

FLOOD RISK ASSESSMENT

Site: 13 Watersedge Gardens, Emsworth, PO10 7EU

Proposal: Demolition of existing garage and replacement with 1.5 storey side extension with a front and rear dormer. Render the existing and proposed, dark grey windows, new porch and extended canopy to replace the existing structure over the front window.

Date: August 2026

1. Introduction

This Flood Risk Assessment has been prepared in support of the planning application for the proposed side development at 13 Watersedge Gardens.

The assessment has been informed by the Environment Agency's Flood Risk Summary and Flood Map for Planning information, links provided by Havant Council on their validation list.

2. Flood Zone and Existing Risk

The wider site location is identified within Flood Zone 2, which indicates a medium probability of flooding from rivers and the sea. The identified source of flood risk is within Flood Zone 3 2122 tidal flooding from the sea.

However, the proposed side development, is a replacement for the existing garage and does not increase the footprint of the dwelling, it is also located outside the Flood Zone 2 extent, and therefore the extension will not introduce additional built development within the identified flood zone.

The Environment Agency's Flood Risk Summary identifies the current risk from rivers and the sea as very low, although future risk associated with climate change is identified as higher.

3. Surface Water and Other Flood Risks

The current risk of surface water flooding is identified as very low.

The proposed developments drainage will be designed to ensure that additional surface water is appropriately managed and does not increase flood risk to the application site or neighbouring properties.

The site is outside a groundwater flood alert area and flooding from reservoirs is considered unlikely.

4. Mitigation

The following measures will be incorporated into the proposal:

- The proposed development will remain outside the identified Flood Zone 2 extent.
- Existing drainage arrangements will be retained where practicable.
- New surface water will be appropriately managed and will not be directed towards neighbouring properties.

- The development will not obstruct existing flood flow routes.
- Finished floor levels will be appropriate to the existing dwelling and surrounding ground levels.
- The design will take account of potential future increases in flood risk resulting from climate change. This includes ensuring that the development does not unnecessarily increase the risk of tidal or surface water flooding and that drainage arrangements remain suitable for the expected lifespan of the extension.

5. Conclusion

The principal flood risk identified for the wider site is Flood Zone 3 future tidal flooding 2122. However, the proposed side development is outside the Flood Zone 2 extent and is therefore not considered to be at an unacceptable risk of flooding.

The proposal is small in scale and does not change the footprint of the existing dwelling. It will not materially increase surface water runoff or alter existing flood flow routes. Subject to the mitigation measures outlined above, the development is considered acceptable in flood risk terms and is not expected to increase flood risk elsewhere.