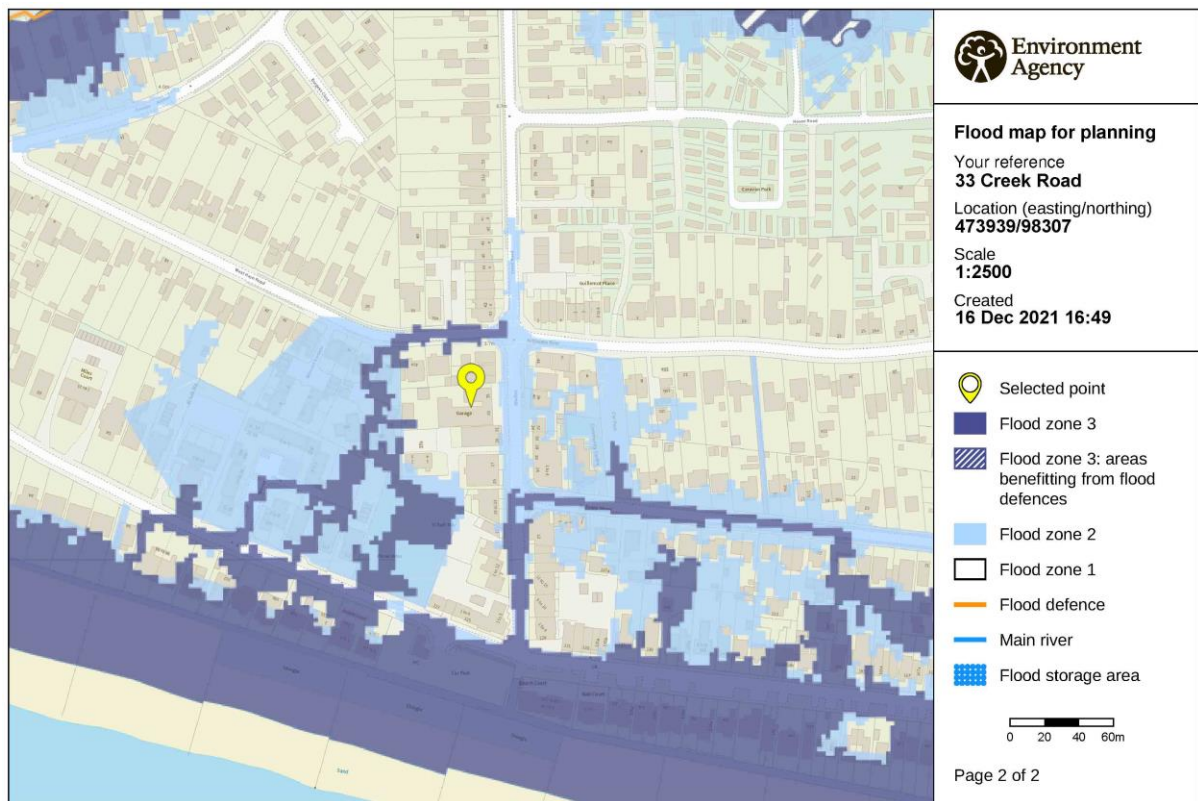
Unit 1, 33 Creek Road, Hayling Island, Hampshire, PO11 9QZ

OS Grid Ref: SZ 73953 98300

Latitude: 50° 46' 46" N

Longitude: 0° 57' 8" W

Flood Search:



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.

The site is within Flood Zone 1. Marked on the above map.

Cont...



Existing Site Context:

The existing building is a semi-detached B1 General Industrial unit, but is in use as A1 Retail since before 2019. Built using brick, block and steel. The property is, situated on an retail and residential road.

Proposed Scheme:

Proposed retrospective change of use from B2 to A1

Amount

The existing unit (1) area is 214m². The proposed application will not change this.

Proposed Scheme Assessment:

The proposed scheme seeks to change the existing use from a General Industrial unit to a Retail shop. There will be no additional floor area. No additional roof or surface water areas.

The proposed scheme is to use existing surface water drainage, with no change and to existing effect.

Conclusion:

The proposed scheme shows no additional loading to existing surface water drainage, no change to the flood risk to the area, or the coastal tidal flood plain.