PERMIT

FLOOD RISK ASSESSMENT

PROPOSED EXTERNAL ALTERATIONS TO EXISTING BUILDING AT 4 SELBOURNE ROAD, HAVANT

ON BEHALF OF HARGREAVES PROPERTIES LTD

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1 INTRODUCTION

1.1 This statement is submitted in support of an application for planning permission concerning 4 Selbourne Road Havant. The site was redeveloped pursuant to a planning permission granted by Havant B C in December 2004 (Reference 04/68908/001), for the construction of Solent Retail Park, together with the extension of Selbourne Road to provide a link between Brockhampton Lane and Solent Road. In conjunction with that application and its subsequent construction pursuant to approvals of reserved matters, full consideration was given, including by the Environment Agency, to flood risk and surface water drainage.

1.2 The building on the site, together with the treatment of the ground surface, was constructed as approved. The development proposed in the present application for planning permission involves no change to the area of the site covered by buildings or hard surfaces and no change to ground levels. There would be no alteration to the rate, volume or method of discharge of surface water from the site. The proposed development is confined to minor external alterations within the existing footprint of the building, in the form of recladding of part of the east and south elevations.

1.3 This application does not seek approval for any change in the use of the building and there would therefore be no change to the "vulnerability category", as defined in PPS25. It follows that as the proposed development would have no physical effect in flooding or surface water drainage terms, and not involve any change in terms of the vulnerability to flooding of the use of the site. There is therefore no flood or drainage related reason to withhold planning permission.

2 FLOOD RISK

2.1 An extract from the Flood Map published by the Environment Agency on its website is reproduced below, on which the application site is shown edged red.



2.2 The Flood Map is at a small scale, and is stated by the EA, to be generalised. It appears that the general indication of flood risk given on the EA's map is based on the situation, including ground and building slab levels, prior to the redevelopment of the site pursuant to the 2004 planning permission. In any event, the map suggests that any limited flood risk is confined to the open parts of the site, used for vehicle parking and circulation, and that this would equate to Flood Zone 2.

2.3 The site lies on the extreme edge of the area indicated (on the basis of the pre-redevelopment situation), as being at moderate risk of flooding. Ground levels in the vicinity are essentially flat and so the depth of any potential flood within the application site would be very shallow in any event.

2.4 Table D2, of Annex D of PPS25 presents a "Flood Risk Vulnerability Classification" of different uses. In this Table "Less Vulnerable" uses include "*Buildings used for: shops; ... offices; general industry; storage and distribution; ...*" amongst others. Table D1 of Annex D of PPS25 explains the acceptability of particular uses in different Flood Zones, depending on their "vulnerability classification" in Table D2. "Less Vulnerable" uses include offices, general industry, storage and distribution (the permitted use of the application site). The proposed external alterations would therefore not alter the vulnerability of the site to flooding in terms of its use.

2.5 Table D1 makes clear that "Less Vulnerable" uses are appropriate in all Flood Zones, other than 3b, the functional floodplain, within which the site does not lie. There is no impediment, in flood risk terms, to the granting of planning permission for the minor external alterations to the building as proposed.

2.6 Paragraph E3 of PPS25 makes clear that the level of detail of flood risk assessments should be proportionate to the risk and appropriate to the scale, nature and location of the development proposed. In this context, as:

- the site is at low to moderate risk of flooding (on the edge of Flood Zone2);
- there would be no change to built development on the site or to the extent of hard surfaces;
- no change to the rate or volume of surface water run-off would arise;
- there would be no change to the "vulnerability classification" of the use of the premises, in PPS25;
- the approach to the site from Selbourne Road and Solent Road is in Flood Zone 1 (low risk);

the level of detail presented in this statement is sufficient to demonstrate that there is no flood-related reason to withhold planning permission for the development proposed in this application.