

Mr Andrew Jenkins

5 Parkwood Close
Hedge End
Eastleigh
SO30 2FJ

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FLOOD RISK ASSESSMENT

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Figure 1 - Site Location



Figure 2 - Flood Map

1. Introduction

This flood risk assessment has been undertaken in accordance with the National Planning Policy Framework on behalf of Mr Andrew Jenkins and is submitted in support of a householder planning application for a single storey rear extension. The flood risk assessment has been produced in response to comments made by Eastleigh Borough Council email correspondence dated 30.08.24.

2. Site Location

The property, 5 Parkwood Close, Hedge End, is a residential property, (see figure 1) identified to be in Flood Zones 1, 2 & 3 (see figure 2).

3. Development Proposals

The proposed works are considered small scale development to a residential property. The works include a rear extension. There will be no change of use of the property following the proposed works.

Parkwood Close is located in Flood Zones 1, 2 & 3, with different areas of the site are located in different vulnerability zones. The majority of the property and location of proposed works are in Flood Zone 1 & 2.

The proposed works are classified as minor developments, as the rear extension will have a footprint of less than 250m². The works are not expected to raise significant flood risk within the area.

Rainwater from the proposed roof will be discharged into the existing rainwater system. The new floor construction will be that of traditional construction and therefore will be unlikely to receive significant damage in the event of any local flooding.

Proposed flood resilience measures are as follows:

- Finished floor level to match existing
- Electrical sockets to be raised higher than 450mm from FFL

4. Sequential Test

The proposed works are for an existing family dwelling and aim to adapt the current layout to suit the needs of a modern open plan lifestyle. Therefore the proposed development would not suit another location. The residents are looking to improve the living facilities in the property in order to suit their needs for long term residence.

5. Climate Change

Climate change allowances are predictions of anticipated change for:

- Peak river flow
- Peak rainfall intensity
- Sea level rise
- Offshore wind speed & extreme wave height

Whilst the site area lies within high flood risk zones, the principle of development has already been established by the creation of residential dwellings within the area. The site has also had further additional non-permeable surfacing installed via the erection of a conservatory measuring 11m², and as such the proposed extension will only result in an additional non-permeable area of 21m². Therefore, this should be viewed as a minor incremental development.

6. Conclusion

Due to the small scale of the works and the existing and proposed floor level of the property, it is unlikely that if a flood were to occur that any damage of significance would be caused to the property or subsequent properties within the area.