

**DOUBLE H NURSERIES
LIMITED**

APPLICATION FOR PLANNING PERMISSION

SECTION 3: ENVIRONMENTAL IMPACT ASSESSMENT

APPENDIX 8.7: FLOOD RISK

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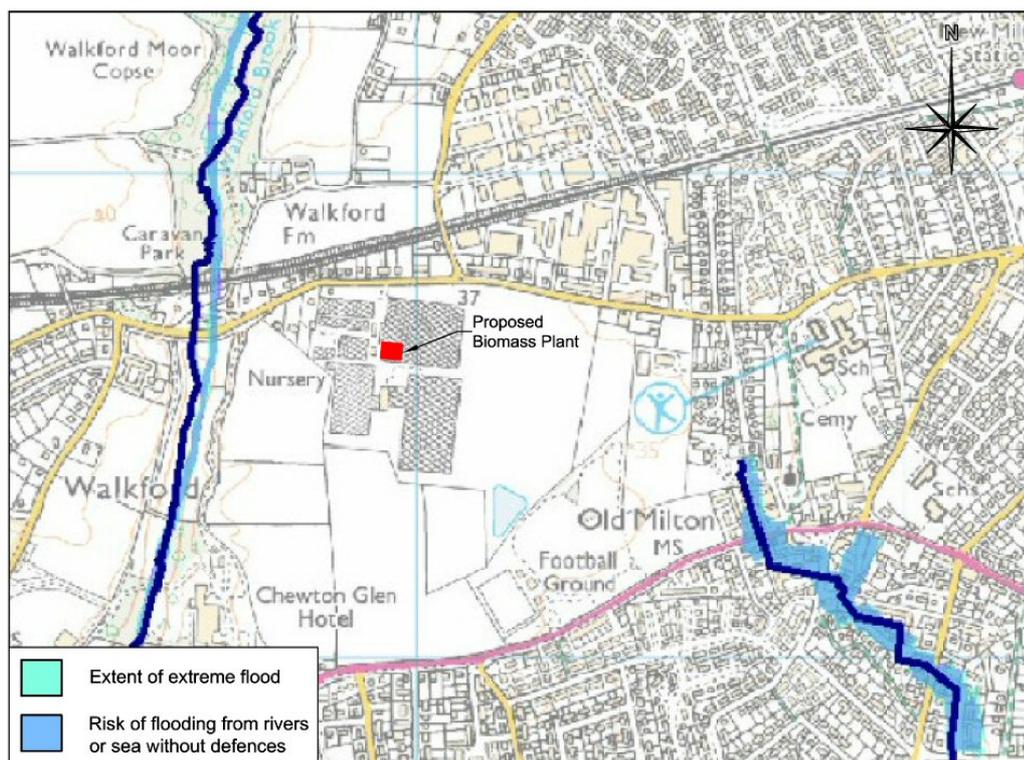
7 Flood Risk Assessment

7.1 Introduction

- 7.1.1 The area occupied by the Nurseries is delineated by Gore Road which passes to the North of the site and private dwellings to the West. The Chewton Glen Hotel is located to the south-west of the Nurseries and separated from the Nurseries by a large lawn area with intermittent tree screening. The land to the east of the Nurseries is jointly controlled by Hurst Castle Ltd and Lock (Properties) LLP, freeholders of the entire site including the Nurseries up to the boundaries with the playing fields to the east and south-east.
- 7.1.2 There is little variance in level across the site although the ground drops slightly towards the south outside the perimeter of the existing glasshouses. The land beyond the west boundary of the Nurseries drops in level to Walkford Brook. Gore Road in the north is also lower than the site as it drops in a cutting towards the bridge across Walkford Brook.

7.2 Existing Watercourses

Figure 1 Area around Nurseries Showing Watercourses



Reproduced from the Environment Agency website Flood Risk Map

- 7.2.1 The only naturally occurring watercourse near to the Nurseries is Walkford Brook, which flows southwards in a relatively steep sided valley about 250 m to the west of the Nurseries. The Brook is about 10 m lower in level than the Nurseries and although it is marked on the Environment Agency flood plans as being subject to localised flooding, the steepness of the valley walls confines the flood waters to a narrow strip at the bottom of the valley.

- 7.2.2 Minor natural drains flow down into the Brook from the upper ground, taking water from the perched water table that occurs within the upper gravels. These drains are not subject to any risk of flooding as they are limited by the permeability of the soils that feed them.
- 7.2.3 Another stream rises about 550 m to the east of the Nurseries, near Milton Mead and drains in a south easterly direction away from the Nurseries. Localised flooding can occur along the length of the stream but the extent of the flooding does not extend more than 10 m beyond the normal confines of the stream.

7.3 Sensitivity of Water Receptors

- 7.3.1 Reference to the Environment Agency Flood Risk Map confirms that the proposed site is located outside any zones of flood risk and the risk of flooding as a result of raised water levels in watercourses is less than 1 in 1,000. This equates to Zone 1: Low Probability as defined by Table D.1 Flood Zones, in Planning Policy Statement 25| Annex D.
- 7.3.2 The risk of flooding from high tides is irrelevant because of the elevation of the Nurseries at about 37 m above Ordnance Datum.
- 7.3.3 The Environment Agency warns that flooding can be caused by high water tables and this situation can arise in parts of New Milton, particularly around the stream that flows through Old Milton. The risk to the Nurseries of flooding from raised water tables is reduced by the proximity of the valley to the west of the site that tends to draw down the water table in the area of the Nurseries. There have been no occurrences of flooding due to high water tables within the confines of the Nurseries during the last 50 years.
- 7.3.4 The site on which the proposed CHP biomass plant would be located is currently occupied by glasshouses and the rainwater run-off from those glasshouses discharges into a reservoir constructed within the boundaries of the Nurseries to Act as a freshwater supply for the Nurseries and also to attenuate any flow into Walkford Brook. The new plant would also discharge to the reservoir and so there will be no change to the existing drainage and therefore no change in the risk of flooding due to surface water discharge.
- 7.3.5 It is therefore concluded that there is no significant risk of flooding to this proposed development and its impact on the local area will be **Negligible**.