



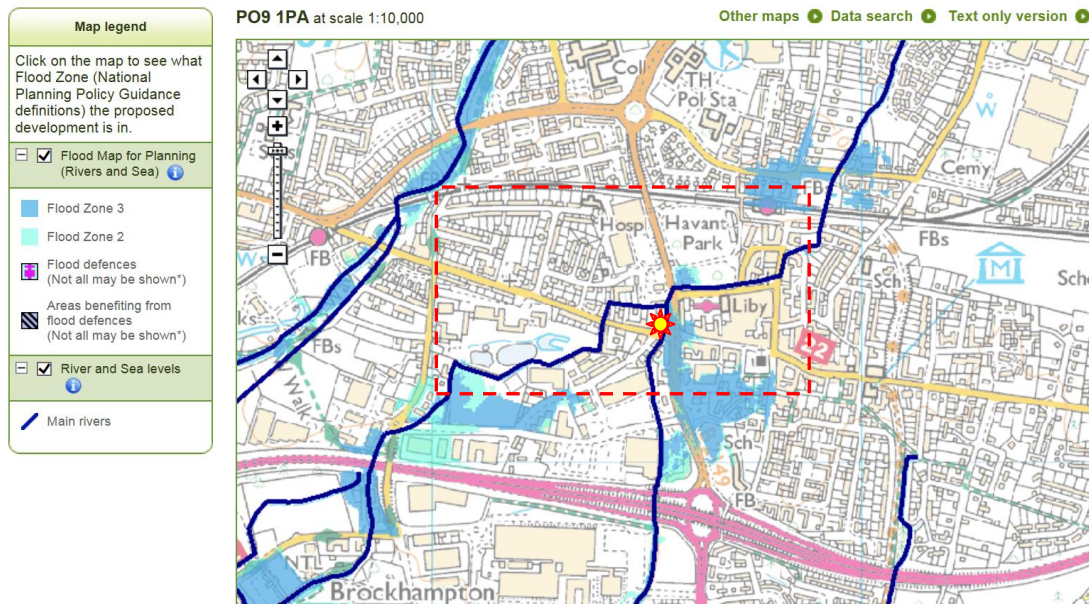
57 Sea View Road * Portsmouth * Hants * PO6 1EW
Tel: 023 9237 50 50

FLOOD RISK ASSESSMENT

NO. 64 WEST STREET, HAVANT, HANTS, PO9 1LN

The application site comprises the northern two thirds of a detached, former office building, located on the north-west corner of the junction of West Street and Park Road South. When last used as a Class B1(a) office premises were occupied by staff during the day. The proposed use of the building to a dentists surgery would also operate during the day. As such, no one would be present in the building overnight.

The footprint of the application building falls within a defined Flood Zone 1 area. However, immediately adjacent to the site to the east is the culverted Lavant Stream which is defined as a Flood Zone 3 area. As such it has been necessary to provide a Flood Risk Assessment in compliance with paragraph 103 of the National Planning Policy Framework.



Above: Application Site Indicated on Environment Agency's Interactive Flood Risk Map – Enlarged Image Over Page



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Above: Enlarged Image of Application Site Indicated on Environment Agency's Interactive Flood Risk Map

Officers will note that a Flood Risk Assessment (FRA) was submitted with application APP/14/00849 which estimated that the finished ground floor level of the building was 8.104 AOD. This followed a FRA carried out in 2008 where, according to Flood Mapping available at the time, that the predicted flood water level for a 1/100 year event, when allowing for climate change, is 7.803 AOD. As such, the existing ground floor finished floor level is higher than the predicted flood event level by 311mm. It is considered that the 311mm free board available would provide sufficient protection during the predicted 1/100 year flood event.

It is also of note that the occurrence of a 1/1000 year flood event would be expected to give rise to a flood level of 7.826m AOD. This would still be lower than the existing buildings finished ground floor level of 8.104 AOD. The earlier FRA took levels directly along the outside of the property. These varied between 7.829m and 7.691m AOD. Therefore, a maximum depth of flood water outside the entrance to the site would be approximately 0.108mm. In the instance of 1/1000 year flood event the occupiers of the building would be able to safely escape the flood waters by exiting the building and travelling west along West Street to higher ground.

Given that neither the Environment Agency or the LPA objected to the earlier application (which was determined in October 2014) for the use of the building as dwellings it is considered that the proposed use of the building (for Class D1 purposes) would be less 'sensitive' and would not result in an increased risk to the buildings future occupiers.