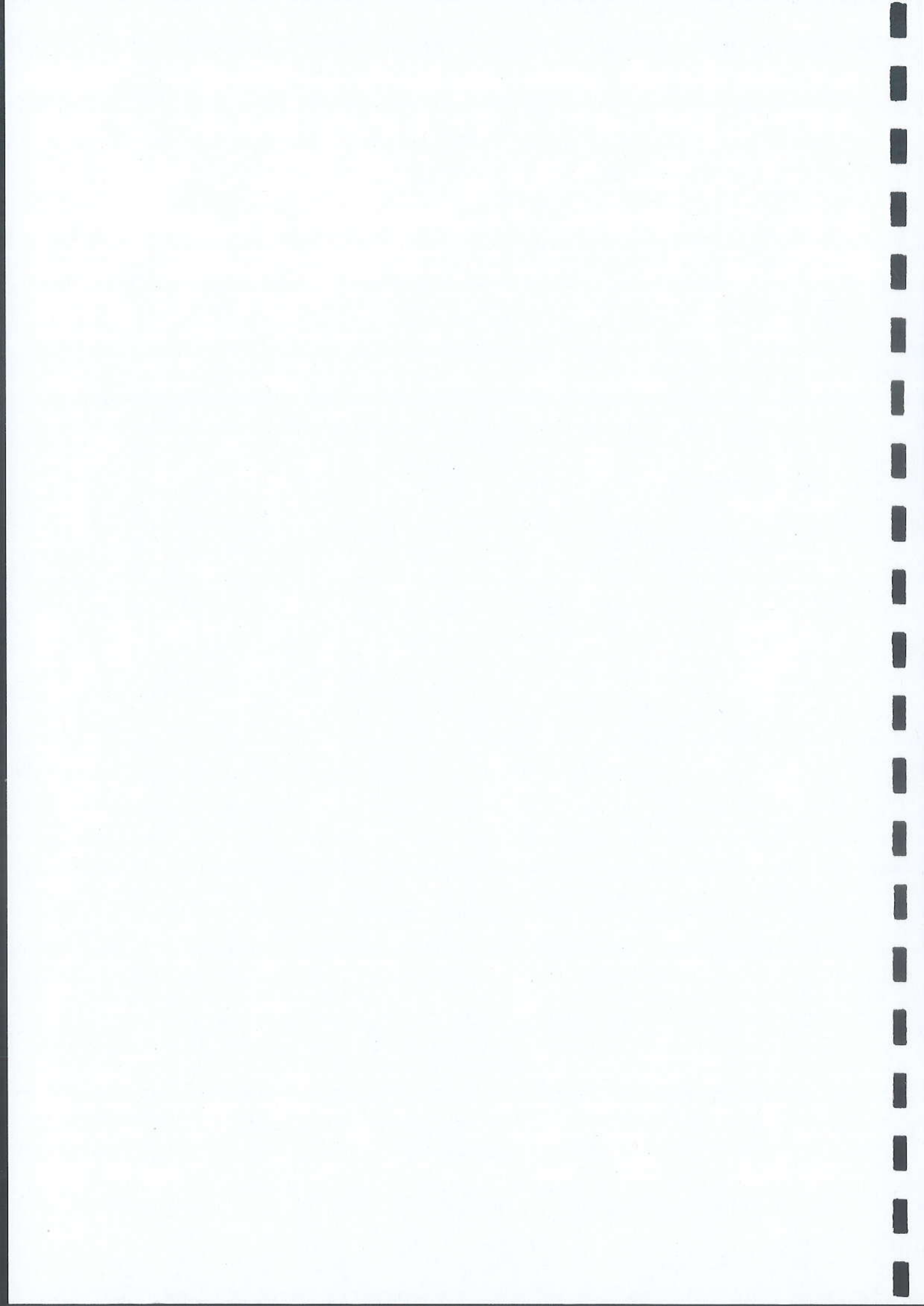




## Appendix C

### Flood Risk Assessment





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FLOOD RISK ASSESSMENT  
FOR SITE AT  
KNOWLE LANE,  
FAIR OAK



OPUS

**FLOOD RISK ASSESSMENT  
FOR SITE AT  
KNOWLE LANE,  
FAIR OAK**




# FLOOD RISK ASSESSMENT KNOWLE LANE, FAIR OAK, HANTS

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- Appendix A Drawings & Photographs
- Appendix B EA Flood Map, SFRA Data & Sewer Plan
- Appendix C Conditions and Limitations

## **1 INTRODUCTION**

- 1.1 Instructions were received from WYG to undertake a site specific Flood Risk Assessment (FRA) in support of a planning application for approximately 1,850<sup>2</sup> of commercial units and associated parking at Knowle Lane, Fair Oak, Hants.
- 1.2 The assessment has been undertaken in compliance with Planning Policy Statement 25 (PPS25) : Development and Flood Risk as a level 2 assessment.
- 1.3 This assessment has been prepared undertaken by A P Traves BSc CEng MIStructE MIHT
- 1.4 The Client's attention is drawn to the Conditions and Limitations within Appendix C of this report.

## **2 DEVELOPMENT DESCRIPTION & LOCATION**

- 2.1 The development site comprises part of the former sand quarry at Knowle Lane, Fair, Oak Hants (grid ref 4504 1188).
- 2.2 It is proposed to remove the existing portal frame workshop and construct 1,850<sup>2</sup> of commercial units and associated parking. A set of outline plans are included in Appendix.
- 2.3 The site access road maintains access to the existing storage area at of back of the site.
- 2.3 The site lies in approximately 750m northwest of the Ford Lake tributary to the River Hamble.

## **3 LOCAL DEVELOPMENT DOCUMENTS & STRATEGIC FLOOD RISK ASSESSMENT**

- 3.1 The Strategic Flood Risk Assessment (SFRA) of Portsmouth and urban South Hampshire (PUSH) has been reviewed and the following salient aspects have been noted in relation to this site:
  - The site is currently in flood zone 1
  - The site is in 2115<sub>AD</sub> flood zone 1
  - The site has no recorded flood incidences of any typeExtracts of the relevant PUSH SFRA mapping outputs are included in the Appendix.

## **4 CATCHMENT FLOOD MANAGEMENT & SHORELINE MANAGEMENT PLANS**

- 4.1 The site is at an elevation of some 50m AOD and is remote from the coast and the influence of tidal flooding. Shoreline Management Plans are not applicable to this location.