



P343-0820/SFRA - Oct 20

Simple Flood Risk Assessment

for

33 Langstone High Street
Havant
Hampshire
PO9 1RY

INTRODUCTION

This Simple Flood Risk Assessment (SFRA) has been produced at the request of the Local Planning Authority (LPA) in order to accompany a householder planning application for proposed alterations to external doors at 33 Langstone High Street, Havant. It has been carried out using the criteria set out in Planning Policy Statement 25 – 'Development and Flood Risk' (PPS25). The purpose of this SFRA is to demonstrate that the proposed development will not increase the risk of flooding elsewhere.

PROPOSALS

33 Langstone High Street is a two-storey end of terrace property, located approx. 200m to the west of Sweare Deep, Emsworth Harbour. The property is a purpose built dwelling house with an attached double garage.

It is intended to replace the existing kitchen door and window and replace these with a pair of doors and sidelights to the rear of the property. The existing house has a gross internal floor area of approx. 93m². The ground floor has an area of approx. 46.5m², the first-floor has an area of approx. 46.5m². The proposed alterations do not affect the total floor area of the property.

SIMPLE FLOOD RISK ASSESSMENT

A search on the Environment Agency (EA) website, on Monday 5 October 2020, found the flood risk for the property was identified as '**Medium Risk**' for surface water and '**Very Low Risk**' for rivers and the sea, which means that each year the area has a chance of surface water flooding between 1% and 3.3% and flooding from rivers and the sea of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail.

In accordance with the EA advice and PPS25 I would suggest that the proposed extension meets the following requirements;

- The work is of a minor nature which will not affect the risk of flooding given the local flood defences in place and there is no increase to floor area.
- The floor level of the house remains as existing.
- The occupants will be advised to subscribe to the EA's flood warning service.
- The existing external ground levels are not to be raised as part of the development.

CONCLUSIVE STATEMENT

It is considered that there will be no additional risk of flooding created by the proposals to either the applicant or the surrounding properties.

I consider the proposals to be suitable based on PPS25.



Barrie Smith BSc (Hons) MCIOB