

FLOOD RISK ASSESSMENT

20 Shepherd Way, Havant, PO9 4EF

Planning Application: APP/26/00744

Single-storey rear extension and conversion of garage into kitchen

7th October 2026

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in response to Havant Borough Council's validation request stating that part of the application site has been identified as being at risk of surface water flooding. It relates to the proposed single-storey rear extension and conversion of the existing garage into a kitchen at 20 Shepherd Way, Havant, PO9 4EF.

The assessment is proportionate to the scale and nature of the proposal. National Environment Agency guidance states that an FRA should be appropriate to the scale, nature and location of the development and proportionate to the degree of flood risk. Planning Practice Guidance also recognises that a shorter, simpler assessment is likely to be sufficient for most minor developments.

2. Site and Proposed Development

The application concerns an existing residential property. The proposal comprises a single-storey rear extension together with the conversion of the existing garage to form part of the kitchen. The proposal does not create a separate dwelling and the garage conversion does not itself increase the building footprint.

3. Environment Agency Flood Map for Planning

The Environment Agency Flood Map attached as an appendix to this report was created on 18 September 2026 for location Easting 470249 / Northing 108921. It identifies the selected location as Flood Zone 1, an area with a low probability of flooding from rivers and the sea.

The Environment Agency document also makes clear that this particular flood-zone map shows river and sea flooding and does not, by itself, include other sources of flooding. The Council's validation request relates specifically to surface water and is therefore considered separately below.

4. Surface Water Flood Risk

Havant Borough Council has advised that part of the application site is identified as being at risk of surface water flooding. This FRA therefore acknowledges the mapped surface-water constraint rather than relying solely on the site's Flood Zone 1 status.

Environment Agency guidance requires an FRA where a site in Flood Zone 1 is shown to be at risk from surface water now or in the future. Havant Borough Council's flood-risk guidance similarly requires consideration of all sources of flooding, current and future risk, and demonstration that development will be safe for its lifetime without increasing flood risk elsewhere.

The national surface-water mapping is strategic modelling and identifies areas potentially susceptible to rainfall-related flooding. For a small householder proposal, the relevant planning consideration is whether the works would place occupants at unacceptable risk, obstruct a surface-water flow route, displace flood water, or materially increase runoff or flood risk elsewhere.

5. Flood Risk Mitigation

- Finished floor levels to the new rear extension should be set no lower than the corresponding existing internal ground-floor level, unless detailed site levels demonstrate that a higher level is required.
- External ground levels should be arranged so that surface water is directed away from the building and is not trapped against new external walls or door openings.
- The development should not create a barrier or bund that would materially obstruct an existing surface-water flow path across the site.
- Rainwater from the new roof should be positively collected and discharged through an appropriate drainage arrangement in accordance with Building Regulations, with infiltration used where practicable and suitable.
- Any new or altered hard surfacing associated with the works should, where practicable, be permeable or drain to a suitable permeable area so that runoff is not unnecessarily increased.
- Low-permeability/flood-resistant materials should be used at vulnerable low-level parts of the extension where reasonably practicable, particularly around external openings.
- Existing drainage routes and gullies should be kept clear during and after construction.

6. Climate Change and Residual Risk

Surface-water flood risk can increase as rainfall intensity changes over the lifetime of development. The measures above provide a proportionate response for this minor residential extension by maintaining safe floor levels, managing roof and paved-area runoff, avoiding obstruction of flow routes and incorporating basic resistance and resilience measures.

If detailed Environment Agency surface-water depth information for the precise extension footprint shows that the design flood level (1% annual probability event plus the applicable climate-change allowance) would exceed the proposed finished floor level, the floor level and resistance/resilience measures should be reviewed before

construction. This FRA does not invent a site-specific flood depth where one has not been established by survey/model data.

7. Sequential Test

The proposal is for a householder development. National flood-risk standing advice identifies householder development such as residential extensions as exempt from the sequential test. The relevant requirement is therefore to demonstrate through a site-specific FRA that the development can remain safe and does not increase flood risk elsewhere.

8. Conclusion

The site is within Flood Zone 1 for river and sea flooding. A surface-water constraint has nevertheless been identified by the Local Planning Authority and has been addressed in this assessment.

Subject to the mitigation measures set out above, the proposed single-storey rear extension and garage conversion can be undertaken without materially increasing surface-water runoff, obstructing surface-water flows or increasing flood risk elsewhere. The proposal is a small-scale alteration to an existing dwelling and does not create an additional dwelling or a more vulnerable land use.

On this basis, the proposed development is considered capable of remaining safe over its lifetime and of satisfying the flood-risk requirements relevant to this householder planning application.

9. Sources

- Environment Agency, Flood Map for Planning, location 470249/108921, created 18 September 2026
- Environment Agency, 'Preparing a flood risk assessment: standing advice', updated 28 May 2026.
- Environment Agency, 'Flood risk assessments: applying for planning permission', updated 28 May 2026.
- Havant Borough Council, 'Flood Risk in Development' guidance.
- Planning Practice Guidance, 'Flood risk and coastal change'.

Appendix A - Environment Agency Flood Map

Environment Agency Flood Map for Planning dated 18 September 2026 confirms Flood Zone 1 status for the selected location.

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	470249/108921	18 September 2026 12:01

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)
470249/108921

Scale
1:2,500

Created
18 Sep 2026 12:02

-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m