

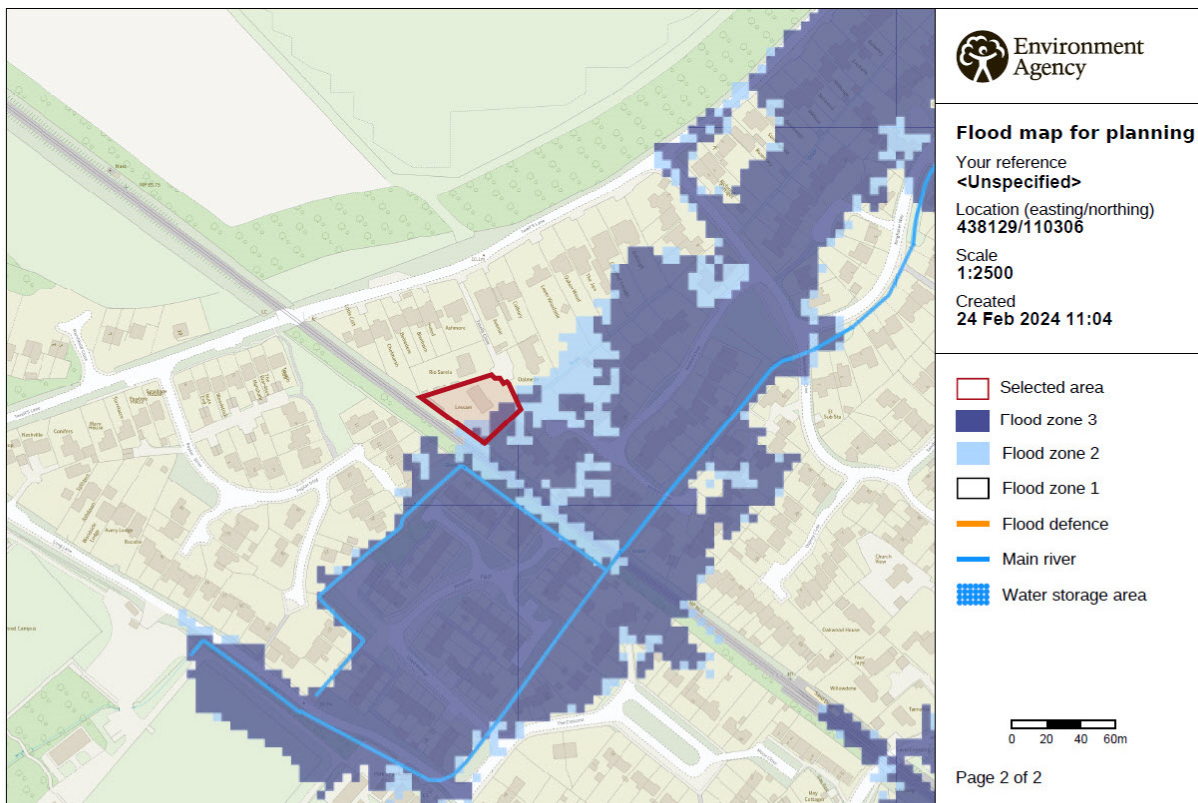
Lessam – Flood Risk Assessment.

A0801 –FRA-001

Introduction

The proposal is for a new Single storey side & rear extension, and replaces a previously approved application for the property (application ref. 22/11270 approved in November 2022) With the new proposal being significantly smaller overall.

When viewing the government Planning Flood Map, part of the site (none of which is proposed to be built on) appears to lie within flood zone 3, (please see exert of map below)



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Any planning application within a flood zones 2 or 3 and with a 1 in 200 year annual probability of tidal flooding or 1 in 100 years of fluvial flooding, in accordance with the NPPF needs to be accompanied by a Flood Risk Assessment in accordance with the requirements of PPS25.



The Site

The overall site including garden and driveway covers approx. 1211mSq or 0.3 of an Acre – Lessam, Tavells Close, Marchwood SO40 4WX (grid ref SU 38135 10313, or 438135 , 110313) lies within Marchwood, towards the Southern fringes of Hampshire, Lessam is located towards the Southern end of Tavells Close, a Cul-de-sac off Tavells Lane, Lessam is the end property on the Southern Western side of the Close, which in turn is located towards the North Western most edge of Marchwood. There is a railway line Immediately behind Lessam. Tavells Lane is located towards the North Western most edge of Marchwood Village. Marchwood Village sits on the Western Shore of Southampton Water, just outside the New Forest National Park, which is Immediately West of the village, Marchwood makes up a Semi Rural, village, located at the Southern Edge of Hampshire. Twin Oaks is approximately 250m North of Marchwood Village centre (shops) as the Crow flies. Lessam was thought to have been originally built in the 1980's. The Datum / elevation of the site is Approx. 10.00m above mean sea level.

When studying the Environment Agencies flood map, I can confirm that part of the properties gardens do appear to sit within Flood Zone 3 although the house itself and proposals are not within the flood zone as stipulated by the environment agency, in light of this and the fact that the proposals only look to increase the size of the dwelling marginally, & that this and the neighbouring properties do not create any adverse affects or contribute to further risk of flooding, and the fact that the proposals and their associated drainage and attenuation will be designed to mitigate and possible issues, incorporating the relevant sustainable drainage system, I therefore believe the proposed works should not affect or be affected by local flooding. It must be noted that other properties nearby including Lessam and within the same flood zone have had approvals for and or built and or extended as approved. Refer to separate floor risk assessment

Proposal

It is proposed to add a single storey side & rear extension which as noted above has a foot print area smaller than that of the previously approved proposal Ref 22/11270, The floor level of the proposed extension will sit 225mm above the external finished ground level, (matching the main floor level of the main house) whilst the ground externally naturally slopes away from the proposals thus lowering any likelihood of water ingress resulting from flooding.

With the above in mind it seems clear that there should be no additional burden from runoff, furthermore, there would be little or no additional pressure incurred on the drainage system, and as part of the building regulations approvals, a new fully compliant sustainable soak away would need to be installed, which in effect would relieve pressure due to the fact the existing soakaways would likely be silted up and not built for capacity.

What This Means for the Development

The main house and the proposals should remain safe from additional risk of flooding due to the site topography and elevated floor level.

Flood Warnings and Other Information

In terms of personal safety in and around the lower section of garden, there is a robust Storm Surge Warning System in place and there is often many hours' notice of impending flood threat. The Environment Agency operates an Automatic Telephone Warning System, (ATS) which is free of charge and available upon request.

Other Matters

As noted above surface water disposal would only be improved with a new storm cell type soakaway installed, thus replacing the existing historic silted up soakaway. Therefore, there would be no flood risk detriment to neighbouring properties or additional pressure on ground or stream water level.

Conclusion

The general conclusion of this assessment is that there appear to be no flood risk reasons why this development should not be built as per the submitted plans.

- There are in place robust flood warning systems available free of charge.
- The new extension is than the existing extension and should remain risk-free for the foreseeable future.
- Any possible flooding events will be short. During such short events, habitable parts of the property could be considered a safe haven.