

Flood Risk Assessment
For

Proposed residential development

151 (rear)-153 Southwood Road Hayling Island. PO11 9PY

Proposed construction of one pair of 3 bed, semi-detached houses and 2 No. two bed bungalows with access from Southwood Road.



Fig 1 Aerial view

- 1.01 This Flood Risk Assessment has been produced on behalf of the applicant Douglas Construction Ltd, in support of a Full Planning Application in relation to the proposed construction of one pair of 3 bed semi-detached houses and 2 No. two bed bungalows with access from Southwood Road
- 1.02 This statement should be read in conjunction with PLC Architect's drawings and Design & Access Statement.
- 1.04 This application follows Planning Consent ref 13/00553 for the proposed construction of one pair of 3 bed semi-detached houses and 1 No. two bed bungalow with access from Southwood Road.
- 1.05 This application seeks to make more efficient use of the development site by the reconfiguration of the rear parts in order to accommodate two, modest sized bungalows, replacing the formerly consented but larger single bungalow. It is proposed that the design of the vehicular access and 2 No. three bed houses to the front of the site remains similar to the consented scheme. This revised proposal seeks to ensure that proposed floor levels reflect those which have previously been agreed with Environment Agency and LPA.

- 1.06 The Environment Agency Flood Maps have identified that the site is located within Flood Risk Zone 2. The existing land levels in this location vary from 3.57m AOD at footway to general site levels at 3.78m AOD
- 1.07 The existing site currently comprises vacant land.
- 1.08 Planning consent **13/00553** established certain design criteria and mitigation in regard to the potential flood risk of the site. These have been factored in to the new design which proposes 2 x two bed dwellings and 2 x three bed dwellings.
- 1.09 The previous consent was accompanied by a Flood Risk Assessment by Dan McGregor Associates. This concluded that:
- A projected flood level of 4.5m AODN was a reasonable basis of design. This proposed design flood level relates to the 1 in 200 year extreme tide level for the Chichester Harbour area relevant to the application site in 2115.
 - Proposed residential finished floor levels should be set at 4.73m AODN
- 1.10 The proposed development will include raised finished floor levels at 4.73m AODN and will be built from traditional and robust materials. The ground floors will be constructed as a concrete slab and all incoming service entry points will be from high level. In this way any flood risk will be mitigated. In addition, it is proposed that all properties are to be registered with the EA to receive automatic flood warnings.