

FLOOD RISK ASSESSMENT

Sequential Test

This application is for a pair of three bedroom dwellings.

The site has been identified as being in a 'moderate' flood risk zone.

PPS 25 requires the Local Authority to apply the Sequential Test to this application and to consider the sustainability of new development in this location.

As this application is for a pair of new dwellings, on the site of a previous dwelling, we will in this assessment, address the betterment we intend to make over the existing situation that exists within the area.

A Minor Development in a Flood Zone.

The proposed floor level will be 5.95 OS Datum, whereas the slab level of the property previously on this site, was 5.83 OS Datum, therefor the proposed f.f.l. level will be 0.13 above the previous f.f.l.

The ground floor levels will be constructed to be resistant against flooding.

The ground floor will be built with a suspended concrete floor, all walls on the ground floor will be constructed out of lightweight block's. Subject to Building Control approval and the applicant's Structural Engineers recommendation, added improvements such as an extended concrete footing, a waterproof membrane laid in the foundations, a raised d.p.c. and closed cell cavity insulation, will be included wherever possible.

Where air bricks are installed they will be fitted with a removable cover.

Anti-backflow valves will be fitted to drains and sewers.

The boiler and hot water cylinders will be situated off ground floor level.

All electrical services will be connected at high level and brought down through the ceilings.

The applicant's will sign up to the Environment Agency's 'Flood Line' and will develop an evaluation plan for flood eventualities, one such plan would be that by leaving the property and following a planned route, higher ground will be reached which is out of the flood plain area.

Jane Mottershead July 2013.





Residential

Flood Report

Kenny Solicitors, Chichester
6 Whyke Lane
Chichester
PO19 7UR

Fax / E-mail: 01243 887 959 /
Telephone: 01243 887 880
Client Ref: VK/A42.CON2423/ASHMEAD
STL Reference: 1345471
Received Date: 07/06/2013

Property:

Land at 5, Victoria Road, Emsworth, Hampshire, PO10 7NH

Name and Address of Data Source:

Landmark Information Group Ltd
Imperium, Imperial Way, Reading, Berkshire, RG2 0TD



This search complies with the requirements of the Search Code, further details of which can be found at www.pccb.org.uk.

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Homecheck Professional®

Flood Report



Flood Risk Assessment PASSED

Professional Opinion

The overall flood risk rating for the property has been assessed as being 'Moderate'. This means that existing datasets reveal the property is in an area which is susceptible to flooding. A prudent purchaser may wish to consider further assessment in order to clarify the risk of flooding or the installation of flood protection measures. We would draw your attention to the recommendations on page 2.

This report is issued for the property described as:

Land at 5 Victoria Road,
Emsworth,
Hampshire,
PO10 7NH

Requested By:

Mr A Account, STL Group plc,
Edbrooke House, St Johns Road,
Woking, SURREY, GU21 7SE

Report Reference:

46694835_1

National Grid Reference:

474800E, 106240N

Client Reference:

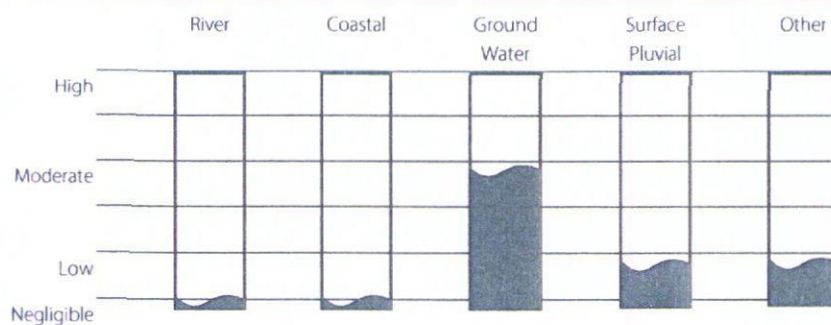
CNV2476bb6a-6643-4618-be27-
7f4b0ca60161_1345471_HCF

Report Date:

7 June 2013



Overall Flood Risk: MODERATE RISK IDENTIFIED



Insurability:

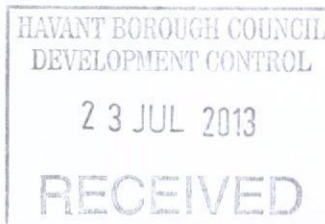
Is the property likely to be insurable at standard terms?

YES

Contact Details

If you require any assistance please contact our customer services team on 0844 844 9966

or email helpdesk@landmark.co.uk



Section B – River, Coastal Risk and Flood Defences – From EA

