

FLOOD RISK ASSESSMENT (MINOR EXTENSION)

Site Address: 8 The Kench, Ferry Road, Hayling Island, PO11 0DF

Proposal: Construction of a minor householder extension under 250m²

Date: 2 July 2026

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1. INTRODUCTION & SITE LOCATION

This Flood Risk Assessment has been prepared to support a householder planning application for a minor extension at the above address. The site is located within the Sinah area of Hayling Island, falling under the planning jurisdiction of Havant Borough Council.

According to the Environment Agency's Flood Map for Planning, the site is located entirely within **Flood Zone 3**, an area with a high probability of tidal flooding. As the proposed development is a minor domestic extension with a footprint of less than 250 square metres, it qualifies for the Environment Agency's **Flood Risk Standing Advice**.

2. FLOOD RISK SOURCE & CLIMATE CHANGE

The primary flood risk to the site is **tidal flooding** from Langstone Harbour, driven by extreme sea surges.

In accordance with local planning policy and Environment Agency guidance for the South East, this assessment accounts for a 90-year development lifetime (up to the year 2116), factoring in the latest climate change sea-level rise projections. The vulnerability of the site is managed via the mitigation measures detailed below.

3. MITIGATION STRATEGY & FLOOR LEVELS

3.1 Finished Floor Levels (FFL)

To ensure the development remains safe over its lifetime without increasing risk elsewhere, the Finished Floor Level (FFL) of the proposed extension will be set to raise the the level of the existing dwelling by 150mm, at **4.05 mAOD**.

3.2 Flood Resilient Construction (Water Exclusion Strategy)

Because the extension is located in a high-probability flood zone, a **Water Exclusion Strategy** will be adopted up to a design height of 600mm above floor level. The construction will incorporate the following flood-resilient measures:

- **Walls & Floors:** Use of low-permeability concrete in the foundations, a continuous waterproof damp-proof membrane (DPM), and water-resistant external render or engineering brickwork.
- **Fixtures & Internal Finishes:** Use of water-resistant wallboard and closed-cell insulation. Floor finishes within the

extension will use ceramic tiles or water-resistant materials rather than carpets.

- **Services Protection:** All new electrical sockets, switches, fuse boxes, and consumer units will be routed from the ceiling downward and positioned at least **1.0 metre above the finished floor level**. Any new heating or boiler installations will be wall-mounted above this threshold.

4. SAFE ACCESS, EGRESS & EMERGENCY EVACUATION

It is acknowledged that Hayling Island relies on a single arterial route (the A3023), which is subject to tidal flooding and severe congestion during an extreme storm event. Safe, dry access and egress off the island cannot be guaranteed at all times.

To mitigate this risk, the following emergency measures will be enforced:

- **Flood Warning Registration:** The occupants of the property are actively registered with the **Environment Agency's Flood Warning Service** to receive immediate automated alerts via telephone, text, and email.
- **Evacuation Policy:** The primary emergency protocol for the property is an "**Evacuate Early**" policy. Upon receipt of a "Flood Warning" or "Severe Flood Warning" for the area, occupants will safely evacuate the island via the A3023 before local low-lying roads become inundated.

5. SURFACE WATER MANAGEMENT (SuDS)

The property is adjacent to the open water of Langstone harbour so this is not a relevant issue.

6. CONCLUSION

The proposed development represents a minor householder extension that strictly complies with the Environment Agency's Standing Advice. Through the implementation of matching floor levels, raised electrics, flood-resilient materials, a dedicated evacuation plan, and sustainable surface drainage, the extension will be safe for its occupants and will not increase flood risk elsewhere.