

FLOOD RISK ASSESSMENT

Property: 6 Queens Street, Emsworth, Hampshire
English Heritage Grade II Listed

The proposed works for the Change of Use for the above property are not within a flood risk area.

Type of development:

Change of Use from A1 to A3
Shop and small restaurant

Proposed works:

Interior alterations and decorations

The size of the site:

As existing - 90m²

Location in relations to flood plain areas:

White Flood zone

Proposed surface water run off:

As existing

Rising sea levels and flood

Environmental Agency's recommendations for rising sea levels and flood the works to be carried out until 2108:

The defences at Emsworth could be improved by raising the crest height at Emsworth Mill Pond and improving walls at Slipper Mill Pond. This would reduce the risk of flooding to residential and commercial properties in Emsworth.

It is recognised that securing central government funding will be difficult, and existing defences should be maintained where possible to the end of their residual life (about ten years), whilst funding is sought. In the meantime, homeowners are encouraged to adopt methods to reduce their risk of flooding.

Planning for the Future

Portchester Castle to Emsworth draft coastal flood and erosion risk management strategy (summary document)

April 2009

Ground water flooding

Current situation

Groundwater levels in Hampshire have reached their natural peak and started to fall. Levels are still higher than normally expected but there is no immediate risk of flooding from groundwater, although some local sewage problems remain.

Ground water situation in Hampshire

Environmental Agency

22 May 2013

Our policy

As a business it will be part of our policy to look at the Environmental Agency Flood warnings website for current updates on the weather in relation to the site and also get them directly sent to us when necessary.

We will prepare a flood plan and folder which will be informed by the Environmental Agency's document 'Preparing your business for flooding guide'

The plan will include:

- Important contact numbers, building services/suppliers and evacuation contacts for staff.
- a map showing service shut-off points
- Basic strategies for protecting the property
- Checklists of procedures that can be quickly accessed by staff during a flood.

We will review and update our plan annually and accordingly.

6 Queen Street, Emsworth

Change of Use Application



Figure 1: Queen Street c2006

Date of application: 4.11.13