

Flood Risk Assessment For Proposed New Factory At Plot 2, Harts Farm Way, Havant PO9 1FA

For Ahmarra

30th January 2018

Outline planning permission was granted on this brownfield, council owned site for new business and industrial development in 2011. A flood risk assessment was carried out as part of that application and even though the eastern end of the site is in a flood zone 3 area, it was obviously not seen as a problem as the whole site was approved and has since been marketed by 'Homes and Communities Agency' as building land without any restricted areas.

As part of that proposal, the watercourse which runs through the site was realigned, widened and deepened and at the eastern end the pond was dredged and reformed to reduce flood risk on this site and locally elsewhere. This has been done successfully and no flooding has been recorded since the works were completed even though there have been numerous flash flooding episodes and sustained rainfall periods.

Since then, P & I Generators (on plot 3) had their application approved and have completed their building, part of which is on a designated flood zone 3 area albeit to a required raised finished floor level of 3.85m.

Please note that the present ground level of this application site averages 3.90m and the finished floor levels will therefore be a minimum of 4.05m, that's 200mm higher than the P & I Generators floor level.

Please also note that the contractor nominated to build this proposal is the same that developed the P & I Generators site and building. They know the land and they know the ground conditions extremely well and kept the Environment Agency informed of the piling proposals and gave them the piling logs on completion of the groundworks.

The gravel strata across the site was confirmed as 'loose' thus offering excellent underground free running water dissipation. It was also confirmed in the survey that the underground water did flow into the Solent 320m away.

The surface water on plot 3 is directed to the underground gravel seam via underground chambers which have an overflow to the watercourse. Since installation this system has been monitored on a regular basis, especially during and after storm conditions and to-date no water has been seen exiting the overflow into the watercourse therefore plot 3 does not increase the risk of flood over the site from surface water.

As the ground conditions are consistent with plot 2 it is proposed to use the same tried and tested surface water disposal system with extra chambers to allow for the difference in site area.

To recap, the proposed buildings will have a finished floor level 200mm above the approved finished floor area of the plot 3 building without any major build-up of ground level and the surface water disposal will not increase the risk of site or surrounding land being flooded.

Ref. 1802.14