

**Flood Risk Issues
Proposed extension
Racquet Sports
Unit 3, Station Approach
North Street
Emsworth
Hampshire
PO10 7PW**



Front elevation of existing building showing main entrance

Report number	1727
Revision number	
Purpose of issue	Draft 1
Date of issue	25th February 2020
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<u>Checked by</u>	<u>XXXXXX</u>

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1.0 INTRODUCTION

- 1.1 This document refers to information appertaining to potential flooding as part of a Planning Application for the proposed warehouse extension at Racquet Sports Group, Unit 3, Station Approach, North Street, Emsworth, Hampshire. PO10 7PW.
- 1.2 This document further refers to Havant Borough Council correspondence, reference GEN/19/0016 dated 29th April 2019 and Temple Ford Design Ltd Architect's drawings, job reference 1727, with regards to a proposed extension to the existing warehouse.
- 1.3 This report is an appraisal of the requirements needed to assess any risk from flooding, those likely to be affected and actions to undertake should flooding of the site occur in the future
- 1.4 This document refers to Temple Ford Design Ltd Architects, proposed site plan depicted in drg. no: 1784/D05

2.0 FLOOD RISK ISSUES

- 2.1 The frequency and severity of river flooding is perceived to have increased in recent years and in an attempt to mitigate the flood risk, the Government published Planning Policy Statement Note 25: (PPS25), updated in December 2009. The Document details the importance of the effective management and reduction of flood risk in the land use planning process. It attempts to address the issue of climate change.
- 2.2 Traditionally, surface water run-off from developments has been run to pipe systems to the nearest watercourse or storm drains. This can increase the rate and volume of the run-off, often leading to flooding downstream of the new development. Policy now dictates the use of sustainable urban drainage systems (SUDS) whereby, the control of run-off is as close as the source as practicable. This can be achieved utilising techniques that mimic the natural drainage processes. The Environment Agency (EA) will seek to restrict the allowable discharge from a new development to that previously expected from undeveloped land.
- 2.3 The requirements of the Building Regulations state that adequate provision should be made for dealing with rainwater from the roofs of buildings and certain paved areas that provide access to the buildings. Run-off from such drainage systems are required to be discharged to one of the following systems listed in order of priority:
- A soakaway or other infiltration system
 - A watercourse
 - A sewer or drain
- 2.4 **The Requirements of a Flood Risk Assessment**
- 2.4.1 A Flood Risk Assessment (FRA) is only required in order to ascertain whether a development will exacerbate the risk of flooding elsewhere in the catchment or is at risk of flooding itself.

2.4.2 – Risk Schedule

Flood Zone	Station Approach, North Street, Emsworth. PO10 7PW Grid Reference: X474680 Y106316
Existing Ground Levels AOD	Site level adjacent existing structure average 9.450m Level at foot of embankment average 4.890m
Existing Flood defences	None required– site formed upon previous railway goods yard which is situated at a similar level adjacent existing railway formation
Site Conditions	Structure built upon previous railway goods yard; surrounding area mostly level and now formed of concrete hard standing (formerly railway goods yard)
Surface Water Drainage	Discharges to existing system from building, standing water on concrete hard standing, discharging to existing system
Flood Risk	None – AOD of site 4.560m above lower ground level Site situated within Zone 1 of Flood Map for Planning – refer to paragraph 2.4.3 and Flood Map
Notes	AOD - Above Ordinary Datum

- 2.4.3 Based on the EA *Flood Map for Planning* document dated 25th February 2020 and shown below, the site is located in Flood Zone 1, which is deemed to be low risk at this stage.



Flood map for planning

Your reference
Racquet Sport

Location (easting/northing)
474680/106316

Created
25 Feb 2020 9:17

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

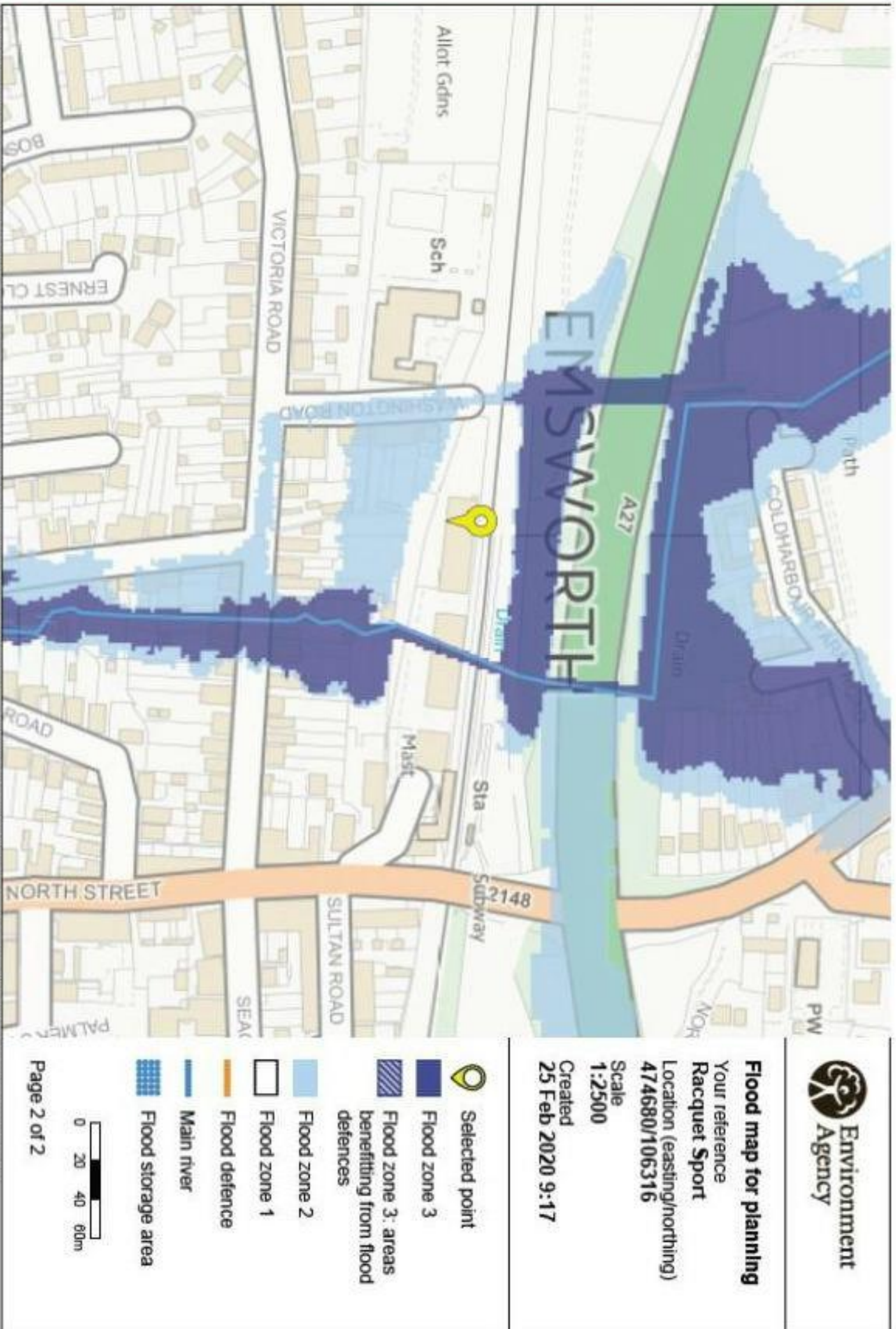
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

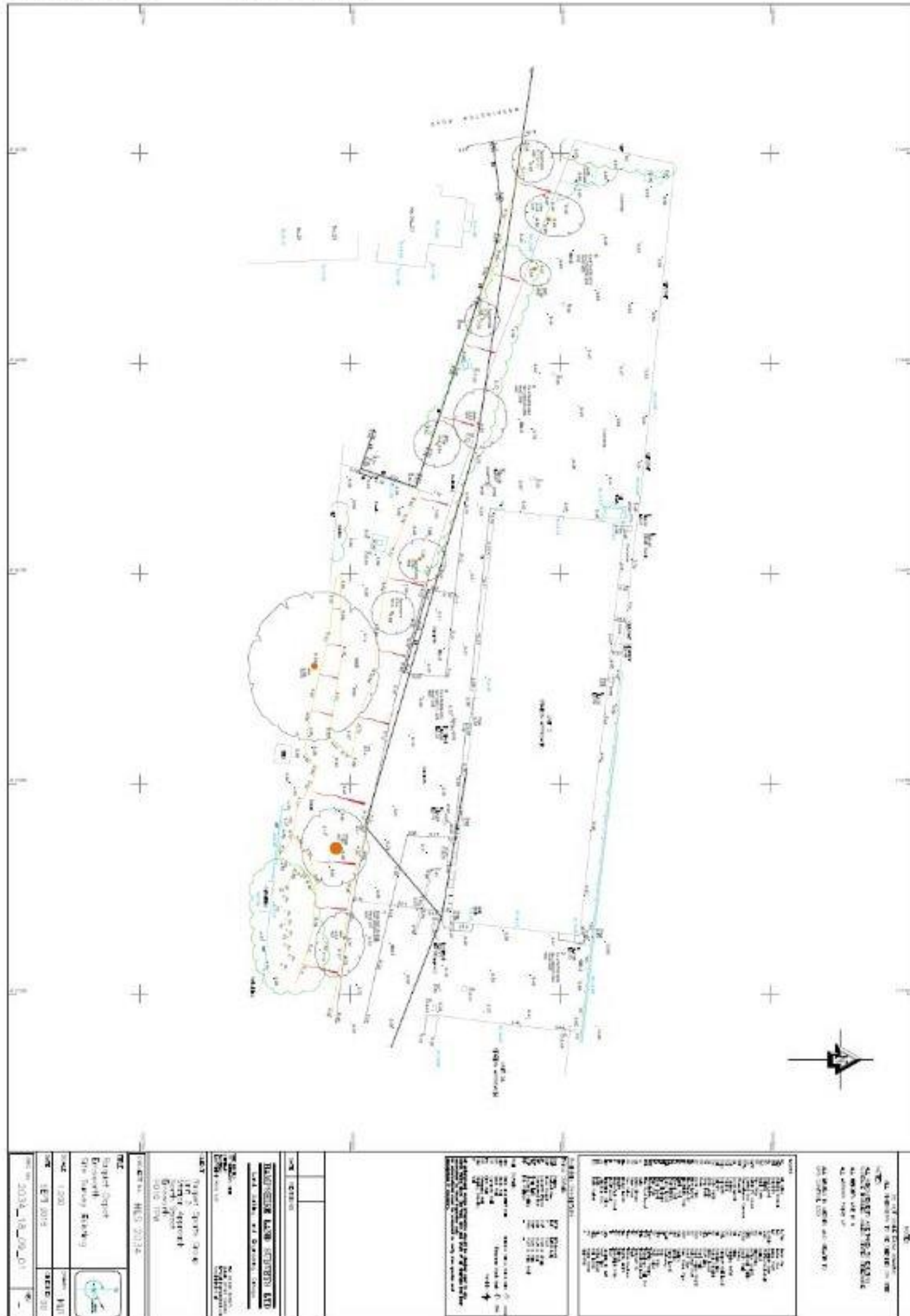
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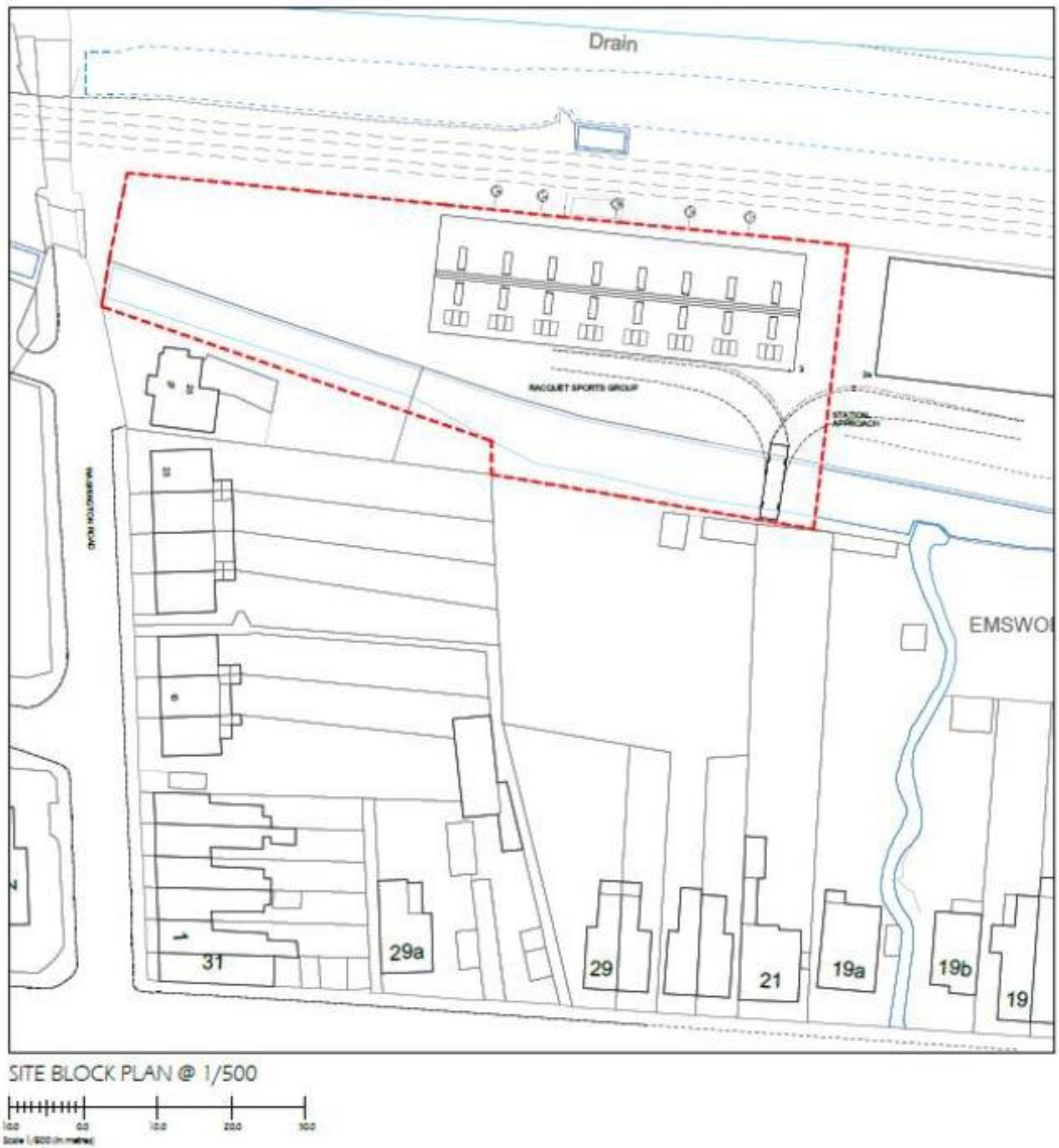
3.0 SUMMARY

- 3.1 Based on the EA Flood Map for Planning, the proposed development lies within Flood Zone 1. This is deemed as low-risk to a flood event.
- 3.2 The proposed development is 4.560m above the level of the Watercourse that runs beneath the railway south towards Victoria Road. Thus, the development is not deemed to be at risk of flooding

APPENDIX A SITE SURVEY



APPENDIX B SITE PLAN



APPENDIX C PHOTOGRAPHS



Concrete Hard Standing – formerly railway goods yard



Side of existing structure looking towards concrete hard standing-formerly railway goods yard