APP/10/0084

HAVANT BOROUGH COUNCIL
23 APR 2010
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FLOOD RISK ASSESSMENT

For a Development within a Tidal Flood Risk area

THE KITTIWAKE PUBLIC HOUSE, 1 SANDY POINT ROAD, HAYLING ISLAND PO11 9RP

GRAHAM ASH ARCHITECTS
18A MARKET PLACE
ROMSEY
HAMPSHIRE
SO51 8NA
Telephone 01794 518706
Fax 01794 511034

ENVIRONMENT AGENCY

Our Ref : HA/2005/010620-1/1
Your Ref :

Date : 22 November 2005

Graham Ash
Graham Ash Architects
18A Market Place
Romsey
Hampshire
SO51 8NA

RECEIVED
23 NOV 2005
BY: N

Copy - K. Boothroyd
- A. Ash.

Dear Sir,

FLOOD RISK ASSESSMENT, THE KITTIWAKE P.H., 1 SANDY POINT ROAD, HAYLING ISLAND

Thankyou for your enquiry regarding the above.

As you are aware, any planning application submitted to the Local Authority for development at the above site must be accompanied by a Flood Risk Assessment as required by PPG25, Development & Flood Risk.

The site lies within a tidal flood risk area and has been identified as having between a 0.1% and 0.5% chance of flooding each year. For your information the predicted 0.5% probability extreme sea level in the year 2060 for this area is 3.7 metres above Ordnance Datum Newlyn. This makes an allowance of 6mm/year for Climate Change/Land Sinking but does not take into consideration wave heights which should be allowed for when setting floor levels. It is recommended that a suitable freeboard above 3.7m AOD should be considered in order to prevent ingress of floodwaters. Surface water drainage systems in this area may become tidelocked during flood conditions, which may provide an additional source of potential flooding.

Floodproofing measures that can be taken to reduce the damage to buildings/property are becoming more common in areas that are subject to flooding. These measures include running all electrical services down from ceilings, raising slab levels, covers for doors/airbricks, solid stone/concrete floors with no voids underneath and no studwork partitions on ground floors. It should be demonstrated within the assessment that floodproofing measures have been considered and incorporated into the building design as appropriate.

Due to the risk of flooding to the property in extreme events, it is recommended that the occupants sign up to Floodline, the Agency's flood warning service. Please call 0845 988 1188 for more information.

If you require any further information please contact me.

Environment Agency
Colvedene Court, Wessex Way,, Colden Common, Winchester, Hampshire, SO21 1WP. Tel no:01962 764806. Fax no:01962 841573

Yours faithfully



JEMMA WOODBRIDGE
Development Control Assistant

Environment Agency
Colvedene Court, Wessex Way,, Colden Common, Winchester, Hampshire, SO21 1WP. Tel no:01962 764806, Fax no:01962 841573

Environment Agency creating a

Maps

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Map of PO11 9RP :

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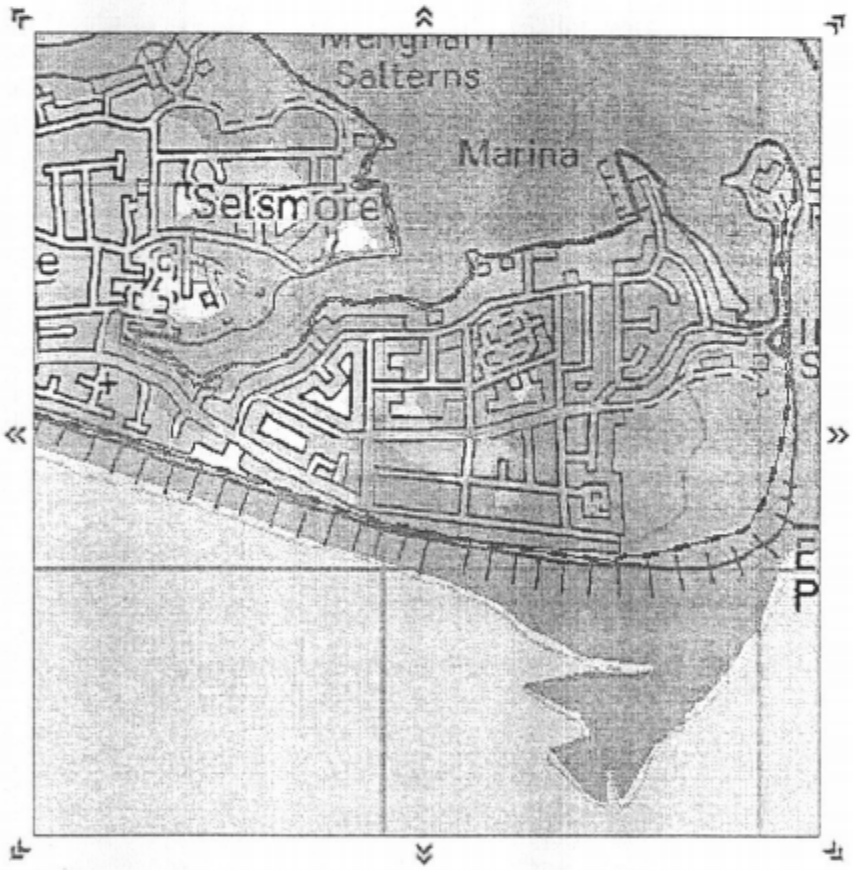

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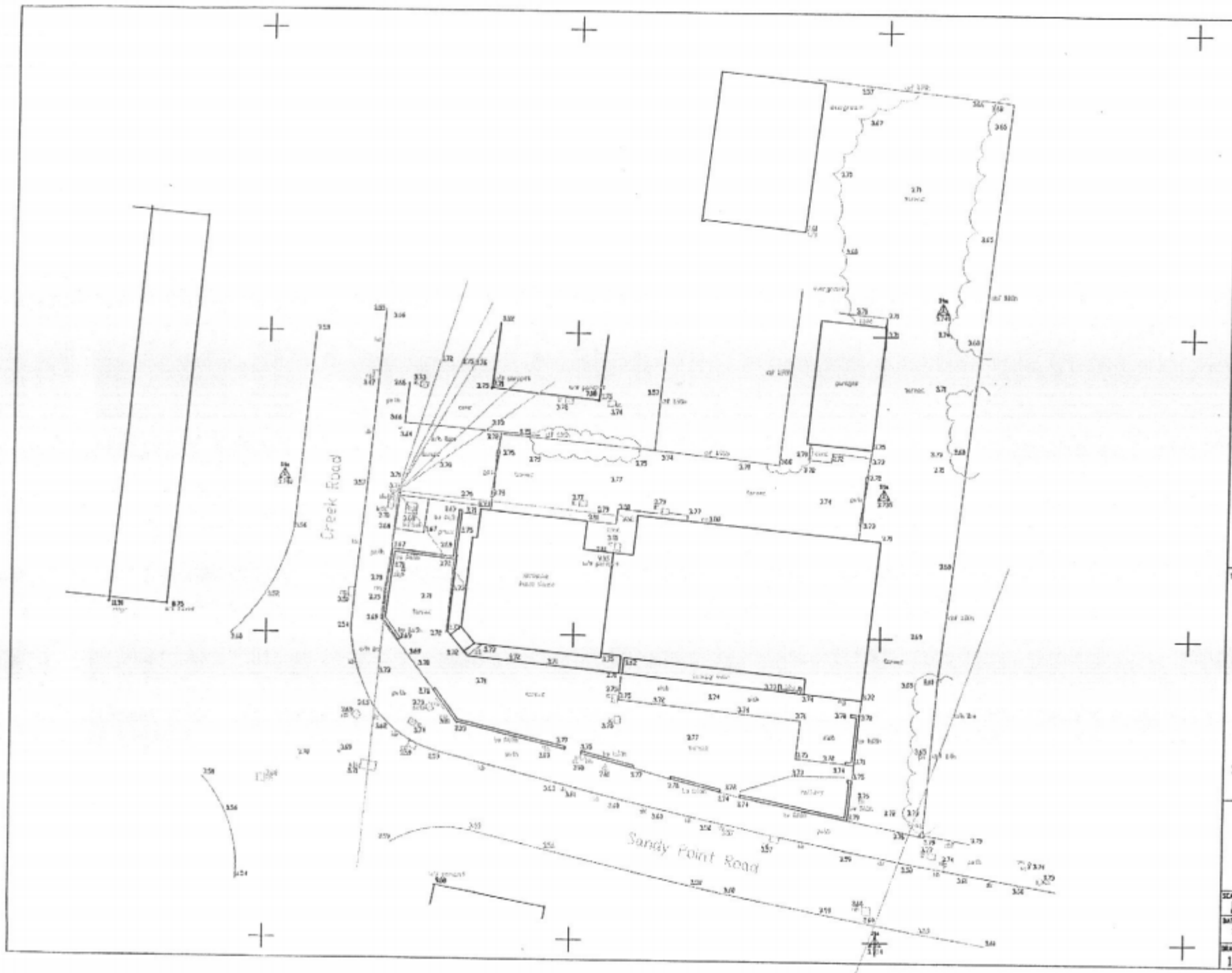

TITLE/PROJECT

Kittiwake P.H.
Sandy Point Road
Hayling Island
Hampshire

Survey Drawing

SOLENT SURVEYS
BUILDING AND LAND SURVEY CONSULTANTS
SOLENT HOUSE 7 KENILWORTH GARDENS
WEST END SOUTHAMPTON HAMPSHIRE SO30 3BE
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SCALE	DRAWN BY JA/Draft Assistant
DATE 7th Nov 2005	LEVELS BASED ON OSBM Bolton
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