

**APPENDIX E
DESIGN AND ACCESS STATEMENT / FLOOD
RISK ASSESSMENT**



INTRODUCTION

The Storehouse Lake Angling Association (SLAA) site is located at the Western end of the Broadmarsh car park, which serves the coastal footpath running from Havant to Portsmouth along the Langstone Harbour shoreline. Access to the site is from Harts Farm Way, Havant, Hampshire.

Based on the latest Environment Agency Flood Map (appended to this report), retrieved on 2nd October 2014, the SLAA site is located in Flood Zone 1, however is adjacent to a Flood Zone 2 area in close proximity to the shoreline.

For the purposes of this report, we have considered the site within the context of a Flood Zone 2 risk (1 in 200 year), on the basis this is consistent with the approaches adopted in the planning history for the site, and represents a worst-case scenario given the site is largely within Flood Zone 1.

This initial report has been prepared by Richard Walker, on the behalf of SLAA, to identify the basic flooding constraints and to identify the requirements of the Environment Agency for a full Flood Risk Assessment in accordance with Appendix F of PPG25.

In preparation of this initial report we have consulted the Environment Agency office in Winchester and Havant Borough Council.

THE EXISTING SITE

The site is located on the Western end of the Broadmarsh coastal path, located at the Eastern side of Havant, accessed via Harts Farm Way. SLAA currently lease the site on a seven year renewable lease from Havant Borough Council.

The existing Site is currently used as a boat store / yard for private members and their guests. The site presently contains a Portakabin Club House and storage facilities (via shipping containers). The purpose of this application is to regularize the existing use of the site, for social activities, following expiry of the previous temporary Planning Permission, granted 19th June 2007 (Ref. 07/54097/005).

The site does not have any members or visitor toilets, or running water due to the lease arrangements in force and the fluctuating membership.

The existing site is encompassed by a 2 meter high chain link fence which has been reinforced via shrub and dense gorse hedging over the years. Access is via the existing public car park via two chain-link gates leading off the car park.

The club members do not propose to alter or adapt these boundaries. The scheme proposed maintains the present use of an otherwise redundant area of car park, thus providing a social and economic use of a redundant area of land, thus making a sustainable proposal.

Existing car parking and pedestrian access will remain unaffected by this application.

**APPENDIX E
DESIGN AND ACCESS STATEMENT / FLOOD
RISK ASSESSMENT**

HAVANT BOROUGH
COUNCIL

10 OCT 2014

RECEIVED

SOURCES OF FLOOD RISK

The main sources of flood risk are from tidal flooding. There may be some localized issues of groundwater or surface water flooding but these are likely to be secondary.

TIDAL FLOODING

In our proposal we estimated a 1 in 200 year flood level of 3.6m AOD. The Environment Agency are close to finalizing the tidal flood risk levels for this area and would use these values for the final flood risk assessment.

The Environment Agency would wish to see development above the 200 year flood level extended to the year 2060. This would give a design flood level of 3.9m AOD.

Tidal flooding appears to be the dominant influence on the extreme level and the full flood risk assessment would need to consider floor levels, escape routes and building design set at a level above 3.9m AOD.

The existing floor levels to this site are currently set at 4.2m AOD, above the minimum requirement, and as such above any predicted tidal surge.

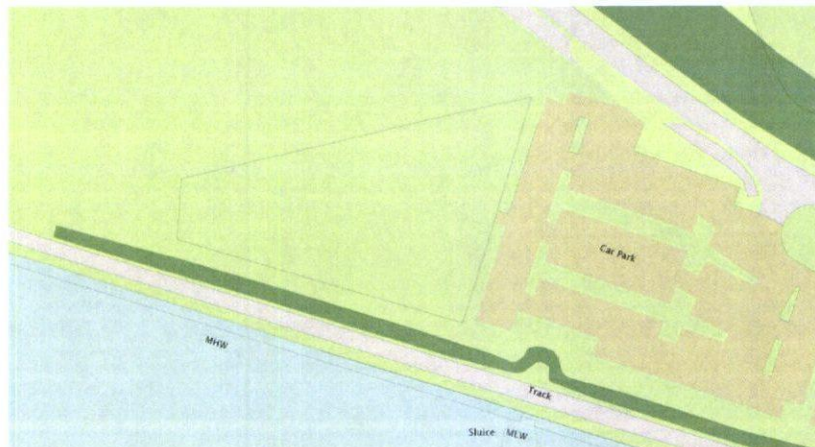
REQUIREMENTS OF FLOOD RISK ASSESSMENT

The guidance for flood risk assessments appended to the back of this report. For this site the greatest risk is likely to be the 1 in 200 year 2060 tide level of 3.9m AOD. Access to the development site is via an existing adopted road set at current levels, ranging between 3.9m to 4.6m AOD, therefore above the mean average for any predicted tidal surge.

In order to comply with the Agency's requirements for Land Drainage Consent any crossing structure would need to be designed to pass the 1 in 100 year flow without becoming surcharged. In addition a freeboard of between 300mm and 600mm is usually required.

Floor levels are existing and as such set above the design flood level and a minimum freeboard of 300mm has been provided.

A point to note is the site is further protected by a large earth bund – measuring over 1.5m wide and over 1m high. This is shown in dark green, to the South of the site on the image below:



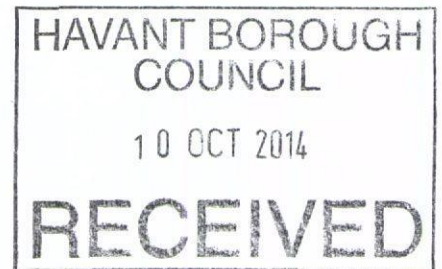
**APPENDIX E
DESIGN AND ACCESS STATEMENT / FLOOD
RISK ASSESSMENT**

It is also worth noting that the proposed use for the site is for a Boat Park, which has a Portakabin Club House and Container Storage (via shipping containers). No habitable areas are contained upon the site. The Club House will be accessed via a paved covered external area, and therefore easily accessible to ambulant disabled people via a ramp for wheel chair users. The Portakabin has a clear entrance between door handle and frame and as such complies with part M of the Building Regulations, applicable at the time of installation.

CONCLUSION

Section 54 of the Town and Country Planning Act 1990 (as amended) requires the Local Authority to consider and determine the development proposals in accordance with the provisions of the Development Plan and to take account of material considerations such as National and Regional Planning Guidelines.

As the site has an existing use which is to be retained, we would kindly ask the Council to approve and grant Planning Permission.





Enter a postcode or place name:

broadmarsh



Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

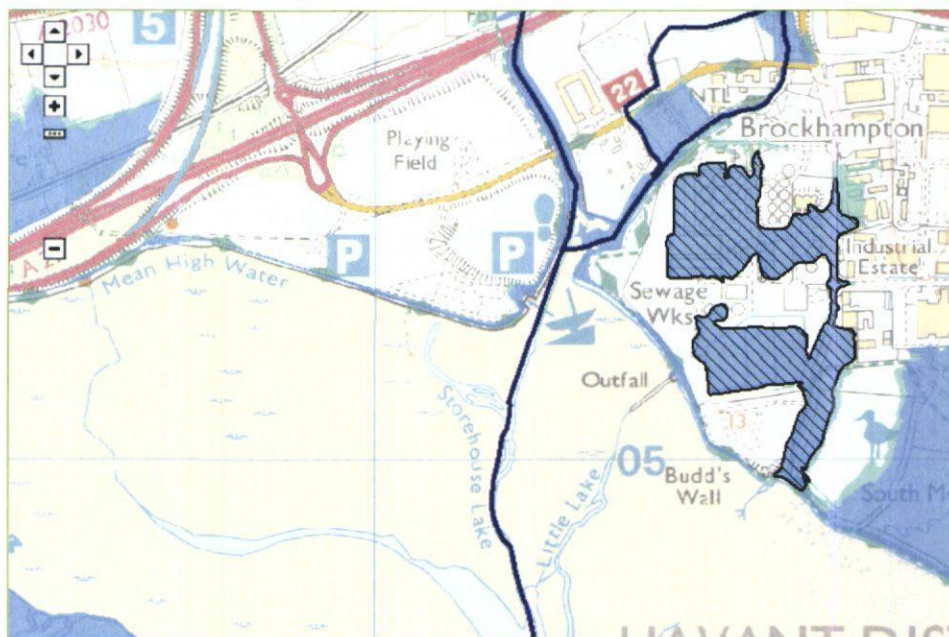
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in

☒ Flood Map for Planning (Rivers and Sea)

- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

X: 470,229; Y: 105,279 at scale 1:10,000

Other maps [Data search](#) [Text only version](#)

Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
 © Environment Agency copyright and database rights 2014. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency. 100026380.
 Contains Royal Mail data © Royal Mail copyright and database right 2014.
 This service is designed to inform members of the public, in line with our [terms and conditions](#). For business or commercial use, please [contact us](#).

More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

Follow us: [YouTube](#) [Twitter](#) [Flickr](#) [Facebook](#)

Author: The Environment Agency | enquiries@environment-agency.gov.uk
 Last updated: 14th August 2014

[Privacy policy](#) | [Terms and conditions](#) | [Contact us](#) | [Cymraeg](#)
 © Environment Agency 2014





Interactive Maps

Flood Risk for X:470102, Y:105356

This map is for land-use planning. If you are planning a development, you will need to undertake a more detailed flood risk assessment to show how the flood risk to the site, or elsewhere as a result of proposed changes to the site, can be managed as part of your development proposal.

Local planning authorities should use this map alongside an up-to-date Strategic Flood Risk Assessment to:

- * identify when a flood risk assessment is required
- * identify when a consultation with the Environment Agency is needed
- * apply the sequential test in the absence of a suitable Strategic Flood Risk Assessment

Flood Zone definitions are set out in the National Planning Policy Guidance:

- * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
- * Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

If you do not want information for planning purposes, but would like more information, you can also check your risk of flooding from:

Rivers and the sea
Reservoirs
Surface Water

creating a better place

Follow us: YouTube Twitter Flickr Facebook

Author: The Environment Agency | enquiries@environment-agency.gov.uk
Last updated: 14th August 2014

[Privacy policy](#) | [Terms and conditions](#) | [Contact us](#) | [Cymraeg](#)
© Environment Agency 2014





What's in your
backyard?

Flood Map for
Planning

Flood Map - your
questions answered

Terms and
conditions of use

Flood Map for
Planning results
page

Flood Map for Planning (from Rivers and the Sea)

Understand the Flood Map for Planning (from Rivers and Sea)

[Go to the Flood Map for Planning](#)

Key to understanding the Flood Map for Planning (rivers and the sea)

The map and associated information is intended for guidance, and cannot provide details for individual properties.

1. Floodplain

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map for Planning (rivers and the sea). They can be described as follows:

Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;

or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

(For planning and development purposes, this is the same as Flood Zone 3, in England only.)

Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

(For planning and development purposes, this is the same as Flood Zone 2, in England only.)

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Where there is no blue shading, this shows the area where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The majority of England and Wales falls within this area. (For planning and development purposes, this is the same as Flood Zone 1, in England only.)

2. Flood Defences

The **purple line** shows all flood defences built in the last five years to protect against river floods with a 1 per cent (1 in 100) chance of happening each year, or floods from the sea with a 0.5 per cent (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown, and the areas that benefit from them, will be gradually added.

Hatched areas benefit from the flood defences shown, in the event of a river flood with a 1 per cent (1 in 100) chance of happening each year, or a flood from the sea with a 0.5 per cent (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded.

Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

For information on flood defences which are not yet shown on the map, contact your local Environment Agency Office.

3. Main Rivers

The **blue line** shows the main rivers, these are usually larger streams and rivers.

Flood map

Are you at risk of
flooding? Enter your
postcode or placename
to find out now...

London, City of London

Go

Page tools

Email

Print

☒ Bookmark

Delicious

Digg

reddit

Facebook

StumbleUpon

Feedback

Related links

HAVANT BOROUGH
COUNCIL

10 OCT 2014

RECEIVED

Our powers to carry out flood defence work apply to main rivers only. In England, DEFRA decides which are main rivers. The Welsh Government does this in Wales.

4. Risk of Flooding from Rivers and the Sea map

This map shows our assessment of the likelihood of flooding from rivers and the sea at any location is based on the presence and effect of all flood defences, predicted flood levels, and ground levels.

We describe the chance of flooding in one of four categories:

High - greater than to equal to 1 in 30 (3.3%) chance in any given year

Medium - less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year

Low - less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year

Very Low - less than 1 in 1,000 (0.1%) chance in any given year

[Go to risk of Flooding from Rivers and the Sea map](#)

5. Flood Warning

Flood warning schemes have been set up for a number of areas that are considered to be at particular risk from flooding. These areas are called Flood Warning Areas. Within these areas, we can warn residents in advance when flooding may be likely and how severe the flooding could be. We also publish a number of flood warnings that are in force on this site.

[Go to Flood Warnings](#)

creating a better place

Follow us:



Author: The Environment Agency | enquiries@environment-agency.gov.uk

Last updated: 24 September 2014

[Privacy and cookies](#) | [Terms and conditions](#) | [Accessibility](#) | [Contact us](#) | © Environment Agency 2013

