

Orchard Homes
Orchard House
51-67 Commercial Road
Southampton
SO15 1GG



Revision 'C'

Flood Risk Assessment

Site south of Ranelagh Road, Havant

Report Ref: **S1491**
Dated: **July 2012**



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Flood Risk Assessment for Site South of Ranelagh Road, Havant



This Flood Risk Assessment Report has been prepared in accordance with "Planning Policy Statement 25: Development and Flood Risk" (PPS25) published by Communities and Local Government in December 2006 (revised in March 2010) and in accordance with "Planning Policy Statement 25: Development and Flood Risk, Practice Guide" published by Communities and Local Government in June 2008 and updated in December 2009.

This report is a:-

Level 3 (Detailed Assessment) FRA

Document title	Flood Risk Assessment for Site South of Ranelagh Road, Havant	
Status	Revision C Final	
Date	18/07/2012	
Project name	Site South of Ranelagh Road	
Project number	S1491	
Client	Orchard Homes	
Drafted by	Ally Martin	
Checked by	R Allitt	
Date/initials check	18/07/2012	RCA
Approved by	R Allitt	
Date/initials approval	18/07/2012	RCA

This document has been prepared solely as a Flood Risk Assessment Report for Orchard Homes in support of a Planning Application for the Site South of Ranelagh Road, Havant.

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1 Development description and location

1a What type of development is proposed and where will it be located?

The proposed development site is outlined in red in the location plan to the right.

The site is situated to the northeast of Marples Way and to the south of Ranelagh Road and Meyrick Road. Hermitage Stream is to the west of the site.

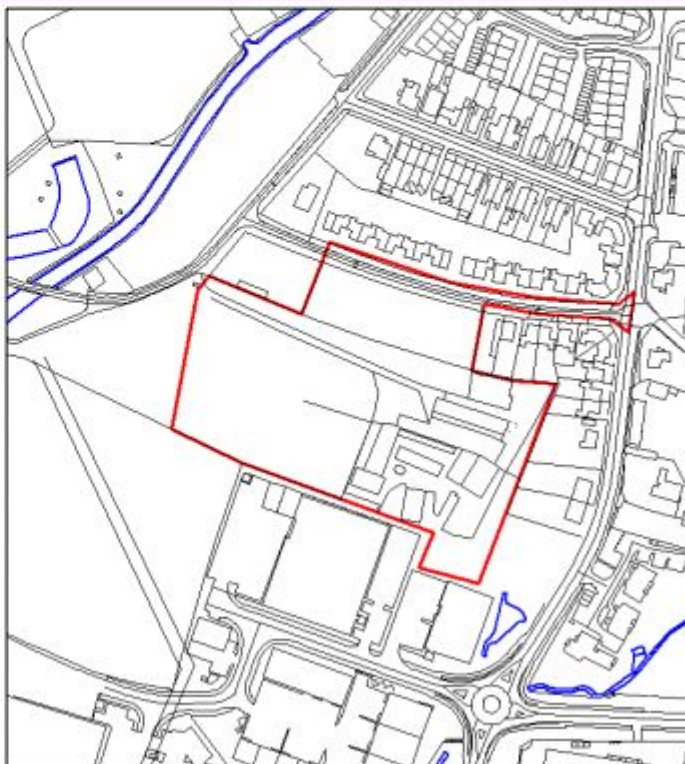
The proposed development is residential throughout.

1b What is its vulnerability classification?

The proposed residential development is classed, according to Table D.2 of PPS25, as "More Vulnerable".

1c Is the proposed development consistent with the Local Development Documents (LDD)?

Yes; the site is shown in the draft 'Allocations Plan Development Plan Document' which is part of the Local Development Framework. The northern part of the site, directly south of Ranelagh Road, under the saved policies, is allocated in the Havant Borough District Wide Local Plan; however the rest of the site is not yet allocated. The site will be formally allocated upon adoption of the 'Allocations Plan Development Plan Document' which is not likely until 2013 at the earliest. The Planning Consultant employed by the applicant has prepared a "Planning Statement" which explains better the planning aspects of this site; reference should be made to this "Planning Statement" for more information.



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1d Provide evidence that the Sequential Test and where necessary the Exception Test has been applied in the selection of this site for this development type.

The Exception Test does not apply to this site as it is within Flood Zone 1. Havant Borough Council in identifying this site for housing has fulfilled the Sequential Test.

1e Will your proposal increase overall the number of occupants and/or users of the building/land; or the nature or times of occupation or use, such that it may affect the degree of flood risk to these people?

The development will increase the population of the site. The proposed development will comprise 81 houses and flats with approximately 53 3-bedroom houses, 6 2-bedroom houses, 12 2-bedroom flats and 10 1-bedroom flats. The anticipated population will therefore be in the region of between 150 and 300 depending upon occupancy rates. There will be no increase in the risk of flooding as the development is entirely within flood zone 1.

2 Definition of the flood hazard

2a What sources of flooding could affect the site?

Potential Source	Yes / No
Fluvial Flooding	No
Flooding from the Sea	No
Flooding due to tidelocking	No
Groundwater Flooding	No
Overland Flow Flooding	No
Flooding from artificial drainage systems	No
Flooding due to Infrastructure failure	No
Flooding from another source	No

2b For each identified source, describe how flooding would occur, with reference to any historic records wherever these are available.

The location of the development site is in a relatively low lying area in Havant near to the Hermitage Stream. There is no fluvial flood risk at this site as the site lies outside even the 1 in 1000 year flood outline, as shown overleaf. The Hermitage Stream also acts to limit groundwater levels because any rise in groundwater levels simply increases the groundwater flows into the Hermitage Stream.

Major sewers run along the western edge of the site. Investigations into the failure of this infrastructure have been undertaken, and it has been found that there is no risk to the development site, as any flow from this infrastructure failure would be towards to the Hermitage Stream to the west of the site.

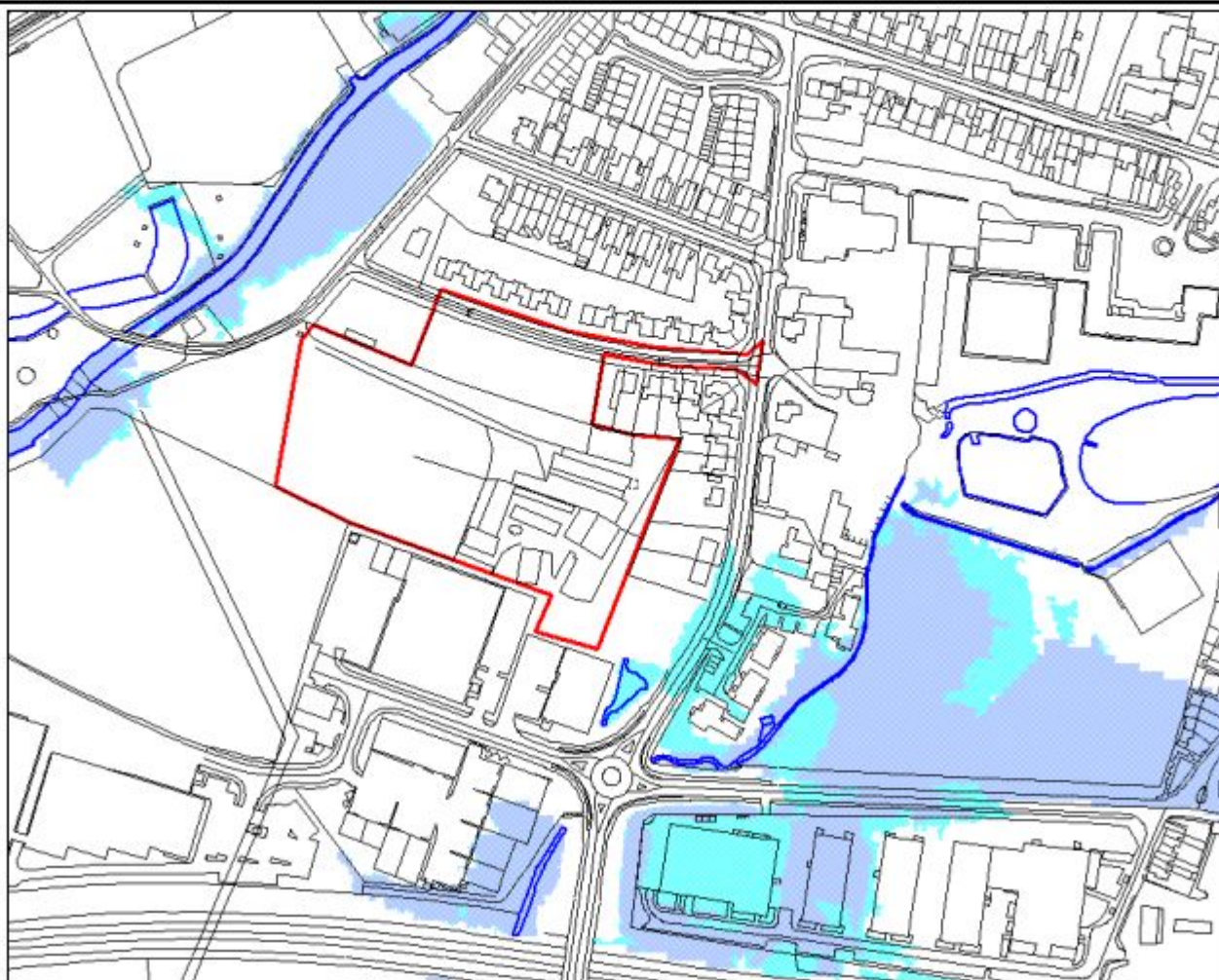
2c What are the existing surface water drainage arrangements for the site?

The existing site has no known formal drainage arrangements. The small number of buildings currently on the site either drain to soakaways or have no formal drainage.

3 Probability

3a Which flood zone is the site within?

Environment Agency maps, as shown below, show that the site is located entirely within Flood Zone 1.



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3b If there is a Strategic Flood Risk Assessment (SFRA) covering this site, what does it show?

A Strategic Flood Risk Assessment for the South Hampshire area has been prepared by Atkins and was published in autumn 2007. This showed different data to the Environment Agency maps, but the Environment Agency confirmed that their data set was the most up to date, as shown in Annex 'C'.

3c What is the probability of the site flooding, taking account of the contents of the SFRA and of any further site specific assessment?

The plan above shows the proposed site boundary (outlined in red) and the Environment Agency's flood extents for a 1 in 100 year including climate change (highlighted in blue) and 1 in 1,000 year fluvial flood event (highlighted in green).

The site does not flood even for the 1 in 1,000 year flood condition. The plan above clearly shows the site is not liable to flooding.

With the SFRA being superseded by the Environment Agency data, it is appropriate to consider the latest data from the EA (as in Annex C) instead of the SFRA results. Also see the e-mail confirmation from the EA also in Annex C.

3d What are the existing rates and volumes of run-off generated by the site?

There is only natural Greenfield site runoff from this site.

4 Climate change

4a How is flood risk at the site likely to be affected by climate change?

The analysis undertaken above includes for climate change.

5 Detailed development proposals

5a Where appropriate, are you able to demonstrate how land-uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding, including providing details of the development layout?

The detailed development site plan is shown in Annex A.

The development comprises of a total of 59 two and three bedroom houses and 22 one and two bedroom flats. As there is no flood risk on the development site, the properties are distributed evenly across the site.

There are Southern Water sewers which skirt the western edge of the site, running from north to south, as shown in Annex B. There is an area on the extreme western edge of the site where no buildings can be constructed (the sewer easement), shown with hatching in the plan in Annex A. This has been considered in the layout of the development by using this area for back gardens and parking areas.

6 Flood risk management measures

6a How will the site be protected from flooding, including the potential impacts of climate change, over the development's lifetime?

No flood risk management measures are proposed as none are required.

7 Off site impacts

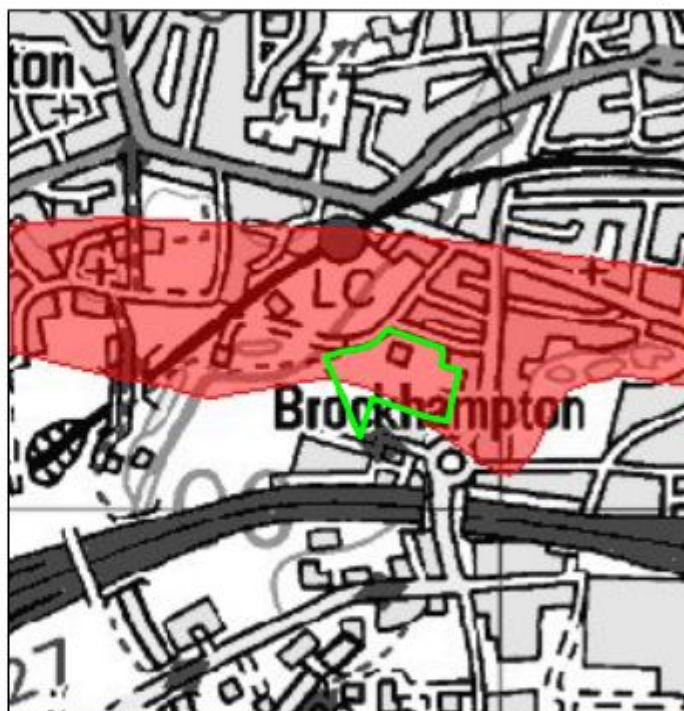
7a How will you ensure that your proposed development and the measures to protect the site from flooding will not increase flood risk elsewhere?

There will be no change to the flood risk elsewhere in the Havant area.

7b How will you prevent run-off from the completed development causing an impact elsewhere?

There is a drainage report being prepared to accompany the planning application. It will set out the SuDS techniques available. The site lies predominantly within an aquifer protection zone (see map below) which may limit the opportunities to use soakaways, porous pavings and soakage trenches.

The measures to be employed are therefore more likely to be balancing ponds and swales with a final discharge to the Hermitage Stream, but these will be discussed in more detail in the drainage report. The EA have been consulted with regards to groundwater protection, water quality, flood risk and water efficiency.



8 Residual risks

8a *What flood-related risks will remain after you have implemented the measures to protect the site from flooding?*

There are no residual risks to the site.

8b *How, and by whom, will these risks be managed over the lifetime of the development?*

Because there are no residual risks there will be no need to manage them.

Annex 'A' – Detailed Site Development Plan

The following page shows the detailed site development plan.

Ranelagh road

House type A- 6 no.
(2-bed semi-detached 2 storey house)

House type B- 32 no.
(3-bed semi-detached 2-storey house;
wide and narrow plan versions)

House type C- 11 no.
(3-bed detached 2 storey house; wide and narrow plan
versions). 5 of which have single garages.

House type D- 10 no.
(3-bed 3 storey semi-detached house)

12 x 2-bed flats
10 x 1-bed flats

Total houses = 59 no.
Total flats = 22 no.
Total dwellings = 81 no.

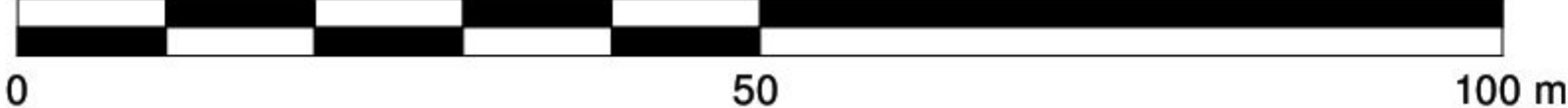
Site area 2.096 hectares;
Density 39 dph;

Affordable 30% = 24 dwellings comprising:
8 x 1-bed flats;
8 x 2-bed flats;
7 x 3-bed houses; (Plots 24,25,32,33,34,35,55)
1 x 2-bed house; (Plot 56)

Car parking- generally 2 spaces each in-curtilage for
houses; 2 spaces in shared courts (allocated) for eight
houses. Flats parking (unallocated) at ratio 1.3 spaces for 2-
bed flats and 0.9 spaces for 1-bed flats. All spaces
identified on plan.



Proposed site plan
1 : 500



Key:
Width of Acoustic fence panel in metres

A. Area schedule select garages shown to C. units	Dec11	H. Affordable units shown	May 12
B. Adopted spaces shown to west of site	Dec11	J. Schedule revised	May 12
C. Layout revised to suit planning discussions	Jan 12	K. Position of roads adjusted	Jun 12
D. Layout revised to suit planning discussions	Feb 12	L. Scheme revised according to the acoustic report	Jun 12
E. Schedule revised	Apr 12	M. Houses along south boundary revised	Jun 12
F. Plots introduced at the north west corner	May 12	N. Position of trees along south boundary shown	Jun 12
G. Minor revisions	May 12	P. Plots for the acoustic fence shown	Jul 12
		Q. Pathway, bin stores, blue store to flats R revised	Jul 12

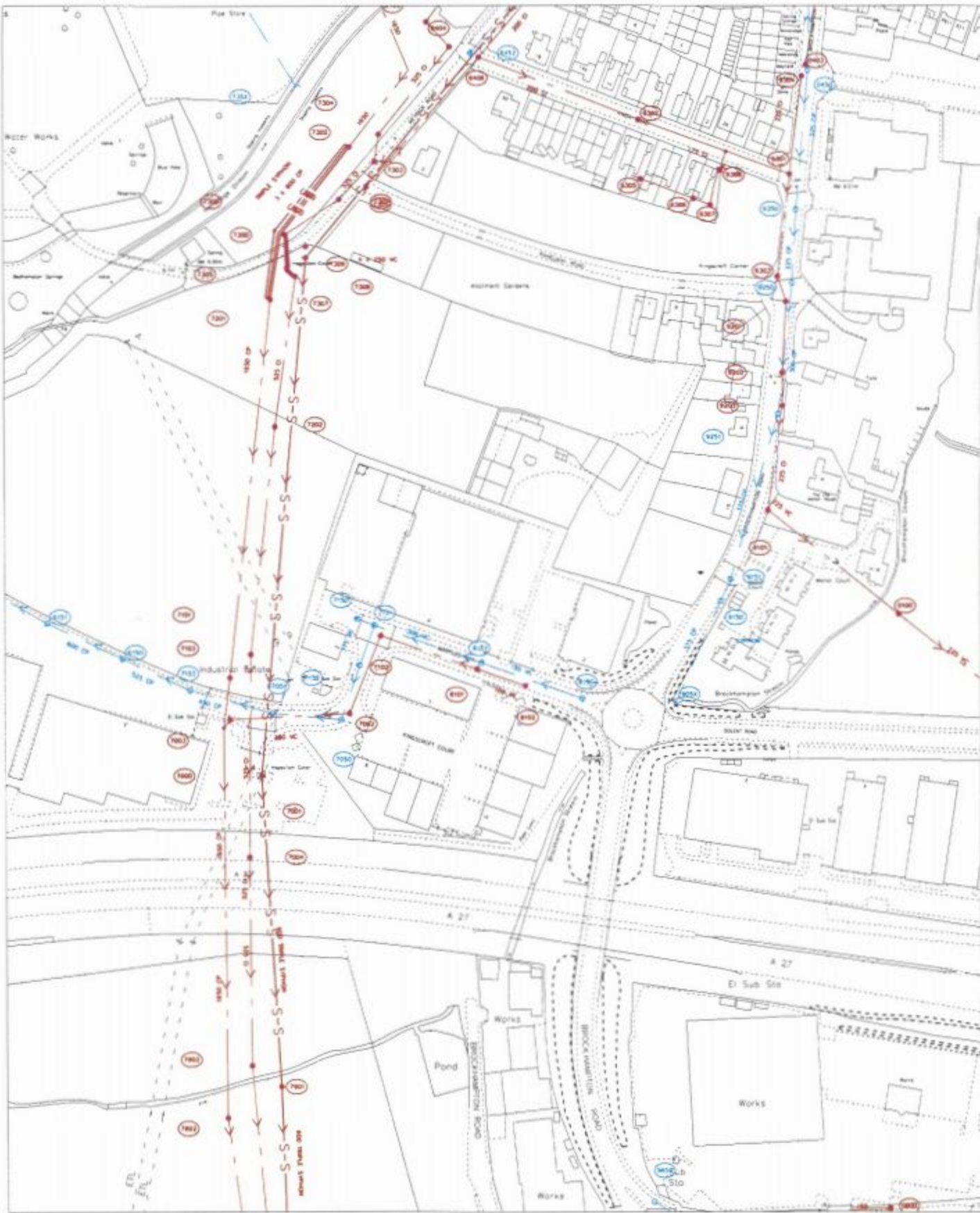
sherlockboswellarchitecture

410 The Grange Romsey Road Michelmersh Romsey SO51 0AE T: 01794 368884 E: mail@sherlockboswell.com

project:	Land to the South of Ranelagh Road Havant Hampshire	date:	Feb 2012
client:	Orchard Homes & Developments Ltd	scale:	1 : 500 of A1
drawing:	Site Plan as Proposed	job no.	1015
		dwg no.	103
		rev	Q

Annex 'B' – Southern Water Assets

The following pages show an extract from the Southern Water Sewer Records.



105854

470617

SU7106SW

Date: 09/05/2008

Based upon Ordinance
Licence No. WU 29

SEWER RECORDS

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node
0100X	4.92	3.98	225	VC	CIRC	3800X	6.1	2.7	750	CP	CIRC	8151X
0403X	7.76	4.84	225	VC	CIRC	3801X	5.383	1.939	375	UNK	CIRC	8403X
0450X	7.77	6.47	300	VC	CIRC	3803X	5.913	2.161	375	UNK	CIRC	8404X
0800X	4.51	3.5	150	UNK	CIRC	3950X	4.923	3.729	300	UNK	CIRC	8406X
1000X	5.55	3.48	375	VC	CIRC	3951X		3.613	300	UNK	CIRC	8452X
1003X	5.79	3.24	225	VC	CIRC	3952X	6	4.762	450	UNK	CIRC	910
1004X	5.05	3.6	225	VC	CIRC	4000X	6.14	4.02	225	VC	CIRC	9202X
1005X			UNK	UNK	CIRC	4001X	6.41	3.79	225	VC	CIRC	9203X
1050X	5.36	4.6	300	CP	CIRC	4050X	6.82	4.96	225	VC	CIRC	9250X
1400X	8.02	6.5	225	VC	CIRC	4051X	6.84	4.96	225	VC	CIRC	9251X
1401X	8.34	7.28	150	VC	CIRC	4052X	7.04	5.04	225	VC	CIRC	9301X
1400X	8.34	6.74	225	VC	CIRC	4100X	6.54	5.4	150	VC	CIRC	9302X
1450X	8.4	7.9	225	VC	CIRC	4102X	6.8	5.13	150	VC	CIRC	9303X
1453X	8.22	7.7	225	VC	CIRC	4201X	7.09	4.95	225	VC	CIRC	9304X
1454X	8.19	7.63	150	VC	CIRC	4202X	6.56	4.7	150	VC	CIRC	9305X
1802X	5.3	1.7	600	CP	CIRC	4300X	7.29	5.64	225	VC	CIRC	9306X
1803X	4.96	2.1	600	CP	CIRC	4301X	7.62	5.54	225	VC	CIRC	9307X
1804X	5.39	1.79	600	CP	CIRC	4350X	7.4	6.36	600	BRC	ARCH	9308X
1900X	5.35	2.31	600	CP	CIRC	4351X	7.57	6.5	600	BRC	ARCH	9350X
1901X	5.89	2.64	600	CP	CIRC	4351X	7.57	6.5	600	BRC	ARCH	
2000X	4.96	3.31	225	VC	CIRC	4352X	7.66	6.58	UNK	UNK	CIRC	
2000Y	4.96	3.45	225	VC	CIRC	4352X	7.66	6.58	600	BRC	ARCH	
2001X	5.59	3.65	225	VC	CIRC	4353X	7.26	6.66	225	VC	CIRC	
2000X			UNK	UNK	CIRC	4354X	7.33	6.74	225	VC	CIRC	
2010X			UNK	UNK	CIRC	4355X	7.47	6.95	150	CI	CIRC	
2020X			375	VC	CIRC	4401X	8.44	6.54	200	VC	CIRC	
2020X			UNK	UNK	CIRC	4450X	8.56	7.11	225	CP	CIRC	
2020X			UNK	UNK	CIRC	4800X	5.84		750	CP	CIRC	
2050X	5.46	4.74	300	CP	CIRC	5150X	7.98	6.7	225	VC	CIRC	
2051X	5.63		300	CP	CIRC	5151X	8.17	6.52	300	CP	CIRC	
2100X	5.81	3.86	225	VC	CIRC	5201X	7.6	5.2	225	VC	CIRC	
2101X	5.69	3.72	225	VC	CIRC	5301X			UNK	UNK	CIRC	
2150X	5.35	4.77	300	VC	CIRC	5300X			225	VC	CIRC	
2151X	5.55	4.86	300	CP	CIRC	5901X	7.48	3.228	375	UNK	CIRC	
2300X	7.83	6.37	225	VC	CIRC	5902X	7.583	3.124	375	UNK	CIRC	
2351X	7.91	7.35	150	VC	CIRC	6150X	5.45	3.48	600	CP	CIRC	
2352X	7.91	7.31	150	VC	CIRC	6151X	5.29	3.29	600	CP	CIRC	
2401X	8.18	6.56	225	VC	CIRC	7001X	5.8		600	UNK	CIRC	
2800X	5.69	2.19	UNK	UNK	CIRC	7002X	6.05	3.89	300	VC	CIRC	
2956X	6	4.762	450	CO	CIRC	7003X	5.67	3.44	300	VC	CIRC	
3051X	6.52	4.77	300	VC	CIRC	7004X	4.74	2.13	525	CI	CIRC	
3053X	6.4	4.842	450	UNK	CIRC	7000X			1650	CP	CIRC	
3054X	6.4	4.9	450	UNK	CIRC	7050X	6.02	4.55	375	VC	CIRC	
3100X	6.38	4.37	225	VC	CIRC	7051X	5.74	3.95	450	CP	CIRC	
3101X	6.32	4.27	225	VC	CIRC	7101X	6.42	2.42	525	CI	CIRC	
3102X	5.98	3.91	225	VC	CIRC	7102X	6.33	4.16	225	VC	CIRC	
3104X	6.58	5.41	150	VC	CIRC	7103X	5.98	1.01	1650	CP	CIRC	
3105X			150	VC	CIRC	7150X	6.42	4.76	300	VC	CIRC	
3150X	6.01	5.19	300	CP	CIRC	7151X	6.36	4.75	375	VC	CIRC	
3200X	6.47	4.53	225	VC	CIRC	7152X	6.2	4.68	375	VC	CIRC	
3300X	7.34	5.97	225	VC	CIRC	7153X	5.54	3.69	525	CP	CIRC	
3300X	7.34		225	VC	CIRC	7201X	6.33	1.37	1650	CP	CIRC	
3301X			UNK	UNK	UNK	7202X	6.96	2.7	525	CI	CIRC	
3302X			UNK	UNK	UNK	7301X	6.75	5.56	200	CI	CIRC	
3303X			UNK	UNK	UNK	7303X	6.79	3.52	525	CI	CIRC	
3304X			UNK	UNK	UNK	7304X	5.92	3.14	525	CI	CIRC	
330DX			100	UNK	CIRC	7307X	6.65	2.79	525	CI	CIRC	
331DX			100	UNK	CIRC	7308X	6.72		600	UNK	CIRC	
332DX			225	VC	CIRC	7309X	6.67	3.05	525	CI	CIRC	
3350X	7.34	6.54	225	VC	CIRC	7802X	4.09	0.55	1650	CP	CIRC	
3351X	7.4	6.66	150	VC	CIRC	7901X			600	UNK	CIRC	
3352X	7.25	6.39	150	VC	CIRC	7902X	3.63	1.85	525	CI	CIRC	
3353X			150	VC	CIRC	8101X	6.34	4.46	150	VC	CIRC	
3400X	8.11	6.28	200	VC	CIRC	8102X	6.51	4.57	150	VC	CIRC	
3450X	8.36	7.71	225	CP	CIRC	8150X	7.04	5.28	150	VC	CIRC	

LINE STYLES / COLOURS

Brown	---	Field
BAC	---	Bonded Asbestos Cement
BRC	---	Brick (Common)
BRE	---	Brick (Engineering)
CC	---	Concrete Box Culvert
CI	---	Cast Iron
CO	---	Concrete (in situ)
CP	---	Concrete (Pre-Cast)
CSE	---	Concrete Segments (in situ)
CSU	---	Concrete Segments (in situ)
DI	---	Ductile Iron
GRC	---	Glass Reinforced Concrete
GRP	---	Glass Reinforced Plastic
MAC	---	Masonry in regular Courses
MPR	---	Masonry in random Courses
PE	---	Polystyrene
PF	---	Plain Fibre
PP	---	Polystyrene
PVC	---	Polyvinyl Chloride
PPH	---	Reinforced Plastic Manhole
SI	---	Spun Iron
ST	---	Steel
VC	---	Vitrified Clay
XXX	---	Other
ZZZ	---	Unknown

MATERIALS

AK	Asbestos
BAC	Bonded Asbestos Cement
BRC	Brick (Common)
BRE	Brick (Engineering)
CC	Concrete Box Culvert
CI	Cast Iron
CO	Concrete (in situ)
CP	Concrete (Pre-Cast)
CSE	Concrete Segments (in situ)
CSU	Concrete Segments (in situ)
DI	Ductile Iron
GRC	Glass Reinforced Concrete
GRP	Glass Reinforced Plastic
MAC	Masonry in regular Courses
MPR	Masonry in random Courses
PE	Polystyrene
PF	Plain Fibre
PP	Polystyrene
PVC	Polyvinyl Chloride
PPH	Reinforced Plastic Manhole
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
XXX	Other
ZZZ	Unknown

LEGEND - SEWERS

Manhole (SW)	Washout (SW)	Other (X)
Lamp hole (SW)	Washout (FAC)	Change in sewer (X)
Lamp hole (FAC)	Rodding Eye (SW)	Change in sewer
Pumping Station (SW)	Rodding Eye (FAC)	Relief valve
Side entry manhole (SW)	Gauging point (SW)	Play valve
Side entry manhole (FAC)	Gauging point (FAC)	Concrete
Wind shaft (SW)	Intercept chamber (SW)	Anode
Wind shaft (FAC)	Intercept chamber (FAC)	Valve
Ejector station (SW)	Storm Tank (SW)	Closed Valve
Ejector station (FAC)	Storm Tank (FAC)	Air Valve
Waterlight door (SW)	Waterlight door (FAC)	Watch box (SW)
Waterlight door (FAC)	Waterlight door (FAC)	Watch box (FAC)
Flushing ch. SW (SW)	Flushing ch. SW (FAC)	Direction arrow
Flushing ch. SW (FAC)	Flushing ch. SW (FAC)	Control
Flushing ch. SW (FAC)	Flushing ch. SW (FAC)	Stairway
Flushing ch. SW (FAC)	Flushing ch. SW (FAC)	Valve
Flushing ch. SW (FAC)	Flushing ch. SW (FAC)	Receiving Pond
Demarcation Chamber	Demarcation Chamber	
Washout (SW)	Washout (FAC)	
Rodding Eye (SW)	Rodding Eye (FAC)	
Gauging point (SW)	Gauging point (FAC)	
Intercept chamber (SW)	Intercept chamber (FAC)	
Storm Tank (SW)	Storm Tank (FAC)	
Waterlight door (SW)	Waterlight door (FAC)	
Waterlight door (FAC)	Waterlight door (FAC)	
Flushing ch. SW (SW)	Flushing ch. SW (FAC)	
Flushing ch. SW (FAC)	Flushing ch. SW (FAC)	
Flushing ch. SW (FAC)	Flushing ch. SW (FAC)	
Flushing ch. SW (FAC)	Flushing ch. SW (FAC)	
Demarcation Chamber	Demarcation Chamber	

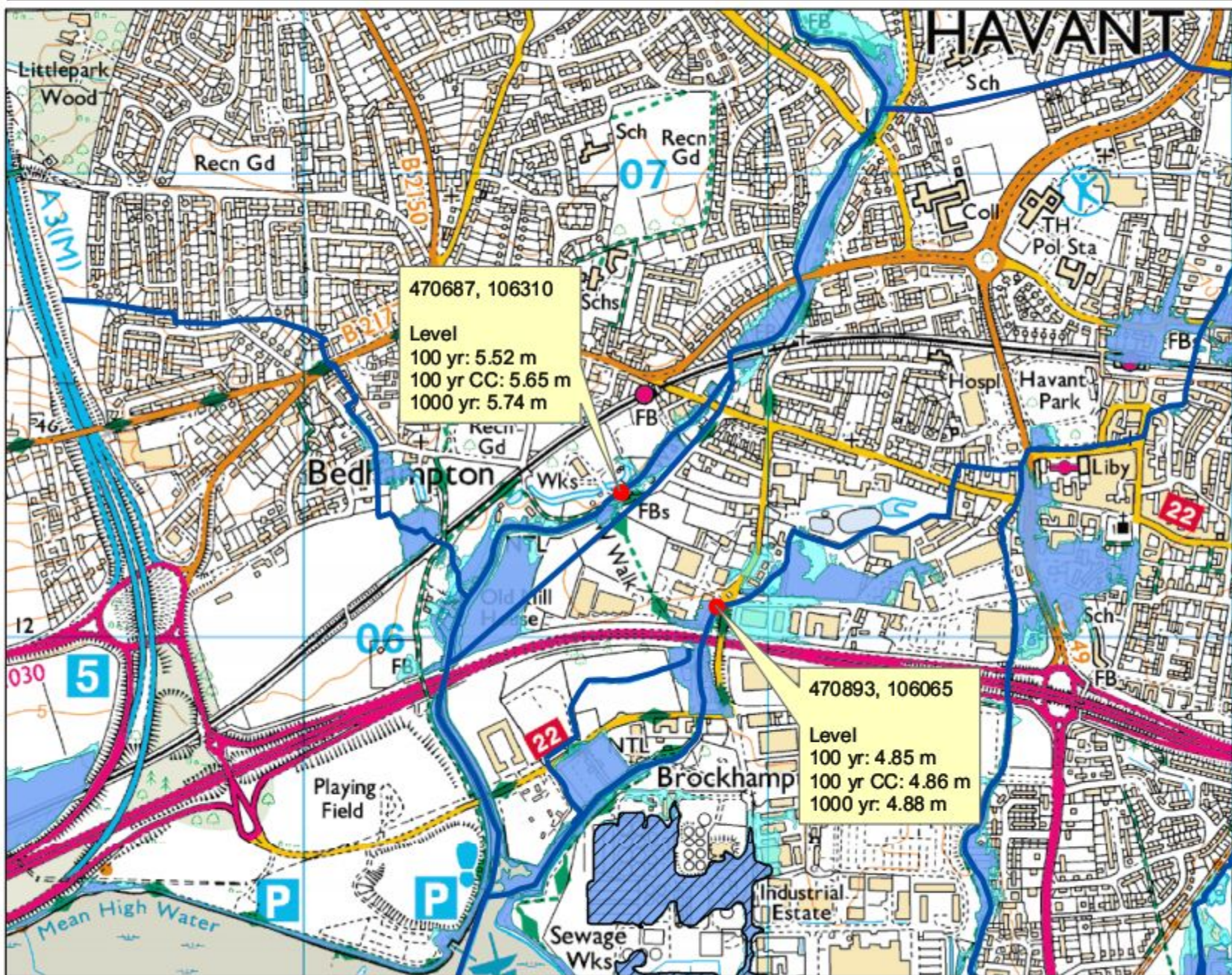
SHAPES (S)

1st digit	1st digit	1st digit	1st digit
2nd digit	2nd digit	2nd digit	2nd digit
3rd digit	3rd digit	3rd digit	3rd digit
4th digit	4th digit	4th digit	4th digit

Annex 'C' – Environment Agency Flood Zones

The following pages show data and correspondence with the Environment Agency.

Flood Map for 470687, 106310. March 2012.



0.2
Kilometers



Legend

-  Main River
 Flood defences
 Areas benefiting from flood defences
 Flooding from rivers or sea without defences (FZ3)
 Extent of extreme flood (FZ2)

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

1%CC = 1% Climate Change extent
This is the 1% AEP event with an allowance
for climate change (+20% on river flows) or
0.5% AEP for Tidal sources of flooding.

Ally Martin

From: Waite, Rob <robert.waite@environment-agency.gov.uk>
Sent: 30 March 2012 13:46
To: Ally Martin
Subject: RE: Flood Extents Query, Havant

Hello Ally,

Thank you for your enquiry. I can confirm that the flood zone outlines and data provided to you by the Environment Agency is the most up to date information available on flood risk in the area. The EA will update it's flood zone maps when new modelling data is available and so is the best source of flood level/depth information.

If you have any further queries in relation to flood risk in this area please do not hesitate to contact me.
Regards

Rob Waite

Development and Flood Risk Officer

Environment Agency
Solent and South Downs Area
Colvedene Court
Wessex Way
Colden Common
Winchester
Hampshire
SO21 1WP

Tel: 01962 764897
e-mail: robert.waite@environment-agency.gov.uk

From: Ally Martin [<mailto:alison.martin@raaltd.co.uk>]
Sent: 28 March 2012 13:45
To: Waite, Rob
Subject: Flood Extents Query, Havant

Click [here](#) to report this email as spam.



Hi Rob,

I spoke to you a couple of weeks ago about a query I had for flood extents and levels in Havant. I received the data in response to this query today, but it is very different from the PUSH Strategic Flood Risk Assessment mapping, which claims to show EA flood zone maps. I have attached a screenshot from the website and the data I was sent to show the differences. Is it correct to assume that the data I was sent this morning is the more accurate data set?

Many thanks,
Ally Martin

Ally Martin
Graduate Hydraulic Modeller



0844 800 9950
01444 401840

Richard Allitt Associates Ltd

Suite 3
The Forge Offices
Cuckfield Road
Staplefield
Haywards Heath
West Sussex
RH17 6ET
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