

Flood Risk and Drainage Statement

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

1, Braishfield Road, Havant, PO9 2HS



October 2011

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1. Introduction

1.1 Background

Planning permission (APP/11/01177) was granted on 01/09/2011 for the construction of a 3 bed end of terrace house adjacent to 1 Braishfield Road in conjunction with a single storey rear extension to the existing property. The planning approved new end of terrace dwelling comprised 118m² GEA over two floors.

This development proposal involves subdividing the previously approved 3 bed dwelling into two self contained maisonettes. Each maisonette will have 2 bedrooms and comprise 61.5m² GEA. The single storey permitted development extension to the existing property will also be implemented to minimise overshadowing.

1.2 Scope of Works

The flood risk and drainage issues were considered in detail as part of the previously approved application APP/11/01177. This new application proposes two self contained maisonettes instead of the previously approved three bed dwelling. However, no new flood risk or drainage issues present themselves. For completeness, all the issues considered as part of the previous application are re-visited below: -

- Risk of flooding from rivers and coastal waters.
- Suitability of development in proximity to Southern Water's storm sewer.
- Disposal of foul and surface water drainage.

2. Risk of Flooding

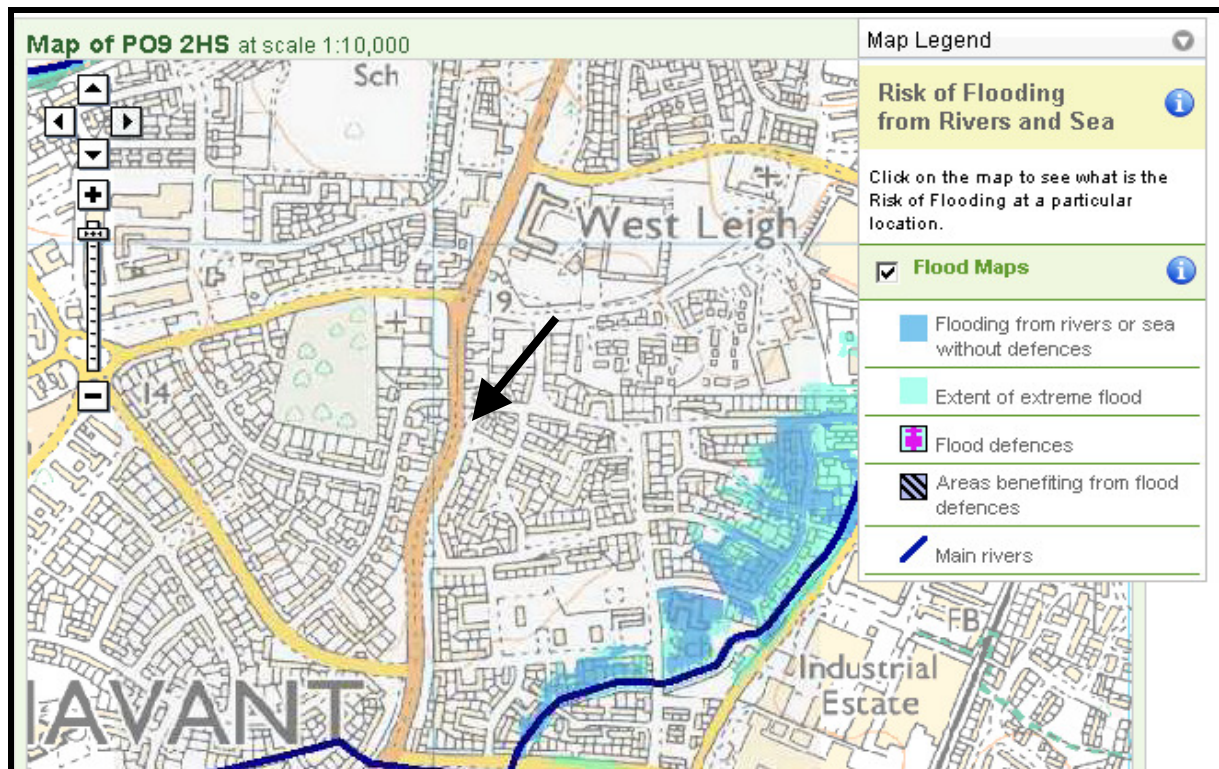
1, Braishfield Road lies in the middle of an established residential area. The property is bounded to the north and east with residential properties, to the south by Braishfield Road and to the west by Petersfield Road.



Planning Policy Statement 25 (PPS25) sets out National Planning Policy relating to development and flood risk. Annex D of PPS25 defines the 4 different flood zones (1, 2, 3a & 3b), the types of land use that are appropriate in these zones, and the requirements for Flood Risk Assessment (FRA) in support of planning applications.

Table D.1 defines flood zone 1 as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%). Annex D confirms that all land uses are appropriate in flood zone 1. PPS25 clearly states that an FRA will only be required in flood zone 1 where development is proposed on a site that measures one hectare or more.

Please refer to the below Environment Agency Flood Map: -



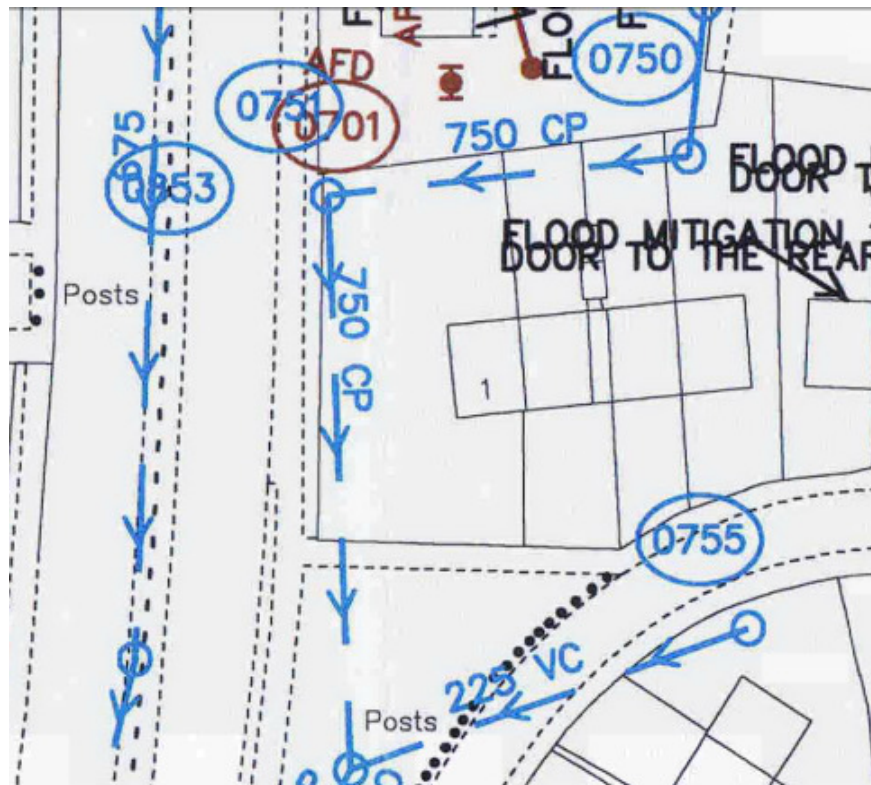
The light turquoise and dark blue areas on the above Flood Map relate to flood zones 2 and 3. As can be seen from the black arrow (proposed development location), the site is not at risk of flooding from rivers or coastal waters and therefore lies within flood zone 1.

This has been confirmed by the previous owner who resided in the application property from 1973 until 2011. The previous owner has categorically confirmed that the property has not experienced any form of flooding in the last 38 years.

In accordance with PPS25, given that the proposed development site is 0.05 hectares, no flood risk assessment is strictly necessary. However, subsequent sections of this report provide additional reassurance on development and drainage considerations.

3. Proximity to Southern Water Sewer Pipe

As can be seen from the below Southern Water plan, there is a 750mm diameter storm water sewer pipe running along the northern and western boundaries of the development property.



The relevant pipes run between manholes 0750, 0751 and 0752. As the below Southern Water key shows, all the pipes are 750mm diameter with an average depth from cover to invert of 1.36 metres.

070DX			UNK	UNK	UNK
0750X	16.8	15.5	750	CP	CIRC
0751X	16.82	15.47	750	CP	CIRC
0752X	16.96	15.54	750	CP	CIRC
0753X	16.92	15.49	750	CO	CIRC

The title register of the property and original transfer from Portsmouth Housing Corporation in 1973 refer to certain property reservations. These include the rights for Southern Water (as successors in title) to free and uninterrupted passage and running of soil and drainage from adjacent properties through the pipes and sewers under the application property.

Importantly however, the title register and original transfer do not record any storm water sewer easement that could benefit Southern Water. With no explicit legal

easement, the only relevant building restrictions are the legal requirements stipulated by the Building Regulations.

H4 BUILDING OVER SEWERS

The Requirement

This Approved Document, which takes effect on 1 April 2002, deals with the following Requirement which is contained in the Building Regulations 2000 (as amended by SI 2001/3335).

<i>Requirement</i>	<i>Limits on application</i>
Building over sewers H4. (1) The erection or extension of a building or work involving the underpinning of a building shall be carried out in a way that is not detrimental to the building or building extension or to the continued maintenance of the drain, sewer or disposal main. (2) In this paragraph 'disposal main' means any pipe, tunnel or conduit used for the conveyance of effluent to or from a sewage disposal works, which is not a public sewer. (3) In this paragraph and paragraph H5 'map of sewers' means any records kept by a sewerage undertaker under section 199 of the Water Industry Act 1991 (a).	Requirement H4 applies only to work carried out: (a) over a drain, sewer or disposal main which is shown on any map of sewers; or (b) on any site or in such a manner as may result in interference with the use of, or obstruction of the access of any person to, any drain, sewer or disposal main which is shown on any map of sewers.

(a) 1991 c.56

Requirement H4 of the Building regulations took effect on the 1st April 2002. The aim of the Approved Document is to ensure that any building work is not detrimental to the continued maintenance of the drain or sewer in proximity.

Guidance

Performance

In the Secretary of State's view the requirements of H4 will be met if:

- a. the building or extension or work involving underpinning:
 - i. is constructed or carried out in a manner which will not overload or otherwise cause damage to the drain, sewer or disposal main either during or after the construction;
 - ii. will not obstruct reasonable access to any manhole or inspection chamber on the drain, sewer or disposal main;
- b. in the event of the drain, sewer or disposal main requiring replacement, there is a satisfactory diversionary route or the building or the extension will not unduly obstruct work to replace the drain, sewer or disposal main, on its present alignment;

- c. the risk of damage to the building as a result of failure of the drain, sewer or disposal main is not excessive having regard to:
 - i. the nature of the ground;
 - ii. the condition, location or construction of the drain, sewer or disposal main;
 - iii. the nature, volume and pressure of the flow in the drain, sewer or disposal main;
 - iv. the design and construction of the foundations of the building.

Introduction to provisions

0.1 These provisions apply to the construction, extension or underpinning of a building over or within 3m of the centreline of an existing drain, sewer or disposal main shown on the sewerage undertaker's sewer records whether that sewer is a public sewer or not.

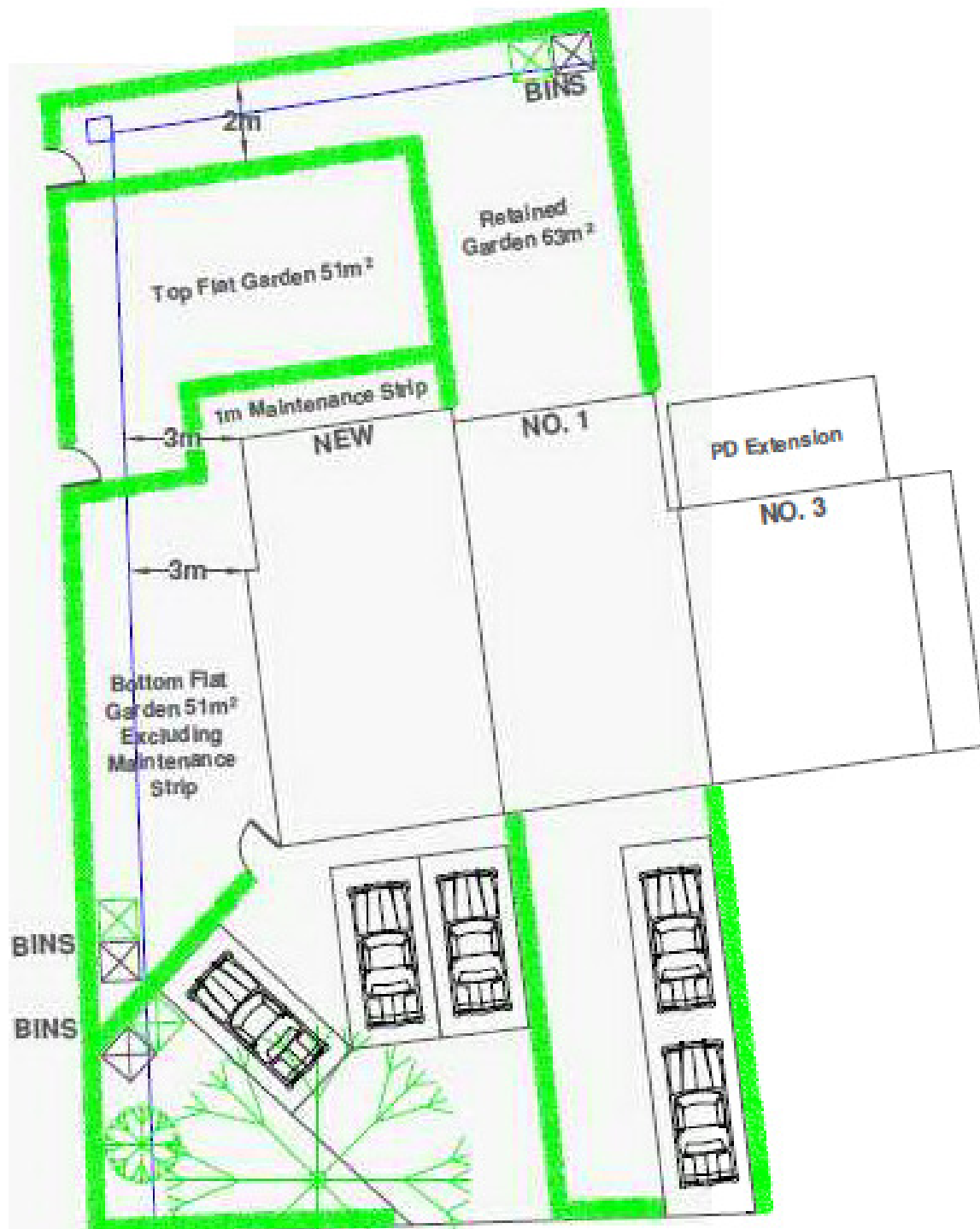
0.2 Copies of the sewer record maps are held by the sewerage undertaker and by local authorities. These are available for inspection during office hours.

The Secretary of State has confirmed that the requirements of H4 will be met if the building work will not: -

- Cause damage to the sewer.
- Unduly obstruct work to replace the sewer.
- Result in excessive risk of damage to the building as a result of failure of the drain.

More importantly, the provisions of H4 only apply to building construction within 3m of the centreline of an existing sewer.

It is therefore categorically clear that an easement of 3 metres from the centreline of the Southern Water sewer is sufficient to comply with the legal requirements of the Building Regulations.

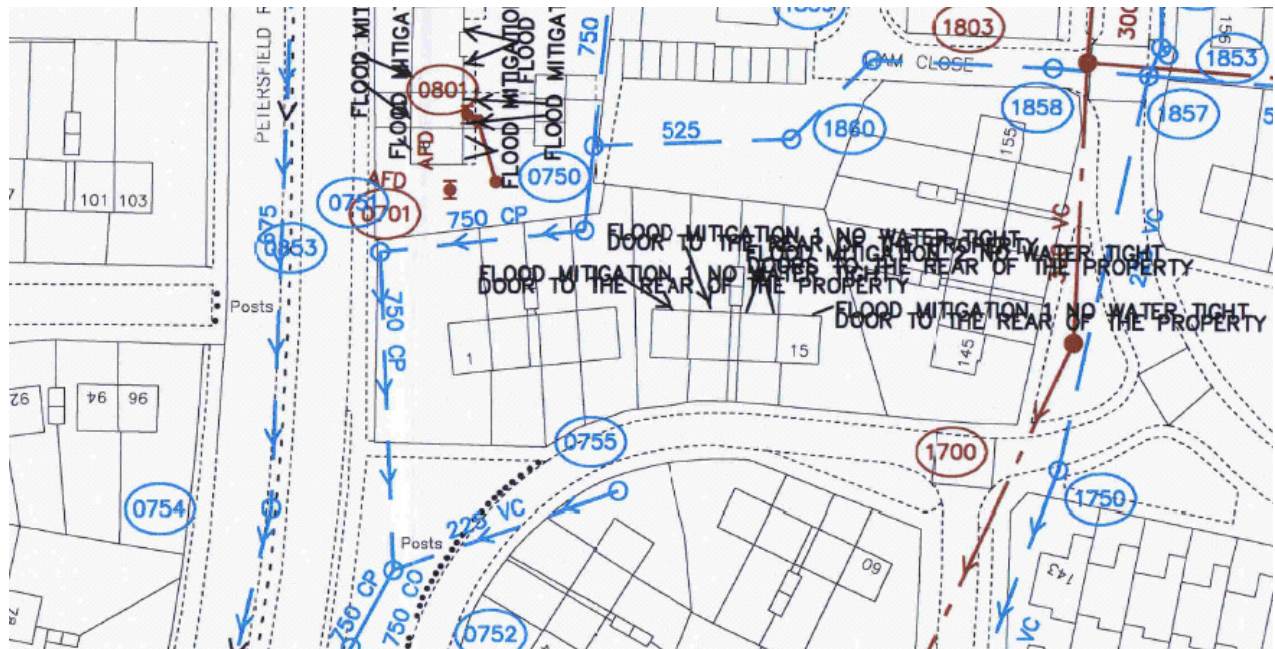


A 3 metre easement was accepted when determining the previous application APP/11/01177. The new application proposes the subdivision of the previously approved building into two self contained maisonettes whilst maintaining the previously agreed 3 metre easement. Given the compliance with Building Regulations and the extant planning permission, there should be no reason to object to the new application.

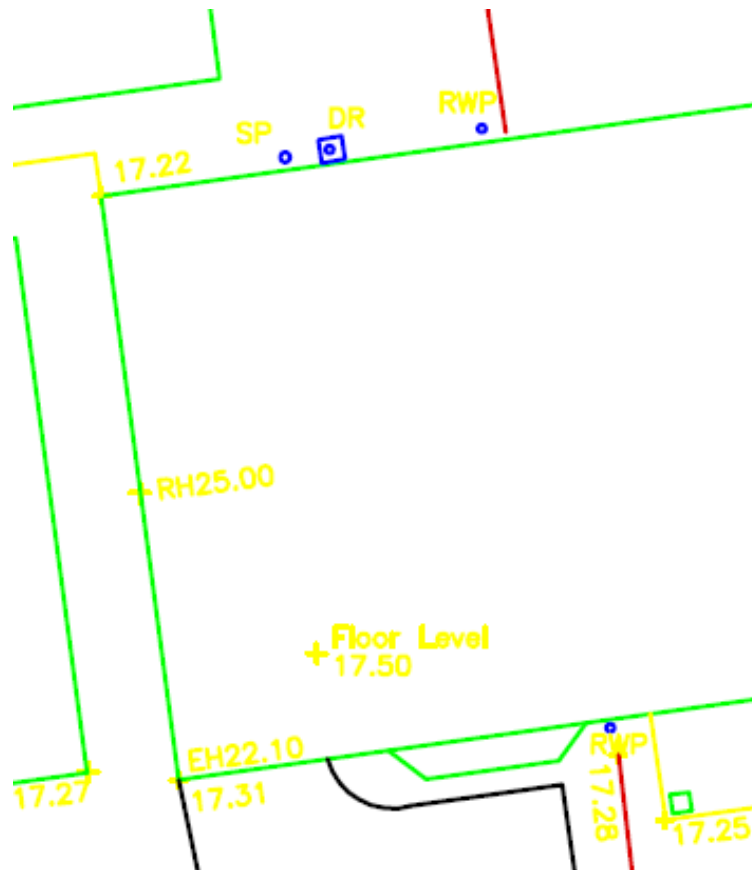
If Southern Water raise an objection to this application, I would urge the Planning Authority to request sound legal justification. Southern Water do not have any explicit legal easement over my property and as a direct result, the only building restrictions are the legal requirements of the Building Regulations.

4. Foul and Surface Water Drainage

The below Southern Water sewer plan shows that there are both foul and storm water sewers available in the local area.



The title register of the property and original transfer from Portsmouth Housing Corporation in 1973 refer to certain benefits. These include the right to free passage and running of soil, drainage and surface water from the property through the pipes and sewers under adjoining properties.



The above topographical survey shows the main soil stack pipe (SP) at the rear of the existing property. The rain water pipes from the roof (RWP) are also shown both front and back.

All foul drainage from the proposed new maisonettes will flow down a new stack pipe in the right hand rear corner of the maisonettes, and will be spurred into the existing foul manhole connection for 1 Braishfield Road. The existing foul manhole is located outside the proposed building line to the rear of 1 Braishfield Road.

All surface water drainage from the roof of the new maisonettes will flow down new downpipes front and rear. These downpipes will then spur into existing storm water sewers or soakaways subject to post-planning discussions with Building Control and Southern Water.

5. Summary and 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.
- Southern Water have no legal easement relating to the development property.
- The Building Regulations require a 3m easement from the centre line of the sewer. A 3m easement was accepted when determining the previous application APP/11/01177.
- A 3m easement has been provided as part of this new application fulfilling all legal requirements.
- 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.