

Flood Risk Assessment

Single Storey Side Extension

40 Saltmarsh Lane,
Hayling Island, Hampshire, PO11 0JT

1.0 Generally

- 1.1 This Flood Risk Assessment is in support of a Planning Application to the Havant Borough Council, for a single storey Side extension at 40 Saltmarsh Lane, Hayling Island, Hampshire, PO11 0JT.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.

2.0 Flood Risk

- 2.1 The site is within an area subject to coastal flooding, as indicated by the published Environment Agency Flood Risk Maps. The area is designated as a Flood Zone 3.
- 2.2 The risk is from high tides over from Langstone Harbour defences to the east of the site. The rear of the site is close to a Main River Line.
- 2.3 The Environment Agency 1:200 year event prediction for flood levels up to year 2060 predicts a flood level of 03.500 O.D. at this location. Similarly the 1:1000 year prediction is 03.700 O.D.
- 2.4 The site level is approximately 4.800 O.D. This is comparatively high for Hayling Island, and most of Saltmarsh Lane is clear of the flood zone. The properties within the flood zone are all at the end of the lane, in close proximity to the Main River Line.
- 2.5 The coast is tidal, therefore the maximum events predicted will only ever be at 'the top of the tide' and for a duration of approximately an hour before the level drops away. Event predictability is effective and accurate from a combination of tidal charts and weather predictions. Adequate warnings will be given of likely flood events. It is therefore reasonable that the occupants will be able to take temporary protection measures, and remove goods, for the duration of any flood event. As 2.4 above, most of

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the main access road to the site is not in a flood zone and would remain in use in the event of flooding.

2.6 In the event of flooding occurring, inundation of the house will be in the order of 100mm and be progressive, rising and falling within an hour.

2.7 The proposals do not increase the number of rooms in the house, and do not provide accommodation for any increase in the number of persons in the house. Therefore there is **no increase in risk** to persons as a result of the proposals.

2.8 Recommendations.

Take low level protection measures:-

- a. Seal service entry connections.
- b. Any service outlets to be 600mm above floor level.
- c. All drain and service access covers to have locking covers and frames.

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