

2-6 Seagull Lane, Emsworth

Flood Risk Report

M&M Hall Family Pension Trust

Demolition of existing and construction of new light industrial units

2-6 Seagull Lane, Emsworth. PO10 7QH



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Site Information

Seagull Lane is located in the North East area of Emsworth within close proximity to Emsworth railway station. Seagull Lane provides access to a mix of industrial units and also access to the rear garages, parking and gardens of homes on Sultan Road to the north.

Immediately to the south of the site is the demolished Southern Gas Networks gasometer.

The application site comprises a 0.27 hectare plot containing a number of buildings largely now unoccupied. These are mostly large industrial units (2 Seagull Lane and warehouses 1,2&4) that have received small ad-hoc additions over time. There is also a small 2 storey building (no.6 Seagull Lane) that has most recently been serving as an office space. All units combined on the site total 948.4m². Portsmouth City Council strategic flood risk assessment

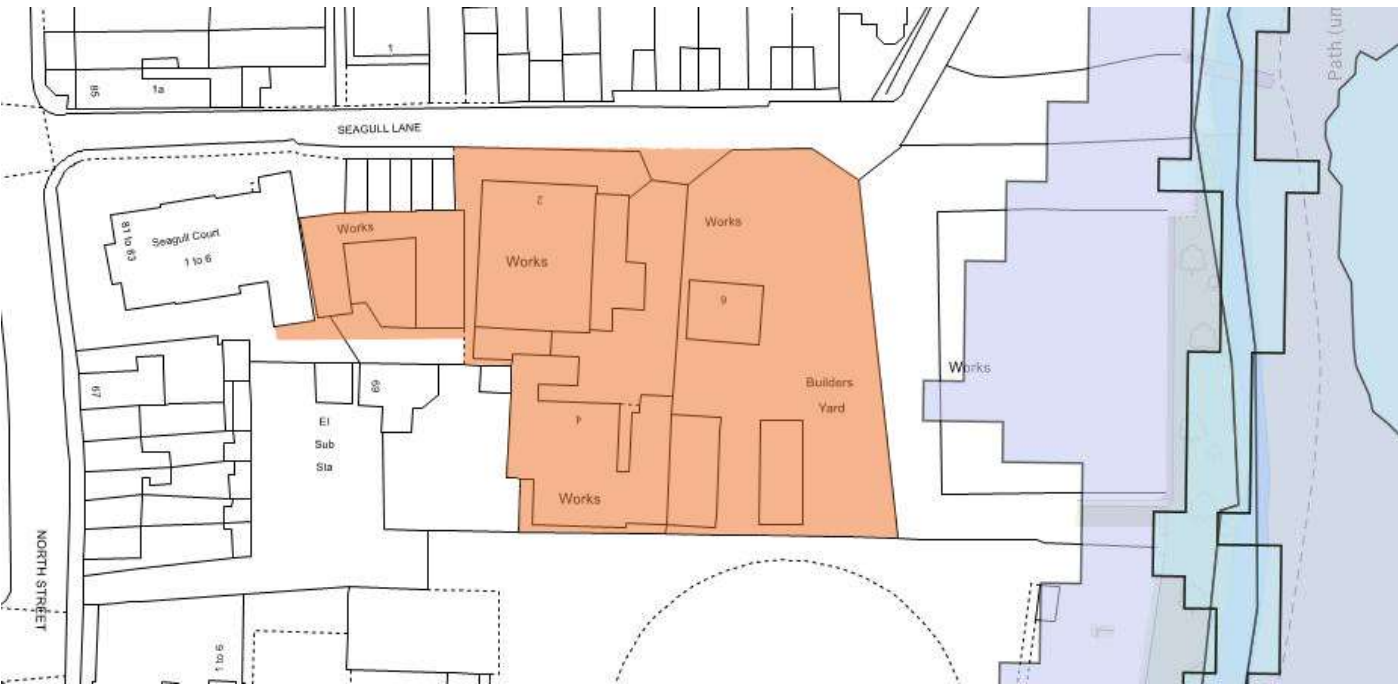
Further east beyond the neighbouring units the River Ems flows through Brook Meadow adjacent to Peter Pond nature reserve.



Site Location

Environment Agency Flood Risk

As can be seen from the current Environment Agency flood risk the site does not currently within a flood risk zone and as result a fill flood risk assessment is deemed unnecessary for the site and unrequired by the Council for the planning application.



Site Shown on EA Flood Risk Map

Portsmouth City Council Strategic Flood Risk Assessment

The PUSH SFRA 2016 Update has delivered revised reporting, mapping and guidance notes to replace the document “Partnership for Urban South Hampshire Strategic Flood Risk Assessment Final Report, December 2007”. The update was undertaken on behalf of PUSH by the Eastern Solent Coastal Partnership and delivered in June 2016.

This report models the potential future flood risk zones in 2025, 2055, 2085 & 2115 in the south Hampshire area. The site does not appear to be affected until 2115 so would assume that it will potentially be at risk between 2085 and 2115.



2025

2055



2085

2115

Mitigation

As can be seen in the 2115 map the only areas of the site potentially affected is in the eastern part of the site. Most of this part of this site is not proposed for habitable use and is designated for car parking.

It is apparent that the proposed units 1 & 2 are potentially at risk of flooding in the year 2115.



Site Plan with 2115 flood risk shown

Considering that the proposed site is likely to have a life expectancy of 60-100 years it is evident that some measures are necessary to protect against potential flooding in units 1 and 2 before the site is redeveloped in the future.

It is assumed that the potential flood risk is considered at the existing site levels of approximately +4.5m above sea level. The floor level for units 1 & 2 is currently proposed at +4.8m above sea level already 300mm above the risk level.

In addition to considering this elevated floor level the protection for units 1 & 2 can be enhanced further with some simple design features such as elevated sockets to the units potentially at risk and the addition of non-return valves to the plumbing system for the both units.

This should ensure that the lifespan of the buildings and safety of individuals working within the buildings will be ensured for the next 100 years.