

The Meadows, St Peters Road, Hayling Island PO11 0RP

PO11 0RP at scale 1:10,000

[Other maps](#) [Data search](#) [Text only version](#)



The site falls within Flood Zone 3. After consulting the Environment Agency's guidance for Householder Applications in this category, it can be confirmed that the proposed levels of the outbuilding are no lower than those of the existing dwelling. The finished floor of the proposed outbuilding is raised up by approximately an additional 150mm compared to the existing building, and 300mm higher than the adjacent ground level, and so is at a lesser risk of flooding than the adjacent dwelling.

The proposed building is to be built using flood resistant materials and good practice, including raising all plugs & switches to a minimum of 450mm above finished floor level. All surface water from the development will be disposed of via soakaways on site.

The risks of flooding to and from the development have been fully considered and evaluated. The possibility of the local area flooding is moderate, but the raising of the finished floor level to that higher than the existing property would mean the proposed development itself should be resistant to such flooding.