

FLOOD RISK STATEMENT

Address: 12 Creek Road, Hayling Island, PO11 9RD

Flood Risk Report Ref: Homecheck 68382840_1

Date: 18th September 2015

Summary

This statement should be read in conjunction with the Homecheck flood risk report ref: 68382840_1 dated 8th June 2015 in respect of 12 Creek Road, Hayling Island, PO11 9RD.

This data was retrieved following the request for this to accompany a planning application at the above location.

Proposal

The submitted planning application (ref: APP/15/00566) consists of the conversion of the existing first and second floors from a closed nightclub use, into 10 residential letting rooms.

The ground floor of the property remains unchanged with the upper floors utilising the existing stairs and rear emergency fire escape.

Flood Risk Issues

The flood risk data confirms that this property lies within a flood zone 2. The data reveals a low risk of flooding from rivers, surface water and ground water but has a moderate risk from coastal waters. The flood risk indicator suggests there would be no issues with insuring a property on standard terms, in this location.

The report continues to confirm that further investigations would be needed if we were seeking to create additional residential space at ground floor level. Our application does not seek this as the ground floor will remain a commercial business. Having a non-residential use at ground floor reduces the risk to life therefore the flood risk to this particular property remains unchanged.

Actions

The owners will seek to engage in the free flood warning alert system operated by the environment agency which offers advanced notice of anticipated flood issues in the area. In addition a flood plan will be prepared which clarifies the actions required in case of emergency.

It is not envisaged that flooding up to first floor level will occur.

Conclusion

No further action is required at this time.