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ARCHITECT

Flood Risk Assessment

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45 Warblington Road, Emsworth, PO10 7HG

Erection of first-floor side and rear extensions, a single-storey rear extension and a modest front extension to the existing garage, together with associated roof alterations, formation of a balcony above the garage and a rear Juliet balcony, and alterations to existing rear fenestration and other associated external alterations.

1. Introduction

This Flood Risk Assessment has been prepared in support of the proposed extensions and associated alterations to the existing dwelling at 45 Warblington Road, Emsworth.

The purpose of the assessment is to consider the potential sources of flooding affecting the site and to demonstrate that the proposed development can be carried out without increasing flood risk either to the property itself or elsewhere.

The assessment has been informed by current Government and Environment Agency flood-risk mapping together with the existing and proposed site circumstances.

The proposal relates to alterations and extensions to an established residential property. There is no change of use and the property will remain in residential use as a single dwellinghouse.

2. Site Context

The application site comprises an existing detached dwelling and established residential garden on Warblington Road, Emsworth.

The property is surrounded predominantly by existing residential development and established gardens.

The proposed works comprise extensions and alterations to the existing dwelling, with much of the additional built footprint occurring over existing buildings or previously developed parts of the site.

Existing external ground levels around the dwelling and garden will remain broadly unchanged.

There is no basement, cellar or other below-ground accommodation within the property.

3. Flood Zone Classification

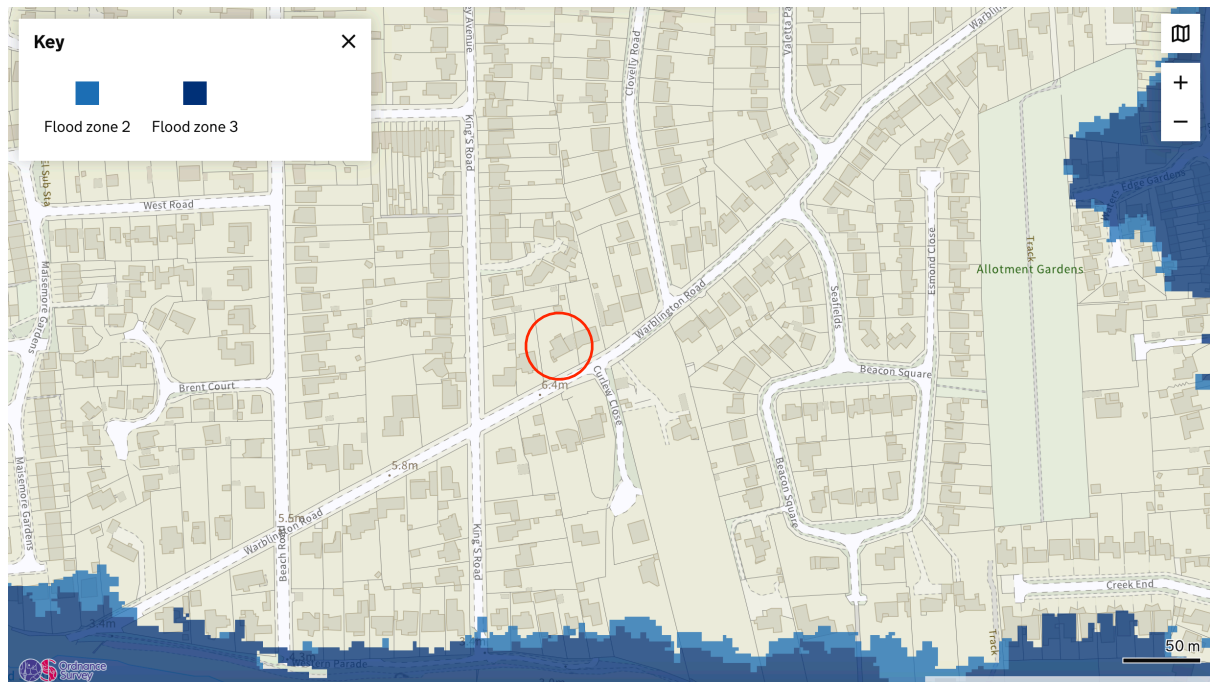
The Environment Agency Flood Zone mapping has been reviewed.

The application property is located outside the areas identified as Flood Zone 2 and Flood Zone 3 and is therefore considered to lie within Flood Zone 1.

Flood Zone 1 represents land with the lowest probability of flooding from rivers and the sea.

The accompanying Flood Zone Map identifies the location of the application property in relation to the mapped Flood Zones.

See Appendix A – Environment Agency Flood Zone Map – Application Site Identified.



4. Flooding from Rivers and the Sea

Current Government long-term flood-risk information identifies the yearly chance of flooding from rivers and the sea at the application site as Very Low.

The future assessment shown for the period between 2036 and 2069 also identifies the risk as Very Low.

The available information therefore indicates that both the current and future risk of flooding from rivers or the sea is very low.

Although Emsworth is a coastal settlement, the application property is situated outside the mapped areas of higher tidal and fluvial flood risk.

See Appendix B – Long-Term Flood Risk – Rivers and the Sea.

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.
This information takes into account any flood defences.
[► Why flood defences cannot completely prevent flooding](#)

5. Surface Water Flooding

Government surface-water flood-risk information identifies the yearly chance of surface-water flooding at the application site as Very Low.

The future assessment shown for the period between 2040 and 2060 also identifies the risk as Very Low.

The wider Government flood-risk mapping and available datasets have also been reviewed, including information relating to climate change, annual likelihood of flooding, predicted flood depths and mapped features such as water-storage areas, flood defences and Main Rivers.

The additional mapped features are sufficiently remote from the application property that they are not considered to materially affect the proposed development.

The proposal is therefore considered to be at very low risk from surface-water flooding.

See Appendix C – Long-Term Flood Risk – Surface Water.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

[▶ Why surface water flooding is a problem](#)

6. Groundwater Flooding

Government flood-risk information confirms that the property is outside a groundwater flood alert area.

There are also no known ponds, ditches or other standing-water features within the application site.

On the basis of the available information, groundwater flooding is not considered to represent a significant constraint to the proposed development.

See Appendix D – Long-Term Flood Risk – Groundwater.

Groundwater [More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

[▶ What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

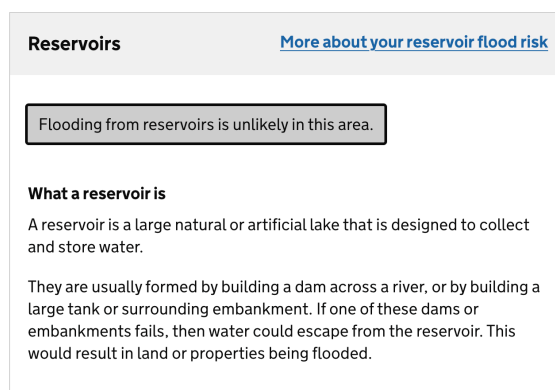
Flooding from rivers is more likely when groundwater levels are high.

7. Reservoir Flooding

Government flood-risk information identifies flooding from reservoirs as unlikely in this area.

Reservoir flooding is therefore not considered to represent a material risk to the proposed development.

See Appendix E – Long-Term Flood Risk – Reservoirs.



8. Other Sources and History of Flooding

The available Government flood-risk mapping and associated datasets have been reviewed for other potential sources of flooding.

No additional mapped flood-risk features have been identified sufficiently close to the application property to materially affect the proposal.

As far as the applicant is aware, the property has no known history of flooding from rivers, the sea, surface water, groundwater, reservoirs or sewer flooding.

9. Finished Floor Levels

The proposed ground-floor finished floor levels will be in accordance with those of the existing dwelling.

No lowering of the existing residential floor level is proposed.

The development will therefore not introduce residential accommodation at a lower level or at a greater inherent flood risk than the existing property.

There is no basement, cellar or other below-ground accommodation proposed as part of the development.

10. External Ground Levels

Existing external ground levels surrounding the dwelling and within the garden will remain broadly unchanged.

No significant regrading of the site is proposed which could divert surface-water flows towards neighbouring properties or otherwise adversely alter existing overland flow routes.

11. Surface Water Drainage

The proposed extensions will result in changes to the roofed area of the property.

Surface water generated by the development will be managed through a new soakaway arrangement designed to comply with current requirements.

The detailed surface-water drainage strategy is addressed separately within the accompanying Surface Water Drainage Information and is therefore not repeated in detail within this assessment.

The drainage strategy will seek to ensure that surface water arising from the development is appropriately managed within the site and does not increase flood risk elsewhere.

12. Safe Access and Escape

Existing pedestrian and vehicular access arrangements will remain unchanged.

Access to and from the property will continue via the existing driveway and entrance onto Warblington Road.

The application property and its access are outside the areas shown to be at significant fluvial or tidal flood risk.

The proposed development therefore does not introduce any material additional risk in respect of safe access or escape.

13. Climate Change

Future flood-risk information has been considered as part of this assessment.

The future risk of flooding from rivers and the sea remains classified as Very Low for the period shown between 2036 and 2069.

The future surface-water flood risk also remains classified as Very Low for the period shown between 2040 and 2060.

The available future flood-risk information therefore does not indicate that anticipated changes in flood risk would materially affect the suitability of the proposed development.

See Appendix B – Long-Term Flood Risk – Rivers and the Sea.

See Appendix C – Long-Term Flood Risk – Surface Water.

14. Flood Risk to Others

The proposal does not involve significant changes to existing ground levels or alteration of any watercourse.

Much of the proposed development is associated with the footprint of existing buildings or previously developed parts of the residential site.

Surface water arising from the development will be managed through a new soakaway arrangement designed to current requirements.

The development is therefore not expected to displace floodwater, obstruct any significant overland flow route or increase flood risk to adjoining properties.

15. Summary of Flood Risk

The available flood-risk information indicates that:

- the site lies within Flood Zone 1;
- the current risk of flooding from rivers and the sea is Very Low;
- the future risk from rivers and the sea remains Very Low;
- the current risk of surface-water flooding is Very Low;
- the future surface-water flood risk remains Very Low;
- the site is outside a groundwater flood alert area;
- reservoir flooding is unlikely;
- no other significant mapped flood-risk features have been identified in close proximity to the property;
- there is no known history of flooding at the property;
- proposed ground-floor finished floor levels will accord with those of the existing dwelling;
- there is no basement or below-ground accommodation;
- existing external ground levels will remain broadly unchanged; and
- a new surface-water soakaway arrangement will be provided in accordance with current requirements.

16. Conclusion

The application site is located within Flood Zone 1 and the available Government and Environment Agency flood-risk information identifies a very low risk of flooding from both rivers and the sea and from surface water.

The site is outside a groundwater flood alert area, reservoir flooding is identified as unlikely and no other mapped source of flooding has been identified which would materially affect the proposed development.

The proposal comprises extensions and alterations to an established residential property and does not introduce a more vulnerable form of land use.

Proposed ground-floor finished floor levels will accord with those of the existing dwelling, existing external ground levels will remain broadly unchanged and no basement or below-ground accommodation is proposed.

Existing access and escape arrangements will also remain unchanged.

Surface water arising from the development will be appropriately managed through a new soakaway arrangement, the details of which are provided separately within the Surface Water Drainage Information.

On this basis, the proposed development is considered appropriate in flood-risk terms and will not materially increase flood risk to the application property or surrounding land.

Appendices

Appendix A – Environment Agency Flood Zone Map – Application Site Identified

Environment Agency Flood Zone Map showing the application property identified and its relationship to Flood Zones 2 and 3.

Appendix B – Long-Term Flood Risk – Rivers and the Sea

Government long-term flood-risk information confirming a Very Low current risk of flooding from rivers and the sea and a Very Low future risk for the period between 2036 and 2069.

Appendix C – Long-Term Flood Risk – Surface Water

Government long-term flood-risk information confirming a Very Low current risk of surface-water flooding and a Very Low future risk for the period between 2040 and 2060.

Appendix D – Long-Term Flood Risk – Groundwater

Government flood-risk information confirming that the application property is outside a groundwater flood alert area.

Appendix E – Long-Term Flood Risk – Reservoirs

Government flood-risk information confirming that flooding from reservoirs is unlikely in this area.