



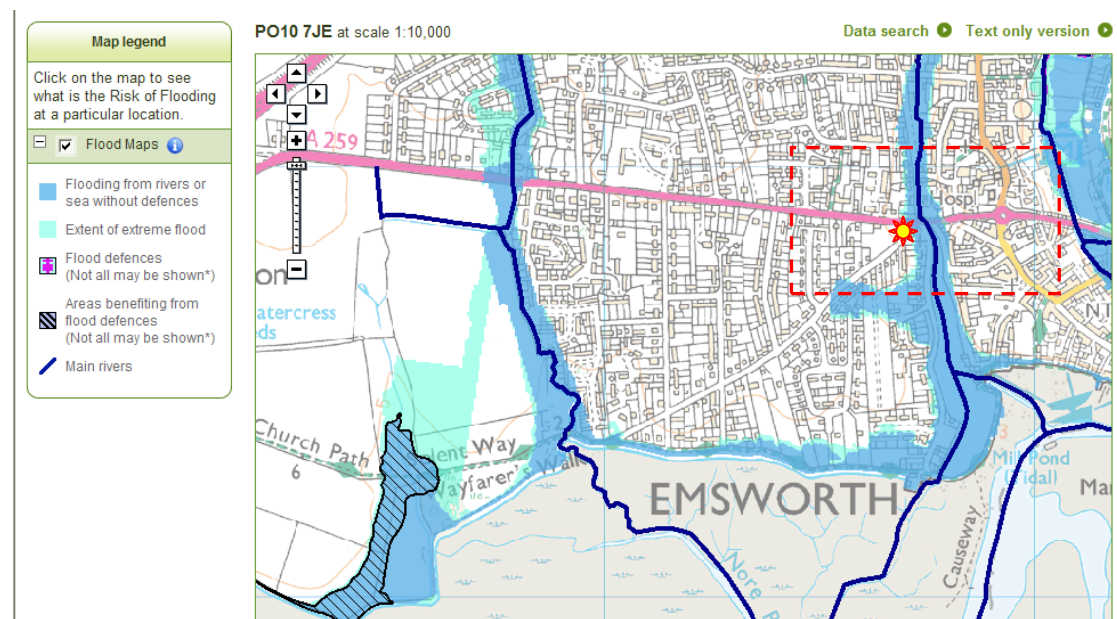
57 Sea View Road * Portsmouth * Hants * PO6 1EW
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FLOOD RISK ASSESSMENT

EMSWORTH SPECIALIST PRACTICE, 4 HAVANT ROAD, EMSWORTH
HAMPSHIRE, PO10 7JE

The application site comprises a detached two storey building with walled yard area which is in use as a specialist dental surgery. The proposal is for the provision of a small office outbuilding within the walled yard to the west of the host building. As such, the existing premises are occupied by staff and patients during the day. The site is not occupied at night time. The proposal is for the provision of additional office space and would not result in the employment of extra staff.

The application site falls within a defined flood risk zone in Emsworth. As such it has been necessary to provide a Flood Risk Assessment in compliance with paragraph 103 of the National Planning Policy Framework.



Above: Application Site Indicated on Environment Agency's Interactive Flood Risk Map – Enlarged Image Over Page



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Above: Enlarged Image of Application Site Indicated on Environment Agency's Interactive Flood Risk Map

When interrogated the Environment Agency's website indicates that the likelihood of flooding from rivers or sea is 'moderate'. See extract from the EA's website below.

Flood Risk for X:474698, Y:105846

The information below provides an indication of the likelihood of flooding in your area. This information comes from the Environment Agency's Flood Risk Assessment, which uses ground levels, predicted flood levels, information on flood defences, and our local knowledge. The likelihood is described in one of three categories, low, moderate or significant, as used by the insurance industry.

The Environment Agency has provided this information to the insurance industry, as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home.

Your local Environment Agency office may have more up to date information specific to your location.

What is the likelihood of flooding from rivers or the sea in my area?

Low

Moderate

Significant

[View current flood warnings in this area](#)

In relation to the position of the application site the EA's Interactive Map states: -

"The location you have selected is in an area that has a moderate chance of flooding. The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). This takes into account the effect of any flood defences



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that may be in this area, whether or not these are currently illustrated on the Flood Map."

As such, should the local flood defences catastrophically fail, the site would be at risk during a flood event of the magnitude of a 1 in 75 year storm.

Given that the Environment Agency is of the view that the chances of the application site flooding is moderate, and that the proposed use would involve a 'daytime' use it is considered the proposed development would not result in an increased risk to the buildings future occupiers.