

Flood risk appraisal

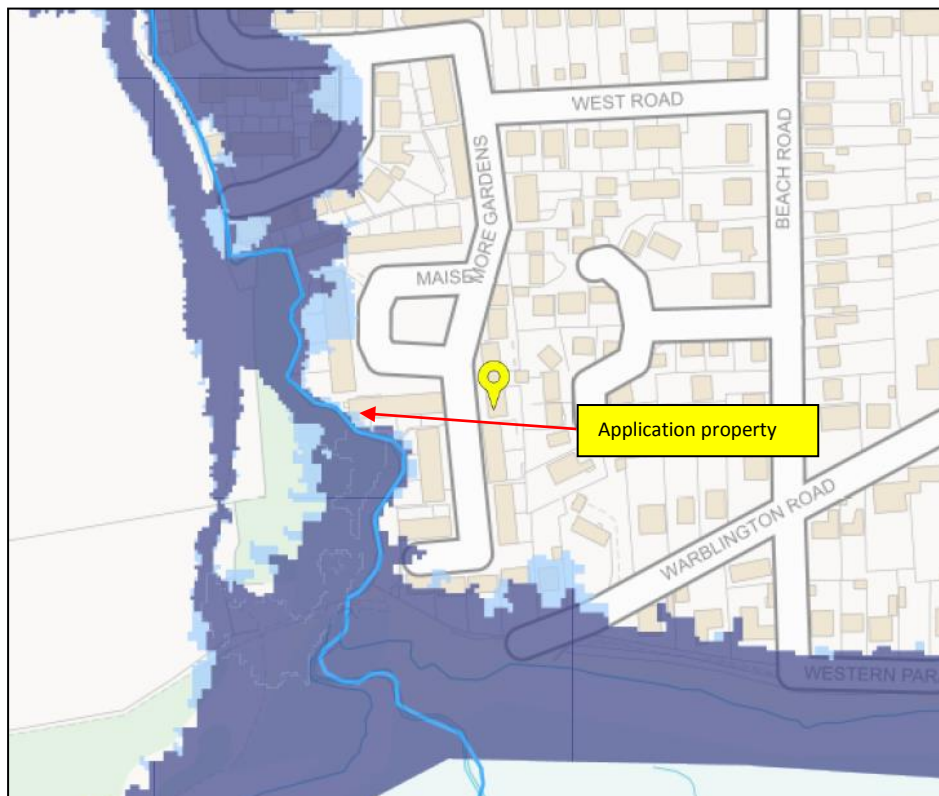
33 Maisemore Gardens, Emsworth PO10 7JX

Background

- 1.1. This Statement accompanies a planning application for a two storey extension following demolition of a single storey element of the dwelling at the above address.

Assessment of flood risk

- 1.2. It is noted from the maps on the Environment Agency/Government web site that the area is subject to coastal flooding and that this is a potential constraint to development on this site and related adjacent land/property. This flood risk is associated with high tides from Chichester Harbour and the property, lies within the flood zone shown on the map extract below.



- 1.3. The flood risk is associated with high tides from the Chichester Harbour.
- 1.4. The EA predicted 1:200 year flood level up to the year 2060 is for a level of 03.500OD in this location and 03.700OD for 1:1,000 year prediction. The level of this application site is above this at 05.100OD.

- 1.5. This coast line has a tidal flow and the maximum flood events will be at the extreme of these events and only for a period of about an hour before the water level drops as the tide recedes. These can be known to the residents from tidal charts and weather predictions all of which are published on line. As such and in combination with published warnings of likely flood events residents of the property will be fully aware of circumstances and can take protection measures to safeguard the property and possessions at these times. These will only be temporary and might include the movement of property on the lower floor and in the garden areas to prevent damage.
- 1.6. The access road and the dwelling are outside of the identified flood zone and there would be no threat arising from access to and from the property at the times of the flood events. As such there is a means of escape which is not materially affected by flood risk.
- 1.7. It is clear that the property itself is unlikely to be flooded although the rear patio garden area might be subject to this short term tidal flood event which would last for about an hour.
- 1.8. The proposals whilst increasing the number of rooms in the house would not increase the number of families subject to this limited flood risk. The requirement for the additional space is solely due to the number of people in the relatively newly purchased dwelling.
- 1.9. Despite this the following would represent an appropriate approach to construction of the proposed extension:
 1. Entry service connections in the new extension should be sealed externally.
 2. Electricity sockets and any other service outlets should be at least 600mm above internal floor levels
 3. Any new external drain covers should be of a locking design so that they are not 'floated' in the event of a tidal surge.