

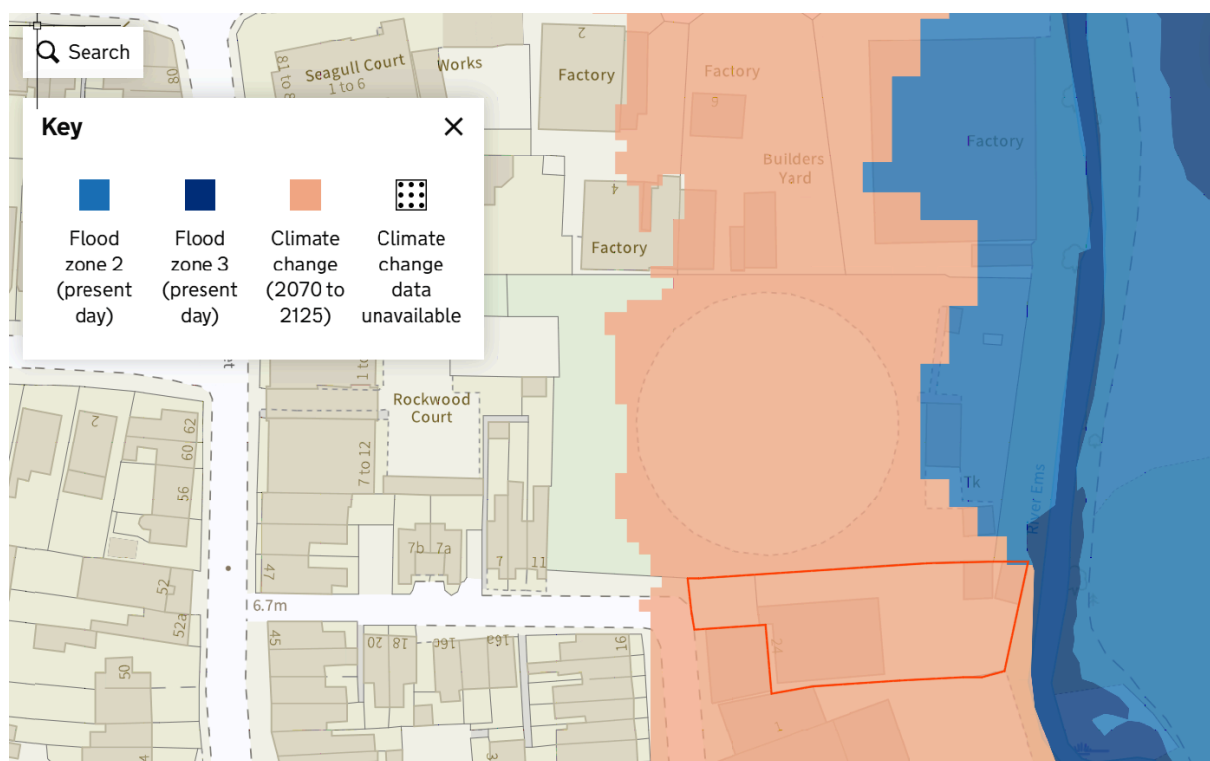
Flood Risk Assessment: 24 Palmers Road, Emsworth

Project: Change of Use to Storage (B8) and Joinery Workshop (B2) with New Store and Site Enhancements

Location: 24 Palmers Road, Emsworth, PO10 7DL

1. Site Location and Context

The application site is located at 24 Palmers Road. The Environment Agency confirms the site lies within Flood Zones 2 and 3. These zones are defined by the National Planning Policy Framework (NPPF) as land having a medium to high probability of flooding.



2. Flood Risk Vulnerability Classification

Under the NPPF Annex 3 (Flood Risk Vulnerability Classification), the proposed uses are categorized as follows:

- Joinery Workshop (General Industry / B2): Classified as "Less Vulnerable".
- Storage (B8): Classified as "Less Vulnerable".

According to the Flood Risk Vulnerability Management table, "Less Vulnerable" development is considered appropriate in Flood Zones 2 and 3a.

3. Assessment of Flood Risk

- Sources of Flooding: The primary risk is fluvial or tidal, as indicated by the site's placement in Zones 2 and 3.
- Climate Change: The provided mapping shows that climate change projections (2070 to 2125) significantly extend the risk area across the site boundary.

4. Proposed Mitigation & Strategy

To overcome the EA objection, the following measures are proposed:

- Flood Resilience: The workshop and storage areas will incorporate flood-resilient construction, e.g., raised electrical sockets, water-resistant plaster, non return valves on foul waste connections where applicable.
- Floor Levels: Internal floor levels should be set as high as practically possible relative to known flood levels.
- Safety & Evacuation: A flood warning and evacuation plan will be implemented for staff.
- No Increased Risk: The development involves a change of use of an existing building , meaning there is no significant increase in non-permeable surfacing that would increase flood risk elsewhere.