



Flood Risk Assessment

Extend Existing Crossover

APP/24/00188

50A Langstone Road, Havant, PO9 1RF

Mrs C. Gee

May 2024

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1.0 Generally

- 1.1 This Flood Risk Assessment (FRA) forms part of a Householder Planning Application to Havant Borough Council for the extension of an existing crossover.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

20094 -	120	Location and Block Plan
	122A	Existing Crossover
	123C	Proposed Crossover
	421	Proposed Crossover Dimensions

2.0 Proposed Development

- 2.1 The proposal is to extend an existing crossover by 3.7m, to a maximum width of 10m.
- 2.2 The application site is approximately 3.3m AOD.
- 2.3 For a Householder application where there is no new floor area to be created the following low level protection measures are usually considered appropriate and sufficient.
- All drain and service access covers at ground level to have locking covers and frames.
 - Ensure design and layout of development minimises the risk to people and damage to property in the event of flooding
 - Sign up to relevant flood warnings (Environment Agency, Floodline etc).
 - Complete the 'Personal Flood Plan' as issued by the Environment Agency for in house management in case of inundation.
 - Install remote location outdoor water and flood alarm to allow occupants for warning of flood depths.
- 2.4 Exception and Sequential tests are not considered appropriate for Householder applications and are not included in this report.

3.0 Existing Site and Current Flood Conditions

- 3.1 The application site is immediately to the north-west of the Hayling Bridge, within an area administered by Havant Borough Council. A location map has been provided as part of this application.
- 3.2 The existing site access is well established. The existing crossover is currently at a fairly sharp angle to the entrance gates which can make vehicle manoeuvring difficult. The applicant owns up to the public footpath. The footpath and road are owned by Hampshire Highways, who have been notified of the application.



- 3.3 The site is generally flat and level. The closest Ordnance Survey (OS) datum level for 50A Langstone Road is 3.3m AOD.
- 3.4 The area of hardstanding under the ownership of the applicant is formed of permeable block paving. The hardstanding already extends past the current crossover and no alteration to this is proposed.



- 3.5 There are existing surface water drainage grills interspersed along Langstone Road, including one immediately adjacent to the existing crossover. These are under the ownership of Hampshire Highways and no alterations are proposed. The existing curb stones are made of concrete.



- 3.6 The site is within Flood Zone 3(b) for flooding from rivers and seas. Tidally affected sites within FZ3A are susceptible to more than a more than 3.3% chance of flooding annually.

4.0 Site Specific Flood Risk and Conclusion

- 4.1 The proposed dropped curb directly replaces existing concrete curbstones and will not therefore increase surface water runoff. Permeable materials for dropped curbs are only indicated where an existing grass verge will be removed, which is not the case here.
- 4.2 Extending the crossover will improve access to and from the site, thereby facilitating trafficability during flood events. Emergency access to the site will also be improved.
- 4.3 In conclusion, the proposals will not increase risk during a flood event and will benefit the safety of the occupants by allowing easier emergency evacuation should the need arise.