Flood Risk Assessment (FRA) 30.01.26

Proposed Planning Application

Unit 2, 24 Palmers Road, Emsworth, PO10 7DL

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1. Introduction

This Flood Risk Assessment (FRA) has been prepared to support a planning application to amend the conditions of an existing planning permission, including changes to the use of the premises and opening hours, at Unit 2, 24 Palmers Road, Emsworth, Hampshire (PO10 7DL).

The assessment has been undertaken in accordance with national planning policy and guidance, using Environment Agency (EA) Flood Map for Planning data. The purpose of this FRA is to:

- Identify the level of flood risk affecting the site;
- Assess flood risk from all relevant sources;
- Demonstrate that the proposed development is appropriate in flood risk terms;
- Confirm that the proposal will not increase flood risk elsewhere.

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2. Site Location and Description

The site comprises an existing commercial leasehold unit (Unit 2) located at 24 Palmers Road, within the established urban area of Emsworth. The surrounding area is characterised by mixed commercial and residential development.

The proposal does not involve any extension to the building footprint, ground disturbance, or changes to site levels. All works relate solely to the internal use of the existing unit and its hours of operation.

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3. Proposed Development

The planning application seeks:

- A change to the permitted use of the unit; and
- A variation to the approved opening hours.

No physical alterations to the building are proposed, and there will be no increase in impermeable surfaces.

4. Policy Context

National planning policy requires that development is directed to areas of lowest flood risk and that proposals do not increase flood risk elsewhere. Flood risk vulnerability and suitability are assessed with reference to the Environment Agency Flood Zones.

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5. Flood Risk Assessment

5.1 Environment Agency Flood Zones

The Environment Agency Flood Map for Planning has been reviewed for the site. This confirms that:

- The site lies entirely within **Flood Zone 1**, defined as land having a **low probability of flooding**, with less than a 0.1% (1 in 1,000) annual probability of flooding from rivers or the sea.

Flood Zone 1 is considered suitable for all types of development, including commercial uses.

5.2 Sources of Flood Risk

River and Sea Flooding

As confirmed by the EA Flood Map for Planning, the site is at low risk of flooding from rivers or the sea.

Surface Water Flooding

Surface water flooding is the result of intense rainfall exceeding local drainage capacity. The site is located within an established urban area with existing drainage infrastructure. The proposal does not increase built development or impermeable surfaces and therefore will not increase surface water runoff.

Groundwater Flooding

There is no evidence to indicate that groundwater flooding poses a significant risk to the site. The proposal does not involve excavation or below-ground development.

Sewer and Artificial Sources

The proposal does not affect existing drainage arrangements or utilities and will not increase pressure on local sewer networks.

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6. Impact of the Proposed Development

The proposed change of use and amended opening hours:

- Will not increase the vulnerability of the site to flooding;
- Will not result in any change to land levels or drainage patterns;
- Will not increase flood risk elsewhere;
- Will not require any flood mitigation measures due to the site's location in Flood Zone 1.

Given that the development is confined to an existing building and does not involve external works, the proposal is considered appropriate in flood risk terms.

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7. Flood Risk Mitigation and Management

As the site is located within Flood Zone 1 and no physical development is proposed, no specific flood mitigation measures are required.

General good practice measures will continue to be observed, including:

- Maintaining existing drainage infrastructure;
- Ensuring safe internal management procedures are in place;
- Monitoring Environment Agency flood alerts, should they ever become relevant.

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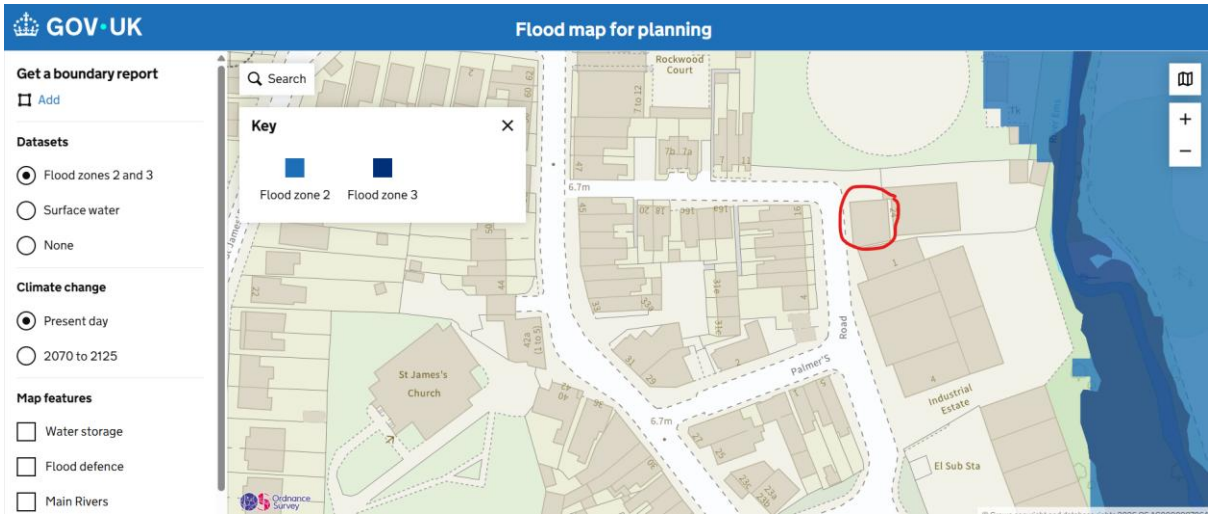
8. Conclusion

This Flood Risk Assessment demonstrates that Unit 2, 24 Palmers Road, Emsworth (PO10 7DL) is located entirely within Environment Agency Flood Zone 1, indicating a low probability of flooding.

The proposed changes to use and opening hours are appropriate for the site and will not increase flood risk to the site itself or to surrounding land. In accordance with national and local planning policy, the development is considered acceptable in flood risk terms and suitable for approval.



Prepared in support of a planning application to Havant Borough Council.