

4-10 SOLENT ROAD, HAVANT – HYBRID APPLICATION APP/12/00491

**APPLICATION FOR REDEVELOPMENT FOR USE CLASSES B1c/B2/B8 (WITH ANCILLARY
TRADE COUNTERS AND CLASS B1a OFFICES)**

Flood Risk Assessment

The proposals the subject of this application relate to the redevelopment of a previously developed employment site, for employment purposes.

The principle of employment use at the application site is long established. In this respect, it should be acknowledged the existing site is fully developed and virtually 100% hard-surfaced. The proposed uses of the site are akin to the former employment uses, in addition to the extent of buildings and hard surfacing that will be accommodated.

In these terms, the following should be noted:

- The eastern part of the site to which the outline application (Phase 2) relates comprises 0.96Ha and lies within Flood Zone 1. This therefore falls outside the trigger thresholds for the requirement to provide a Flood Risk Assessment in support of the application proposals.
- The western part of the site lies within Flood Zone 2. This will accommodate Units 1 and 2 (Phase 1) for which detailed approval is sought. For the reasons outlined above, potential flooding should not be a matter for concern. Nonetheless, further detailed information shall be submitted in support of the application, as requested, to facilitate the further consideration and determination of the application.