

Flood Risk Assessment

Proposed Development at 7 Waterberry Drive Waterlooville

For The West Group.

Proposed Development

1.1 Overview

The proposed development at **Tileasy House, Waterberry Drive, Waterlooville, PO7 7UW** comprises first floor and ground floor extensions to the existing commercial premises, together with associated external works.

The site is located partly within **Flood Zones 1, 2 and 3** as defined by the Environment Agency Flood Map for Planning.

The development remains within the existing commercial land use classification and does not introduce a more vulnerable use.

1.2 First Floor Extension

The first floor extension will provide additional office accommodation and ancillary facilities, including:

- Office space
- Canteen facilities
- Meeting rooms
- Storage areas
- Supporting windows
- External stair access

The first floor extension is positioned above the existing building footprint and does not increase ground-level encroachment within Flood Zones 2 or 3.

As such, the first floor works:

- Do not displace floodplain storage
- Do not increase impermeable area at ground level
- Do not increase flood risk elsewhere

1.3 Ground Floor Extensions

The ground floor extensions will provide:

- Additional workspace
- Storage and maintenance areas
- Composite doors
- Metal sheet roofing
- External cladding

These extensions increase the building footprint and are located partly within areas identified as Flood Zones 2 and 3.

Given the site's flood zoning, careful consideration has been given to:

- Floodplain storage displacement
- Flood flow routes
- Finished floor levels
- Flood resistance and resilience measures

The ground floor extensions are classified as **'Less Vulnerable' development** under the National Planning Policy Framework (NPPF) flood risk vulnerability classification, which is considered appropriate within Flood Zones 2 and 3 (subject to passing the Sequential Test and, where required, the Exception Test).

1.4 External Works

The development includes additional external paving to support proposed external work units.

The introduction of additional hardstanding will increase impermeable area locally. Therefore:

- Surface water runoff will be managed to ensure no increase in flood risk on or off site.
- Drainage will be designed to accommodate climate change allowances in accordance with current Environment Agency guidance.
- Sustainable Drainage Systems (SuDS) will be incorporated where feasible to attenuate runoff.

1.5 Flood Risk Implications

Given the site lies partly within Flood Zones 1, 2 and 3:

- Development has been located sequentially within the site to direct the most vulnerable elements to areas of lowest flood risk where possible.
- First floor accommodation provides safe refuge above predicted flood levels.
- Ground floor elements will incorporate flood mitigation measures where located within Flood Zones 2 and 3.

The proposal does not:

- Introduce residential accommodation
- Increase vulnerability classification
- Create sleeping accommodation within Flood Zone 3

Subject to appropriate mitigation and drainage design, the development can be considered compliant with:

- The National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG) – Flood Risk and Coastal Change
- Local Authority Strategic Flood Risk Assessment (SFRA)

