

Surface Water Flooding Statement

Site Address: 1 Ferndale, Waterloooville, PO7 7NZ

Local Planning Authority: Havant Borough Council

Proposal: Change of use from flats to 9-bedroom HMO with minor internal alterations and small front porch addition

1. Introduction

This statement has been prepared in support of the planning application for the change of use of the existing residential flats at 1 Ferndale, Waterloooville (PO7 7NZ) to a House in Multiple Occupation (HMO) comprising 9 bedrooms.

The purpose of this statement is to assess the potential surface water flood risk associated with the development and demonstrate that the proposal will not increase flood risk on-site or elsewhere.

2. Site Description

The application site comprises existing residential flats located within an established urban area. The surrounding land use is predominantly residential.

Environment Agency mapping indicates that a small portion of Flood Zone 2 is located at the extreme edge of the site boundary. This area is currently overgrown, contains Tree Preservation Orders (TPOs), and is not actively used as functional garden space. No built development is proposed within this area.

3. Proposed Development

The proposal consists primarily of internal alterations to facilitate the conversion from flats into a 9-bedroom HMO.

External works are minimal and include the addition of a small decorative front porch. The porch is modest in scale and does not materially increase the roof footprint or impermeable area of the site.

Importantly:

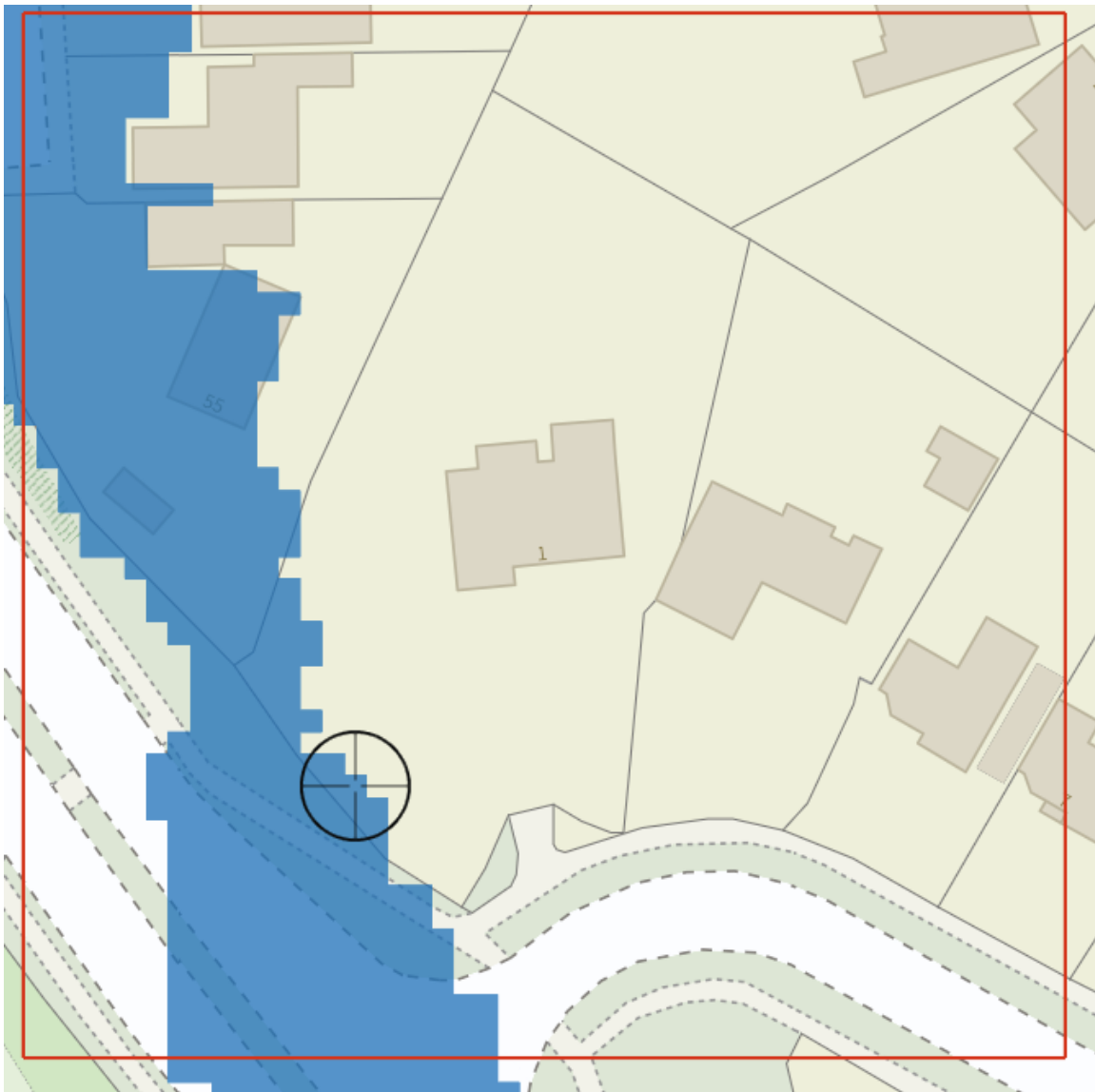
- There will be no significant increase in building footprint
- There will be no loss of permeable garden area
- There will be no encroachment into Flood Zone 2
- Existing drainage arrangements will remain largely unchanged

4. Flood Risk Context

The majority of the site lies within Flood Zone 1, which is classified as having a low probability of flooding.

The Flood Zone 2 designation affects only a very small peripheral section of the site and does not impact the proposed development footprint. This area remains undeveloped and will continue to be maintained as landscaped or natural space.

Given the scale and nature of the development, the proposal is classified as minor development under national planning guidance and therefore does not require a full Flood Risk Assessment.



5. Surface Water Management

As the development involves internal works only, with no material increase in hardstanding or roof area, surface water runoff rates will remain effectively unchanged from the existing situation.

The small front porch addition represents a negligible increase in impermeable surface area and will not materially affect site drainage performance.

Surface water will continue to be managed via existing drainage infrastructure in accordance with local standards.

Where possible, good practice measures will be incorporated, including:

- Maintaining existing permeable areas
- Avoiding unnecessary hard surfacing
- Ensuring rainwater goods are properly connected and maintained

6. Flood Risk Impact Assessment

The proposed development:

- Will not increase surface water runoff
- Will not increase flood risk elsewhere
- Will not place vulnerable development within Flood Zone 2
- Will not reduce existing flood storage capacity

The proposal therefore complies with the National Planning Policy Framework (NPPF) and Havant Borough Council flood risk policy objectives.

7. Conclusion

The proposed conversion of flats to a 9-bedroom HMO at 1 Ferndale, Waterloooville represents a low-risk development in flood terms.

Given the minor nature of the works, the lack of increased impermeable area, and the absence of development within Flood Zone 2, the proposal is considered acceptable from a surface water and flood risk perspective.

It is therefore concluded that the development is suitable for approval with no adverse impact on flood risk.