

Flood Risk Assessment .

1133 -17 Billet Avenue Waterloo PO7 7SZ -
Rev 01

Introduction

The Flood Risk Assessment has been prepared on behalf of my client as part of the planning application for a retrospective application for an increased block paved driveway. The client contacted the Havant Council who advised them that a planning application was not required however, the property has had its permitted development rights removed when originally approved and constructed.

Planning Proposal

Under the retrospective planning application, we are looking to maintain the current insitu installation. The property had a previous tarmac driveway with a grass area. The new driveway has replaced the previous block driveway and a proportion of the grass area. The increase of driveway area is approx. 83.5 Sq M.

We are unable to install a soakaway into the rear garden of the property, as the soakaway would be positioned within the suggested flood risk 3 zone. We believe that due to the site levels the size of the garden and grass areas as well as the mature trees and the drop in level within Hermitage Stream at the lowest point in the site is easily capable of holding and dealing with this minor additional area of hard landscaping area.

Flood risk summary for the area

The site is shown to be in a Flood Risk three zone due to a stream on the eastern edge of the site. However it is important to note that the driveway installation is not within the flood risk 3 zone and this will be discussed further.

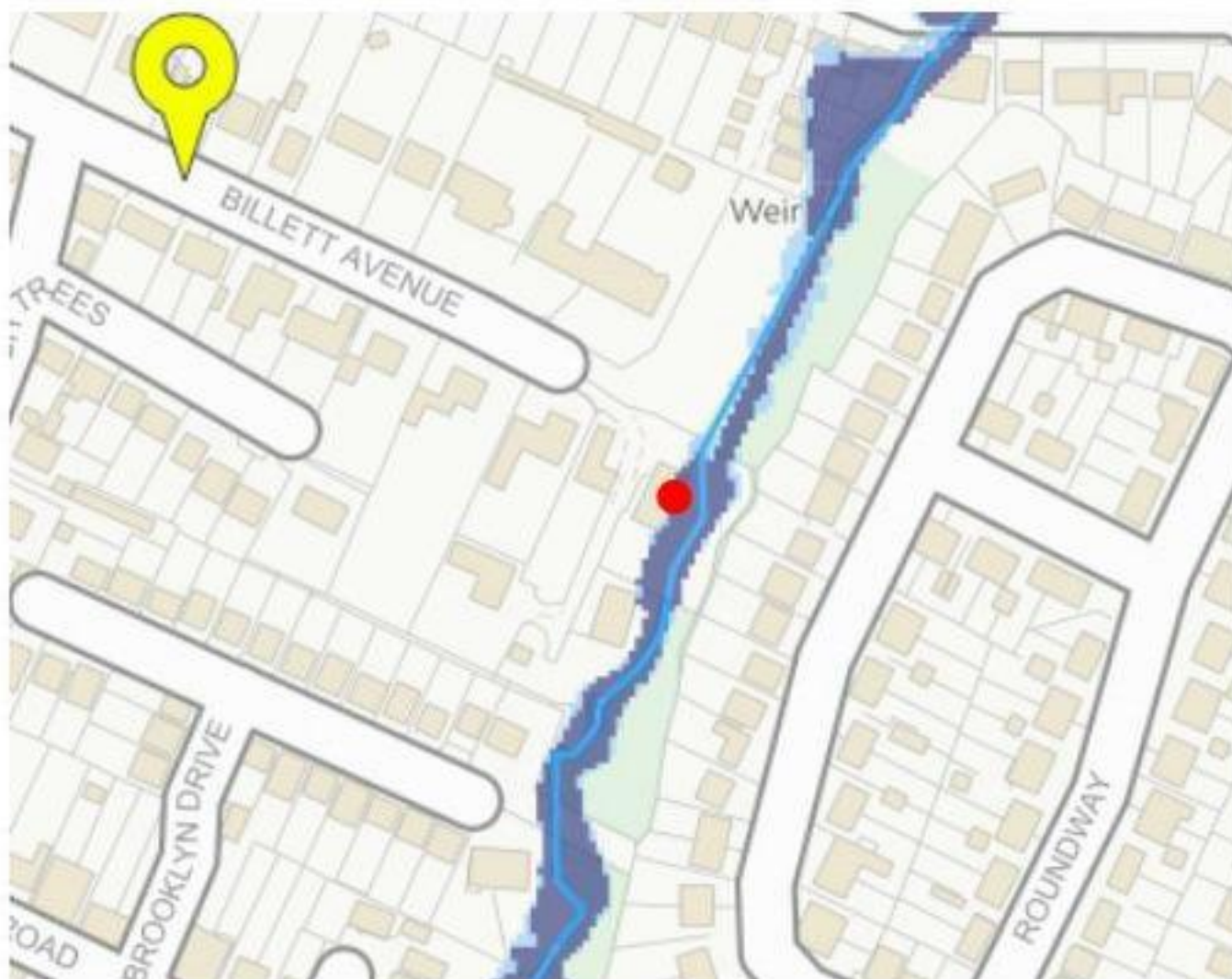
The flood warning information notes the area is within a High risk area. However the Hermitage Stream has been previously culverted and is at a much lower level in the site.

Location and site

The site is within a well-established residential area and forms part of a private road at the end of Billet Avenue. As seen in the aerial image is the shape of the previous driveway. The driveway lies at a higher level with a flat rear garden with sloped banks. The site is bound by a number of mature trees and hedgerows.

The property surrounding the house and within the red line boundary has a number of different levels. The western side of the property is the highest. The house echoes a change of level from north to south where the house and a retaining wall creates a distinct high and low point between

the West (High) and East (Low) side. The Flood 3 zone is contained to this lower level edge and is seen in the flood risk map. Continuing through the site to the South East corner the site falls away again dramatically to the Hermitage Stream. All of which creating huge areas within the plot of land to hold any water generated by the increased driveway.



Existing Photographs



View of the front of the existing property prior to the new driveway.



View of the front of the renewed driveway.

The site has multiple levels. As previously mentioned the new driveway area is outside of the flood risk 3 zone. This is due to the fact that the existing property is raised above the rear garden level (flood risk 3 zone). The existing property is approx. 2015mm above the rear garden level. The driveway area sits behind a retaining wall which has a height varying from 1650mm tall to its low point of 900mm tall above this ground level. The site has the Hermitage stream running through it, the previous owners culverted the stream. This at the lowest point of the garden sits lower by as much as 2640mm from this rear garden level. Any water generated by the additional hard landscaping will be easily managed and retained on site with the site levels alone. The following photographs and section have been prepared to assist in allowing an understanding of the various levels of the site and ultimately concluding that there is little to no impact generated by the installed driveway.



The house as seen in the photograph is at a higher level with the retaining wall and fence to the right hides the driveway at the higher level outside of the flood risk 3 zone.



The Hermitage Stream has been previously culverted through the centre of the grass area. Note the steep bank side and mature trees.



Here we can still see the higher level of the house and to the left is the access/ egress to the culverted area.



View of the culverted area looking back towards the house.



The Hermitage Stream at a much lower level than the garden.

Development proposals

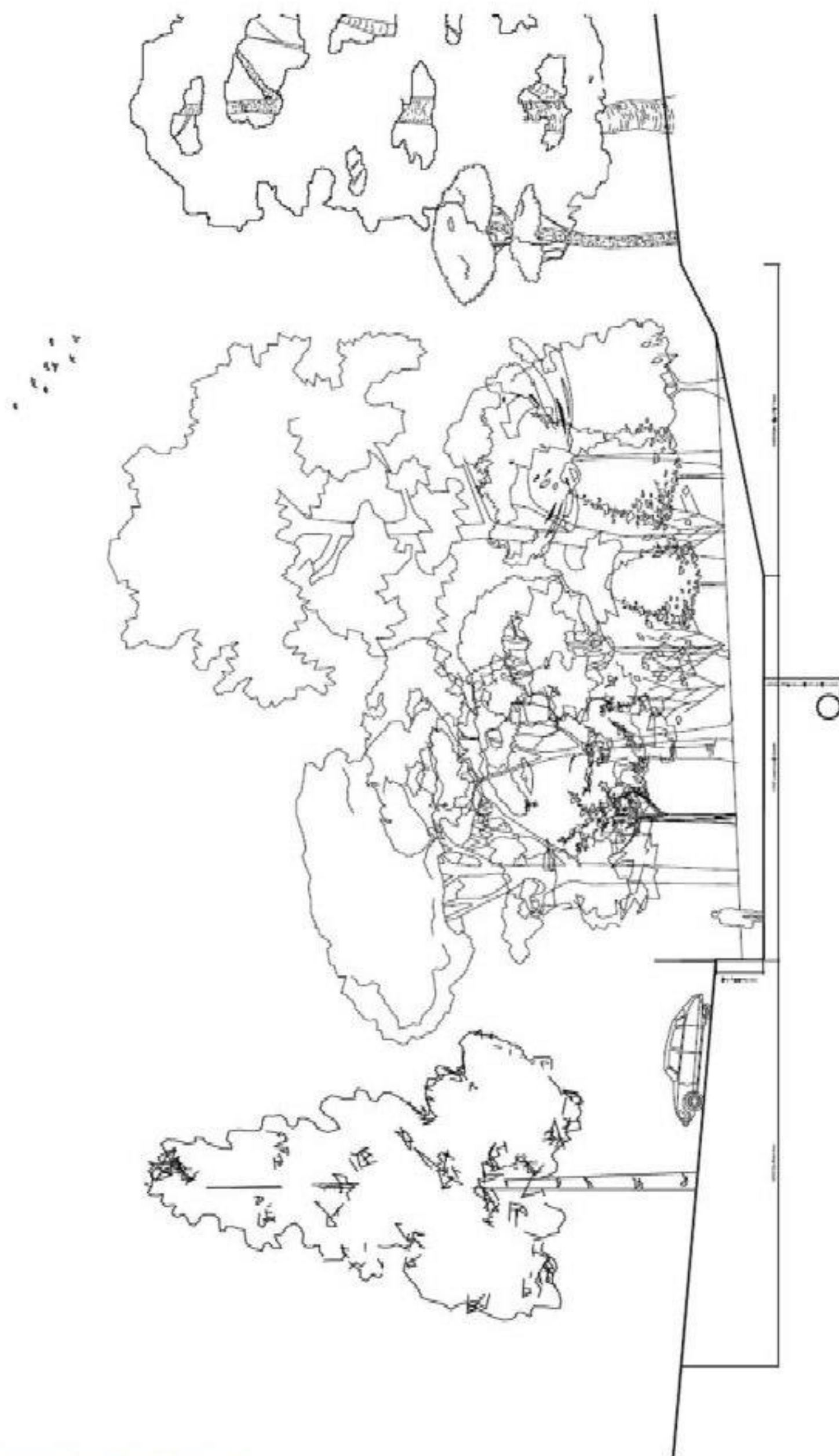
The proposal will not change the nature and use of the site as a domestic dwelling. The additional parking spaces will assist in preventing congestion on the narrow Billet Avenue road/ Lane. This should be seen as a minor development as noted on the gov.uk website.

The additional hard landscaped driveway is unlikely to affect the current or future flooding within the area. This is because the additional hard surfaced area will continue to flow into/ onto the rear grass garden area. This is the current situation and the rear garden will continue to soak up any surface water generated from the increased driveway.

The water is likely to be held on site in the lower level Hermitage Stream found on site. This is unlikely to increase the flood elsewhere.

The need for any other measures to manage any perceived risks are unnecessary as all the immediate houses in the area are at a higher level than the flood risk three zone and the water either in its original state as grass or as the new hard landscaped driveway area will find its way into the existing water course.

There will be no access or egress issues from any house within the immediate area as all the houses are at the higher level than the flood risk 3 zone.



Conclusion

The proposal is for a small increase in hard landscaped area to increase the effective size of the driveway for the domestic property. This is a minor development and the impact is not going to increase concern due to the ability of the site to hold and retain the surface water run off from the additional driveway area.

