FLOOD RISK ASSESSMENT

For: The Coach House
Mill Lane
Havant
PO9 3JH

Scheme: Erection of replacement 5 bedroom detached dwelling house with new access onto Mill Lane

By: BH Architecture Ltd

On: 14 January 2011

The Proposals

The proposed development seeks planning permission to construct a replacement 5 bedroom detached dwelling house with a new access onto Mill Lane

The original dwelling was destroyed by fire on 11 September 2009.

Flood Risk

We understand from the Environmental Agency website this property has a moderate chance of flooding.

The possibility of flooding each year is 1.3% (1 in 75) or less but greater than 0.5% (1 in 200). This is referred to as 'Flood Zone 3a' as mentioned in PPS 25.

We can confirm the proposed floor level will be set no lower than existing levels.

Flood proofing measures to be taken to reduce the potential damage to our proposals will include:

- Bringing all electrical services down from the ceiling
- Solid concrete floors
- No studwork partitions

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Conclusion

Our clients have not experienced flooding or the likelihood of potential flooding over the last 13 years since they have inhabited the property.

The proposals will not put more persons at risk at this property than presently exists therefore no more burden will be placed on the emergency services.

Our clients are members of the Environmental Agency Floodline Service.