

Flood Risk and Drainage Statement

**Construction of 2No. 2 Bed End of Terrace Maisonettes
(as Alternative to Previous Planning Permissions
APP/11/01177 and APP/11/01535), Together with
Single Storey Rear Extension to Existing House.**

1, Braishfield Road, Havant, PO9 2HS



May 2012

Introduction

Planning permission (APP/11/01535) was granted on 23/12/2011 for the construction of 2no. 2 bed end of terrace maisonettes adjacent to 1 Braishfield Road in conjunction with a single storey rear extension to the existing property.

This development proposal involves increasing the width of the maisonettes by 0.5m from 5.650m to 6.150m.

A more detailed analysis of the issues is contained in the Flood Risk and Drainage Statement for APP/11/01535. The only new issue that arises as a result of the 0.5m increase in width, relates to the proximity of the 750mm diameter public sewer alongside the maisonettes. This issue is discussed in detail, and the conclusions from the previous Flood Risk and Drainage Statement are reiterated.

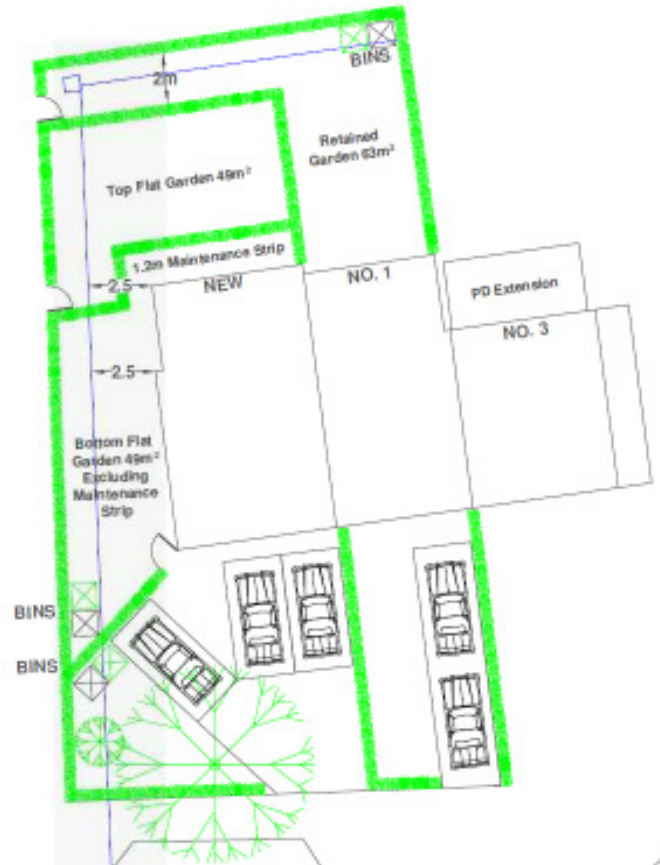
Proximity to Southern Water Sewer

There is a 750mm diameter public sewer running alongside the proposed maisonettes with a depth to invert of 1.35m. Whilst this is not a planning related issue, it seems sensible to provide an update with respect to recent discussions with the Sewer Authority.

Planning Approved Site Layout



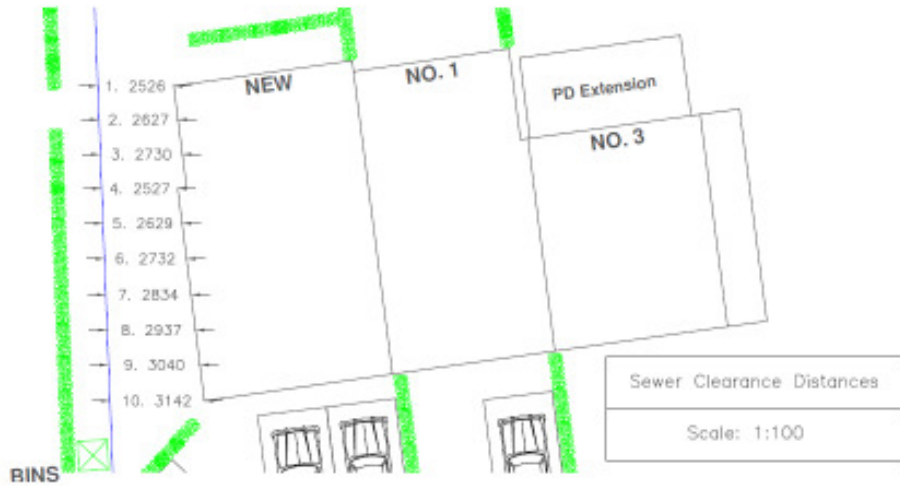
Proposed Site Layout



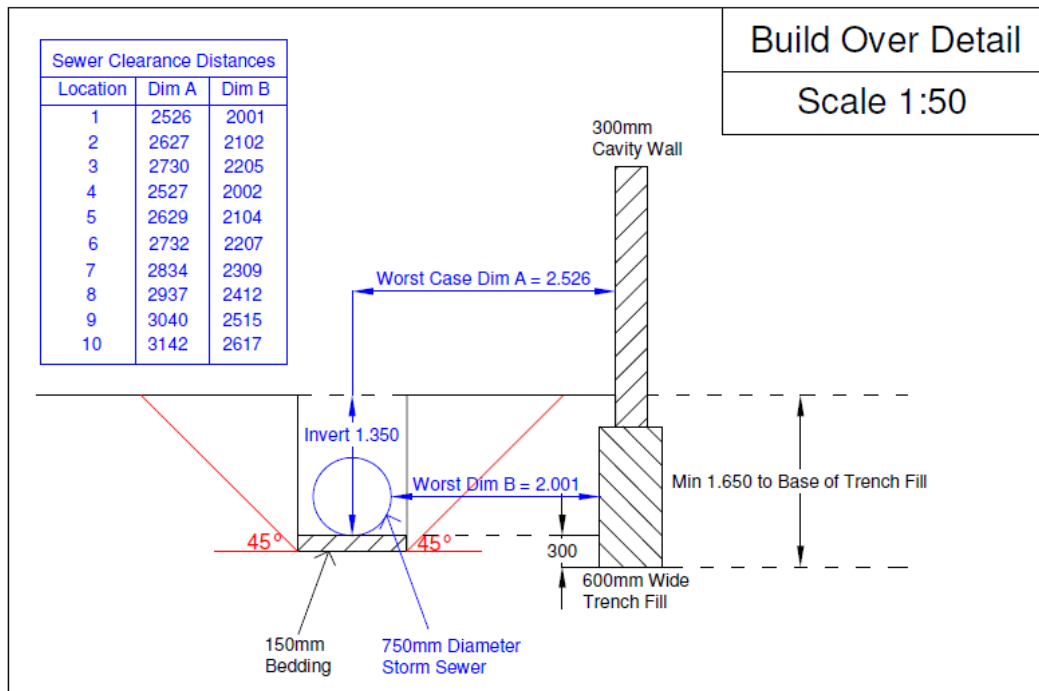
The proposed 0.5 metre increase in width of the maisonettes will involve building within 3 metres of the Southern Water storm sewer. Given that the sewer is 750mm diameter, Southern Water will need to give their permission in order for the Building Regs application to be approved.

Recent discussions have been held with Southern Water and Atkins, and we have been given a verbal indication that approval should be granted. A formal build-over application has recently been submitted to Atkins, and a decision is expected in the next 3 weeks.

Sewer Clearance Distances



Build Over Detail



Conclusions

Based on the evidence presented within this report, the proposed development at 1 Braishfield Road will not increase flood risk to the existing property nor surrounding dwellings. This is based on the following conclusions of the above report: -

- The site is situated within flood zone 1 and is less than 1 hectare. No formal flood risk assessment is strictly necessary.
- A 750mm diameter surface water sewer runs within close proximity of the proposed development.
- Advance discussions have been undertaken with Southern Water and Atkins, and a formal build-over agreement has been submitted to secure the necessary consent. Approval should be forthcoming within the next 3 weeks.
- Foul and surface water drainage rights exist. Spurred connections will be made to existing manholes, sewers or soakaways within the site boundaries.

In light of this Flood Risk and Drainage Statement, Havant Borough Council are respectfully requested to confirm that the proposed development accords with local and national flood risk planning policy and is therefore acceptable.