



14-006-03A

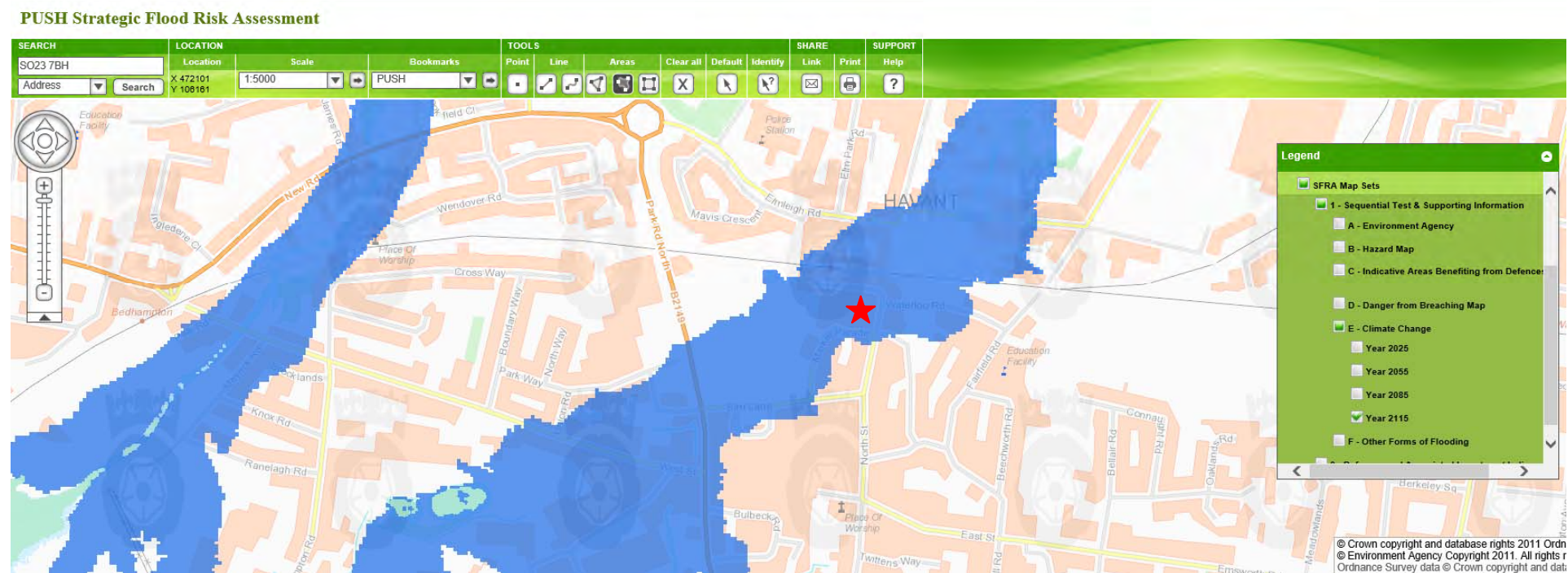
Part 5

Appendices E & F

APPENDIX E

Extracts of PUSH SFRA

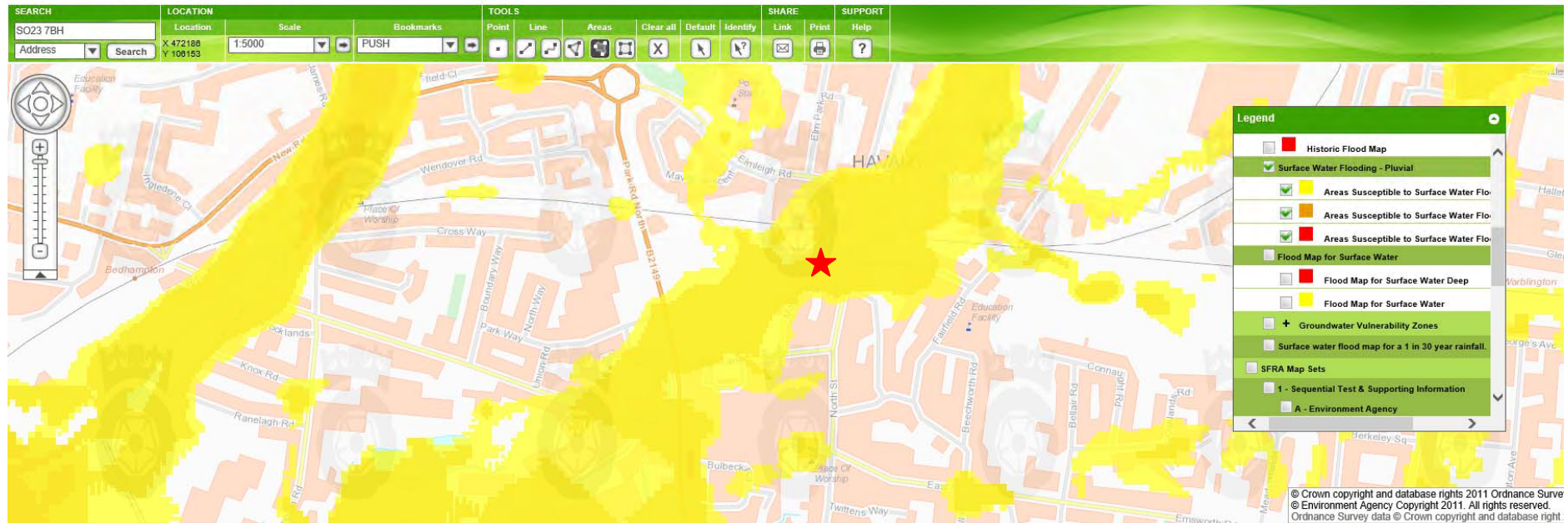
PUSH Strategy Flood Risk Assessment – Flood Map for the Extent of Flood Zone 3 in the Year 2115



14-006 – Market Parade, Havant, Hampshire

PUSH Strategy Flood Risk Assessment – Surface Water Flood Extent Map (Sourced from EA)

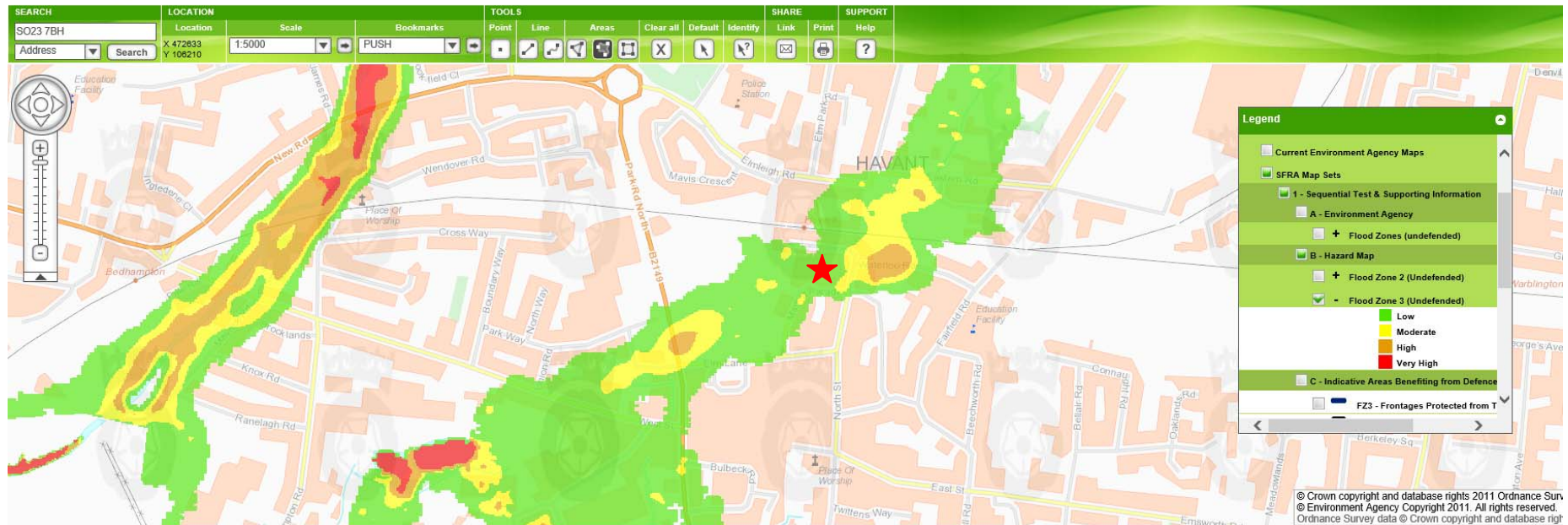
PUSH Strategic Flood Risk Assessment



14-006 – Market Parade, Havant, Hampshire

PUSH Strategy Flood Risk Assessment – Undefended Flood Map

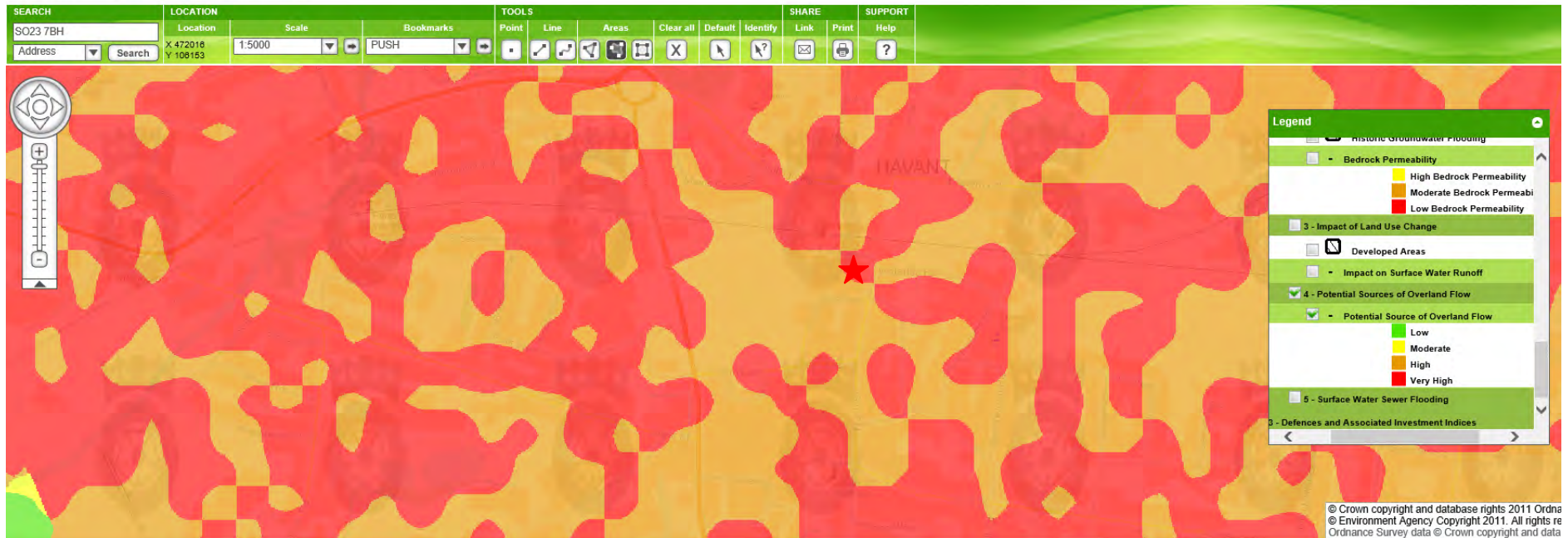
PUSH Strategic Flood Risk Assessment



14-006 – Market Parade, Havant, Hampshire

PUSH Strategy Flood Risk Assessment – Potential Sources of Overland Flow Flood Map

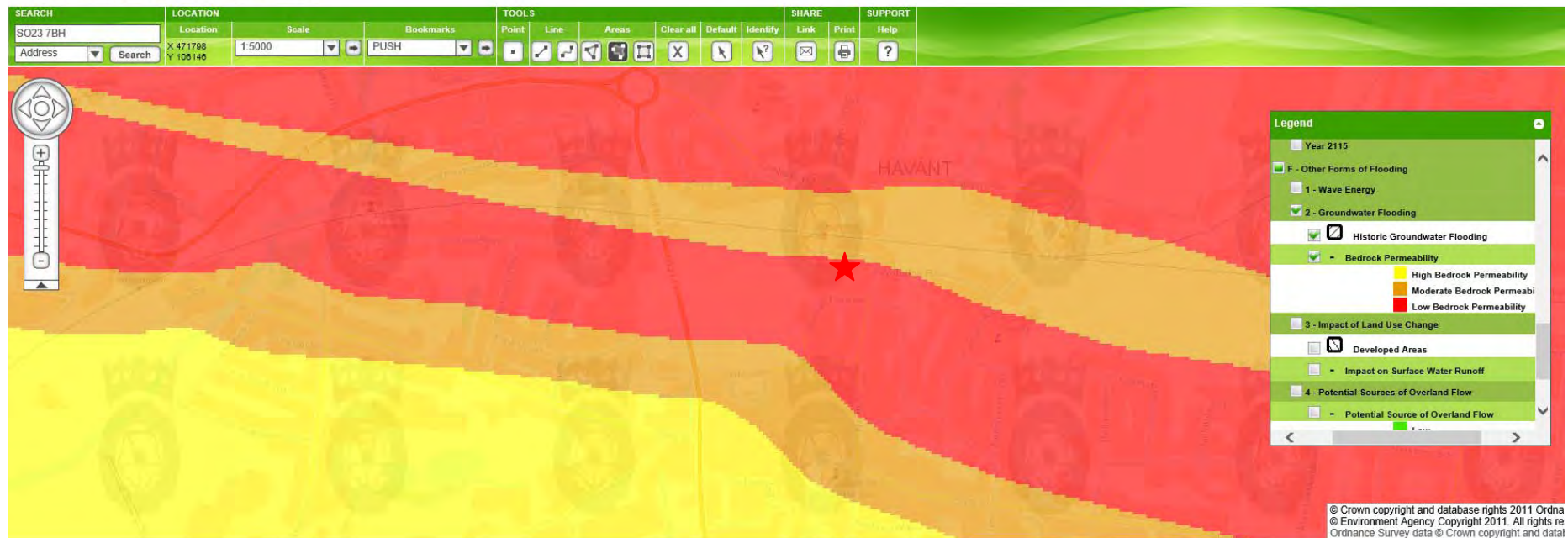
PUSH Strategic Flood Risk Assessment



14-006 – Market Parade, Havant, Hampshire

PUSH Strategy Flood Risk Assessment – Groundwater Flooding Map

PUSH Strategic Flood Risk Assessment



APPENDIX F

Extracts of Havant Borough Council SFRA Addendum

Addendum to Section 6 of the Havant Borough Council Strategic Flood Risk Assessment Supplement (SD09/F/04) October 2013



The Sequential and Exception Test for Market Parade (mixed/residential use development (more vulnerable use)) has been carried out below:

Sequential and Exception Test - H10/BD30 Market Parade

Flood Risk:

Much of the site is located in future Fluvial Flood Zone 3. As the allocated use incorporates residential it is classed as 'More Vulnerable'.

Site Characteristics:

- 1.64 hectares in size
- Currently provides retail use at the ground floor with housing above
- A regeneration opportunity which will provide a mixed use development including retail at the ground floor, office space and housing.

Overview:

The main risk of flooding to this site is fluvial due to the culverted watercourse which runs through Havant Town Centre. However, this is entirely sealed and as such, flooding has not been an issue in Market Parade. As the area is entirely developed, Market Parade does not serve as functional floodplain.

Sequential Test Conclusion:

The site provides an opportunity to realise the regeneration of Market Parade, in accordance with Policy CS6 (1a) of the Local Plan (Core Strategy). The development of the site will help improve the economy through regeneration and job creation and provide much needed housing for Havant. There will also be opportunities to enhance the character and appearance of the conservation area. Based on this the proposed allocation passes the Sequential Test.

Exception Test:

Options for addressing Flood Risk:

The need to regenerate this part of Havant Town Centre is recognised in Core Strategy Policy CS6. Market Parade is currently developed, with a large amount of concrete paving covering both pedestrian and parking areas. The redevelopment of Market Parade would reduce the extent of this hard surfacing and incorporate materials which would help reduce post development runoff.

With appropriate design, flood resistance and resilience methods planned into the development, the Exception Test can be met. This would include locating non-residential uses at ground floor, sleeping accommodation at first floor level and flood resilient construction. With such methods incorporated and identified in any detailed Flood Risk Assessment (which would have to accompany a planning application) an appropriate deliverable and safe development can be achieved on this site.

Overall Conclusion:

The regeneration benefits of development proposed on this site are such that it should be considered appropriate for mixed use development when balanced with the wider objectives of the NPPF and the Local Plan. For the reasons outlined above, and given that the site is already heavily developed and does not serve as functional floodplain, it is concluded that the sequential and exception tests have been met.