

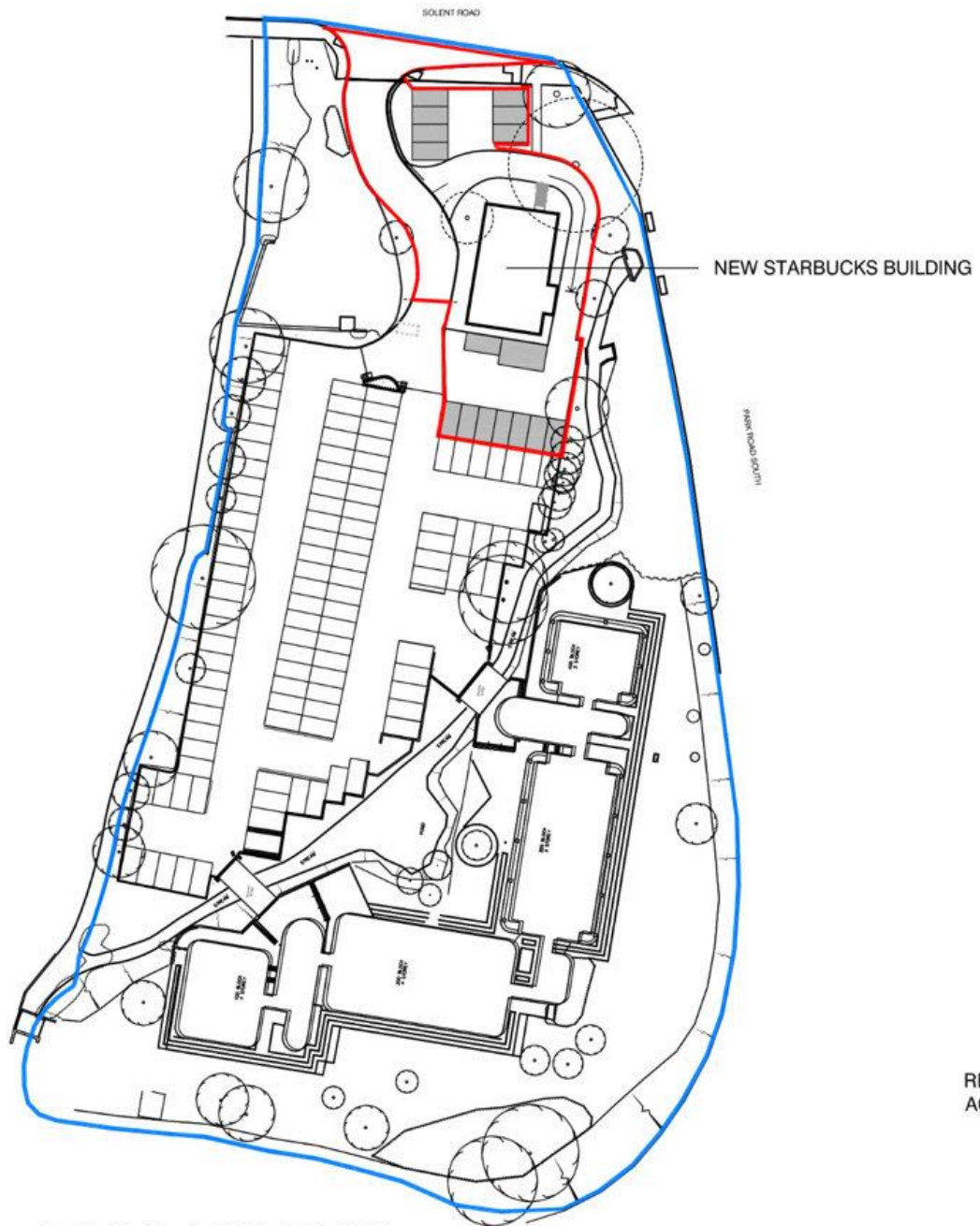
FLOOD RISK ASSESSMENT

PROPOSED NEW STARBUCKS LANGSTONE GATE HAVANT PO9 1TR

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The proposed site is located within the Havant Town Centre, immediately to the east of the Tesco Supermarket at Langstone Gate.



RE
AC

LOCATION PLAN
1:1250 @ A3

0m 10m 25m 100m

The proposal is to construct a single storey stand-alone coffee unit at Langstone Gate with take away and sit-in facilities on a largely unused part of the existing car park at its northern end.

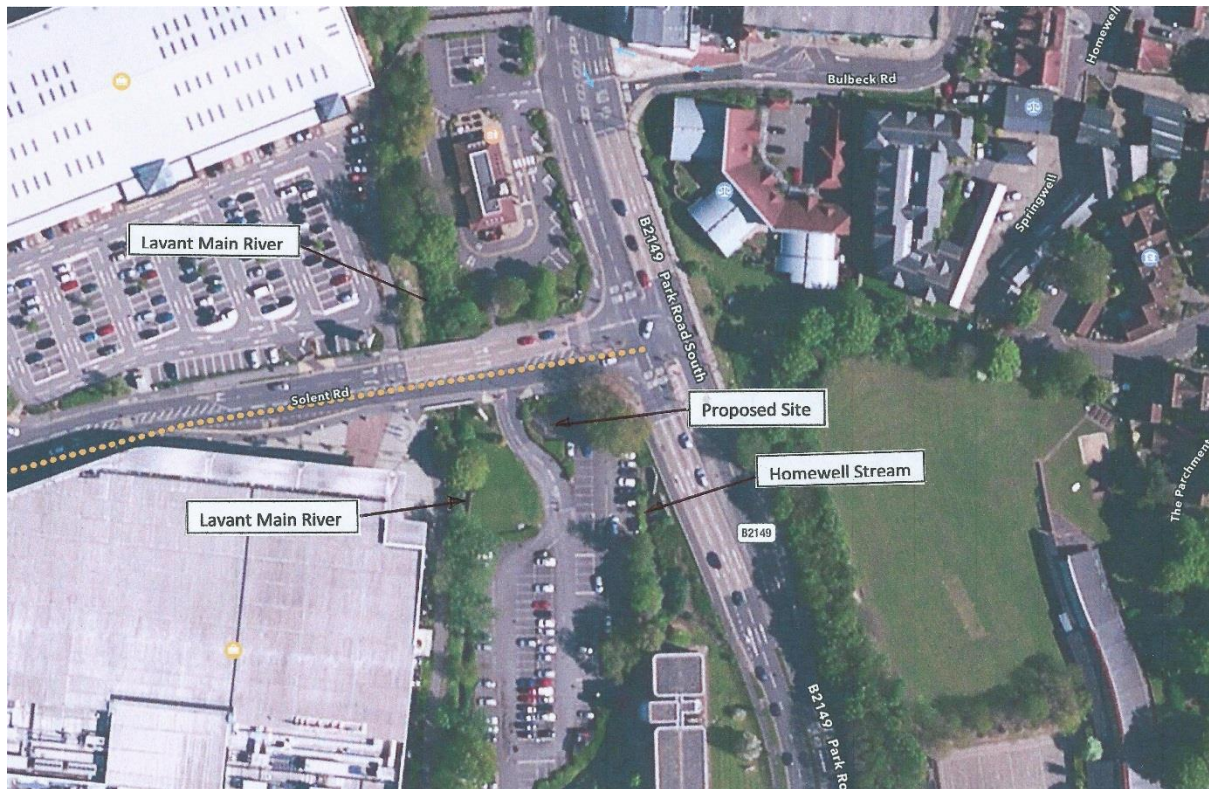


The northern end of the car park where it is proposed to construct the new coffee unit.

The proposed site has existing watercourses on both its western and eastern boundaries.

The Lavant Main River flows southwards beneath Solent Road and then continues along the western boundary of the site. The Homewell stream flows southwards along the eastern boundary, fed via a culvert crossing beneath Park Road South from the Homewell stream on the eastern side of the road, which is formed from the Homewell natural spring nearby.

This stream then continues to flow southwards to the old mill site that used to exist between Langstone Gate and Tesco.



Existing watercourses adjacent to the site

There is no known history of fluvial flooding in the car park and both watercourses are located too far upstream from the sea for there to be any tidal influence at times of high Spring tides and storm surges or any resulting coastal flooding.

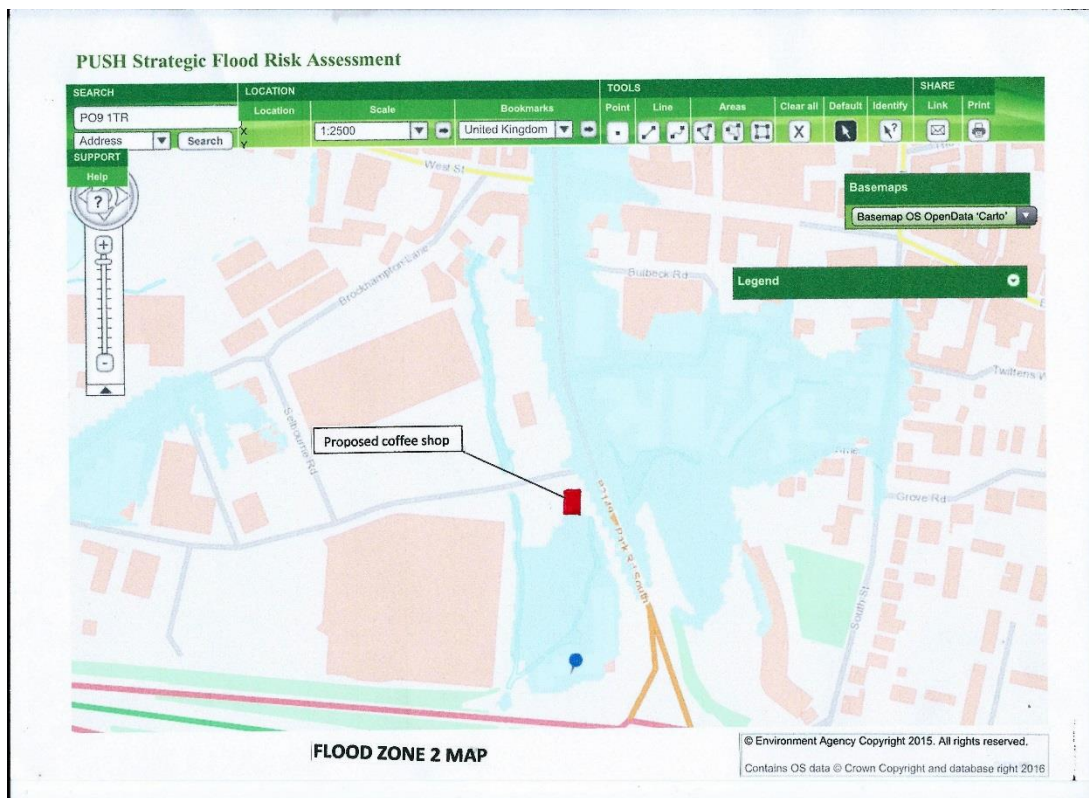
In order to examine the present day flood risk at the site, Environment Agency flood risk maps have been consulted together with the Strategic Flood Risk Assessment (SFRA) produced and published by the Partnership for Urban South Hampshire (PUSH).

Both SFRA maps shown on the following page indicate that part of the existing car park is located in Flood zones 2 and 3.

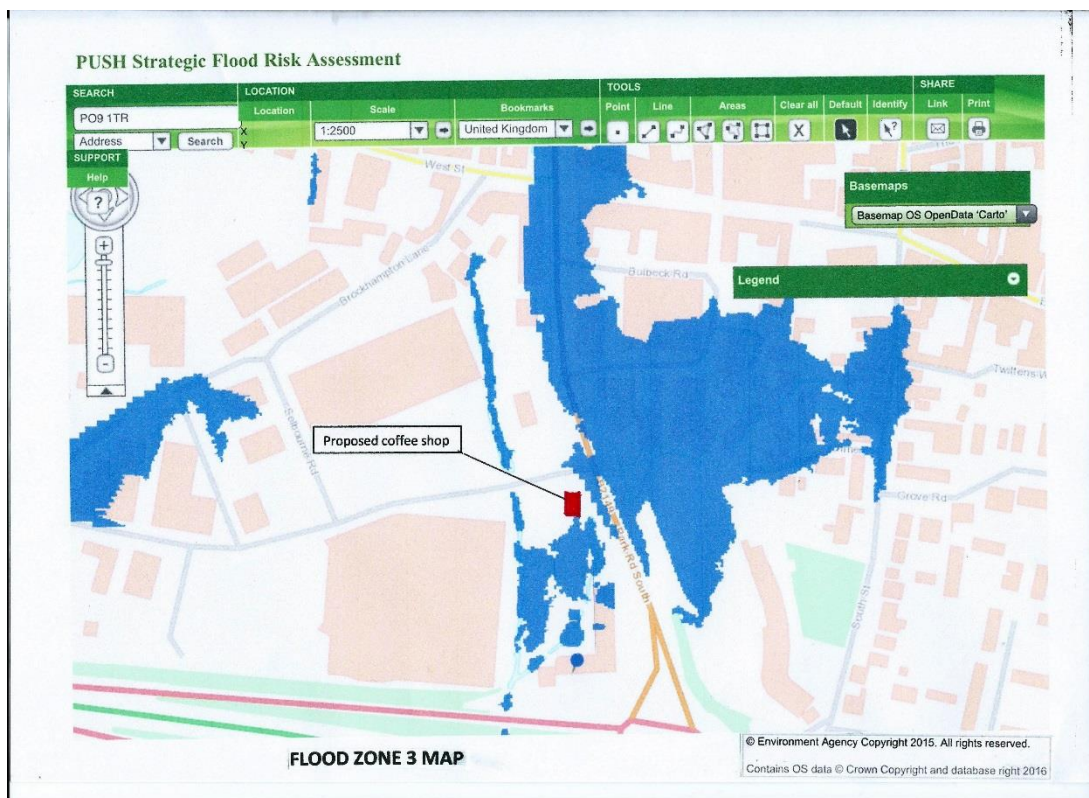
However, the SFRA clearly indicates that although much of the car park lies in Flood zones 2 and 3, the northern part of the proposed site where the coffee house is to be constructed lies on the edge of Flood zones 2 and 3 but mainly in flood zone 1.

When considering the Flood Risk Vulnerability of this particular site the classification for the proposed type of commercial usage is deemed to be “less vulnerable”.

Should planning approval be given to the construction of this building it will not increase the flood risk elsewhere.



PUSH SFRA Flood Zone 2 Map



PUSH SFRA Flood Zone 3 Map

Since the part of the proposed site is shown as being in Flood Zones 2 and 3 it is advisable that the ground floor slab level be constructed above existing ground levels.

It is also recommended that when designing the slab level some allowance is included for future climate change and the likelihood of more regular flooding events and severe weather that may occur in the future.

It is recommended that flood resistance and resilience measures be incorporated in the design of the proposed building to assist with the management of flood risk.

The implication of introducing flood resilience measures is that they will minimise flood impact, although total prevention of water ingress is very difficult to achieve.

Should any flooding occur on this site it is likely to be of a shallow depth.

Detailed thought should be given to the flood resistance characteristic of building materials with the emphasis on considering the water penetration, drying ability and retention of pre flood dimensions and integrity of materials.

Foundation design and floor design should be carefully thought out to minimise groundwater penetration into the wall cavity and thereafter into the building and also through the ground floor slab.

Consideration should be given to the selection of insulation, external renders and internal linings. Other important issues to be considered are the selection of doors and air vents since they can all provide potential flow paths into properties.

The design of the kitchen is important as ovens, fridges, freezers and other electrical appliances can be installed on raised plinths.

Finally, with regards to utilities, water, electricity and gas meters should be sited above predicted flood levels.

A carefully thought out design considering all the above flood resistance and resilience measures can pay large dividends in the future should flooding ever occur.

Prior to the opening of the building it is recommended that discussions take place with the Environment Agency to advise in the preparation of a Flood Evacuation Plan which should be drawn up and posted in the building so as to be clearly visible to all customers of the coffee shop with clear advice, should an extreme flood event ever occur in the future.

Summary

This FRA concludes, following discussions with Havant Borough Council officers, that the proposed site has no known previous history of flooding.

The flood risk vulnerability classification associated with this proposed commercial development on the site is deemed to be “less vulnerable” based on the intended use of the building, and its construction will not result in any increased flood risk in the area.

If slab levels are designed in accordance with the recommendations in this FRA and resistance and resilience measured are carefully considered then it is anticipated that Flood Risk consent will be given for this application.