

**FLOOD RISK ASSESSMENT AT
90 RAILS LANE,
HAYLING ISLAND, PO11 9LP.**

Flood Risk:

The Environment Agency flood map indicates that the site falls within flood zones 2 and 3.

The proposed works as outlined in this planning application is for the following works:

- 1) To extend the existing drop kerb from the main highway (Rails Lane).
 - 2) To create 1 no. off road parking space on the front forecourt of the application property.
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The installation of a permeable surface in the front forecourt has already been carried out and has been in use for a number of years now. Therefore, site levels on site will not increase due to the proposed work. Therefore, the risk of water entering the application property will be minimal.

The increased risk of flooding as a result of the extended drop kerb will be no worse than the current arrangement that exists now. Again, the threat of flooding to the application property will be minimal.

In conclusion both the agent and applicant are of the opinion that the proposed works to extend the existing drop kerb and create 1 no. parking space will not increase the risk of flooding on site or to the application property.