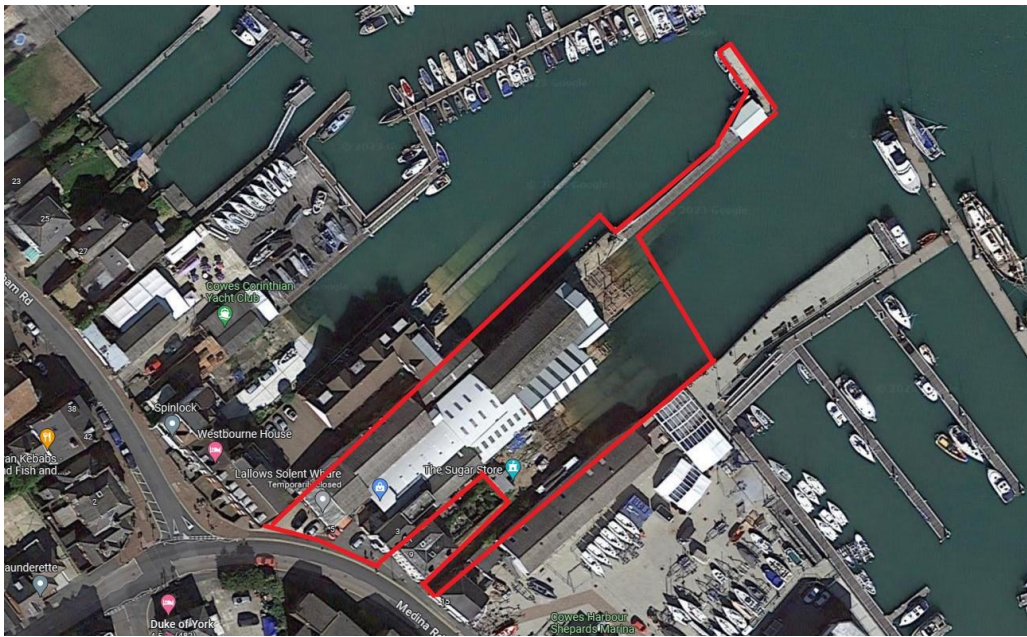


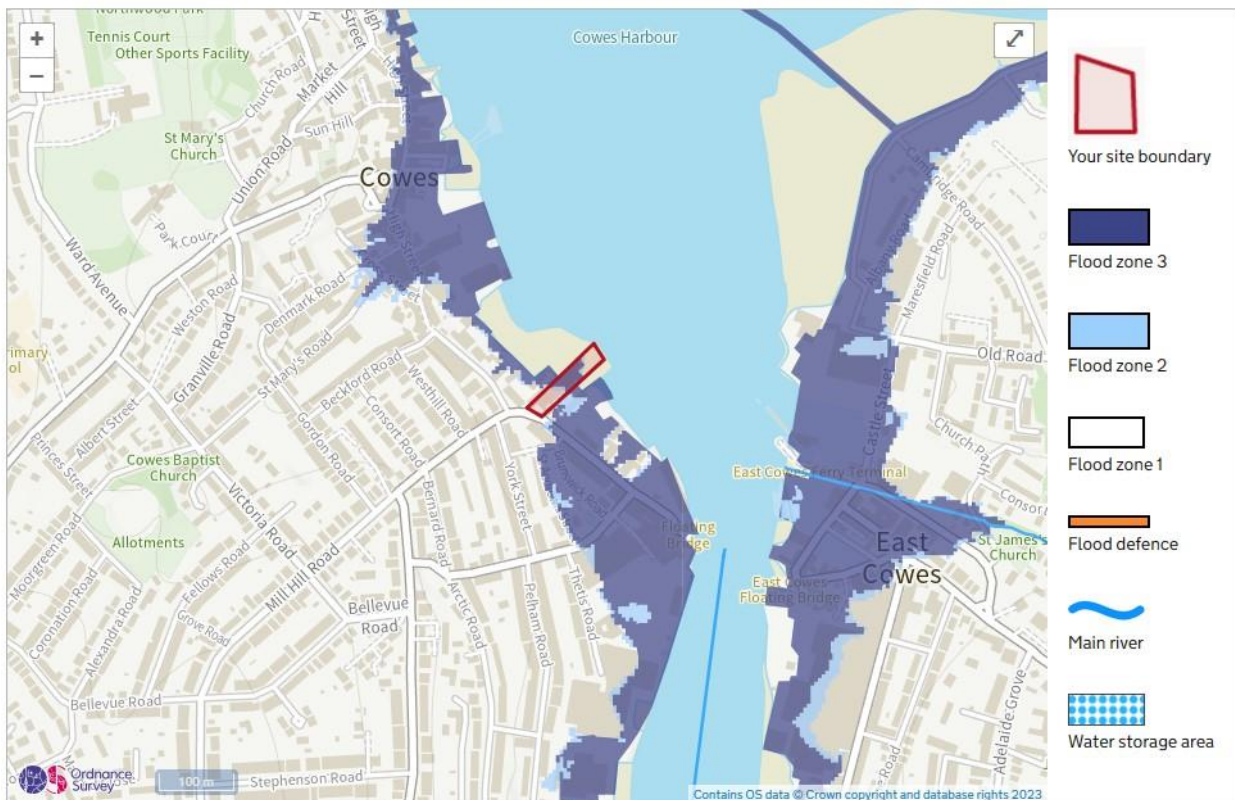
# FLOOD RISK ASSESSMENT - LALLOWS BOATYARD, MEDINA ROAD, COWES PO31 7BU



Lallows Boatyard is located in West Cowes on the River Medina as it opens out into the harbour.

Although part of the boatyard lies within Flood Zone 3, any risk of flooding would be tidal and restricted to two hours either side of high tide.

The site has not experienced any flooding in at least the last 28 years.



As can be seen from the Environment Agency map, above, the front (southern) section of the site is outside the flood risk area. In the event of flooding, employees would be able to evacuate via either of the entrances that open onto Medina Road. Furthermore, as it is a commercial site, it is unoccupied outside normal business hours. If there should be an incidence of flooding at night there will be no risk to employees.