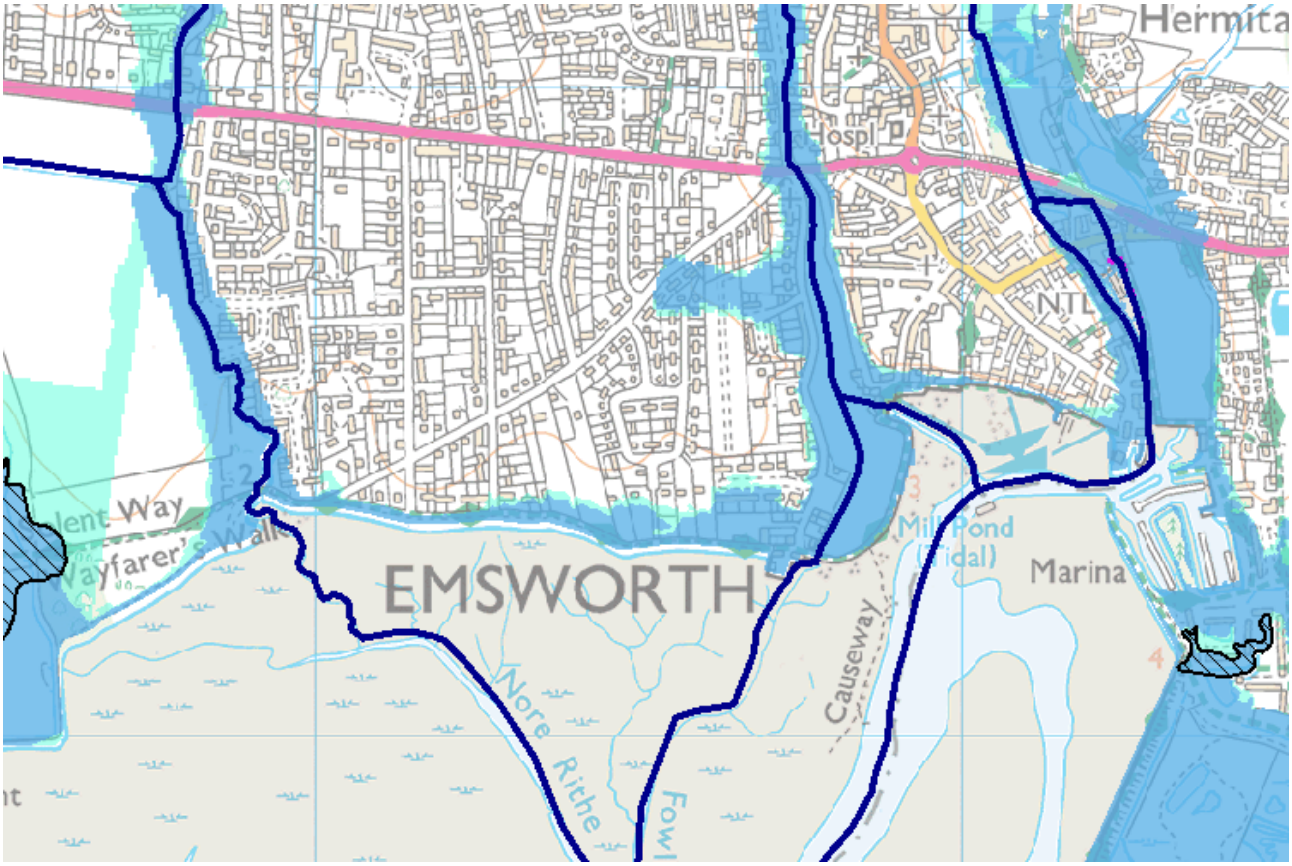
Flood risk

The site is identified as being in a Flood Zone 3 therefore the design of the garage and house store would incorporate flood resilient measures. As the proposed stores are for occasional use in conjunction with the host property it would not put the occupiers at risk in the event of a flood.



Retrieved from the environment agencies website 07/04/2016

Policy CS15 Flood and Coastal Erosion Risk

Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps, will only be permitted where:

1. *It meets the sequential and exception test (where required) in relation to PPS25.*
2. *The site is located in a low hazard area as defined in the Strategic Flood Risk Assessment.*
3. *A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*
4. *The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.*
5. *Appropriate flood warning and evacuation plans are in place.*
6. *New site drainage systems are designed taking account of events which exceed the normal design standard.*

All development will be required to ensure that there is no net increase in surface water run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDs are provided arrangements must be put in place for their whole life management and maintenance.

The council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan to ensure that development avoids areas at risk from coastal erosion and coastal flooding and that areas required to offset coastal squeeze and prevent habitat fragmentation, to allow species to adapt to climate change, are identified and protected from development.