

Your ref:

Our ref: 34277/CBH/PCJ/RMF/DB

19<sup>th</sup> June 2017

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BH24 1EU

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Caversham Bridge House  
Waterman Place, Reading  
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**Attn: Tim Beckett**

Dear Tim

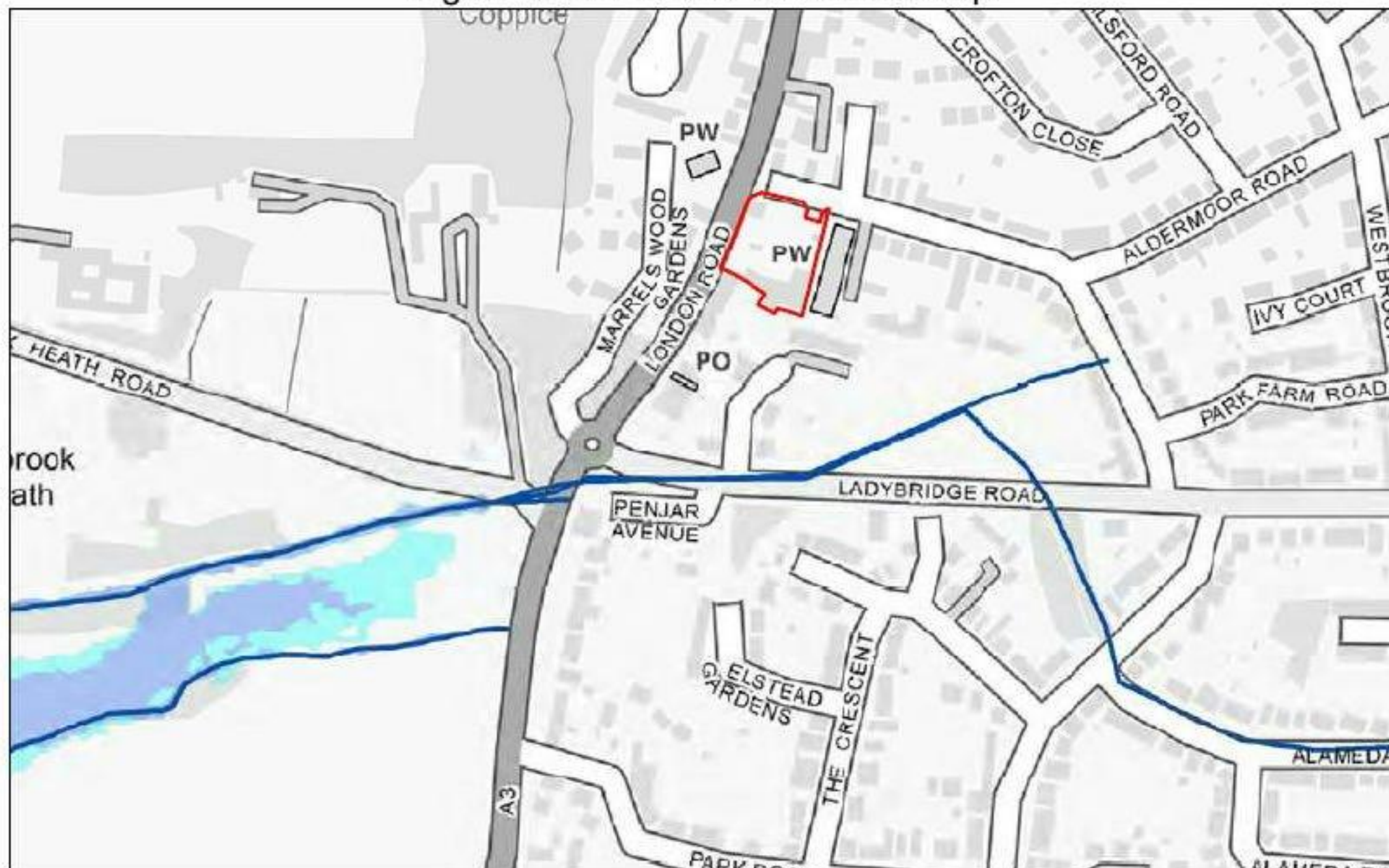
**RE: 38-44 London Road, Purbrook, Hampshire PO7 5LJ – Flood Risk**

We are writing to provide a summary of flood risk at the above site on London Road in Purbrook.

The site is shown on the Environment Agency (EA) Flood Zone map (Figure 1) below as being located within Flood Zone 1 – Low Probability (less than a 1 in 1000 (<0.1%) annual probability of fluvial or tidal flooding) in accordance with the National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG) 'Flood Risk and Coastal Change' Table 1.

The site is less than 1 hectare, therefore a FRA is required only if the site is in an area which has critical drainage problems and may be subject to other sources of flooding.

Figure 1: EA online Flood Zone Map



The following sections outline the flood risk to the site from the available information from the EA, Havant Borough Council and Hampshire County Council.

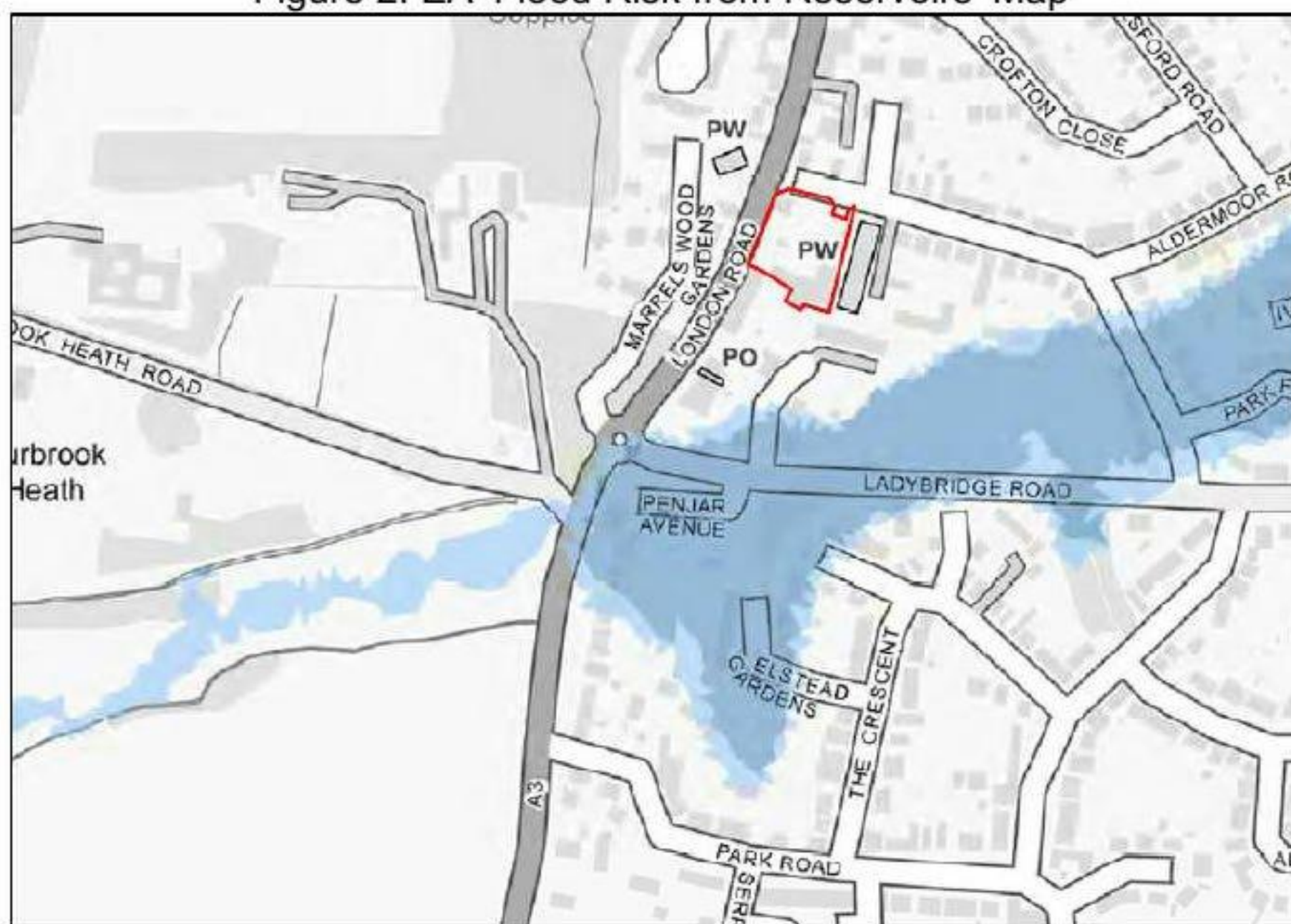


## 1. Environment Agency Information

As mentioned in Section 1, the EA Flood Zone Map shows that the site is located within Flood Zone 1 'Low Probability'.

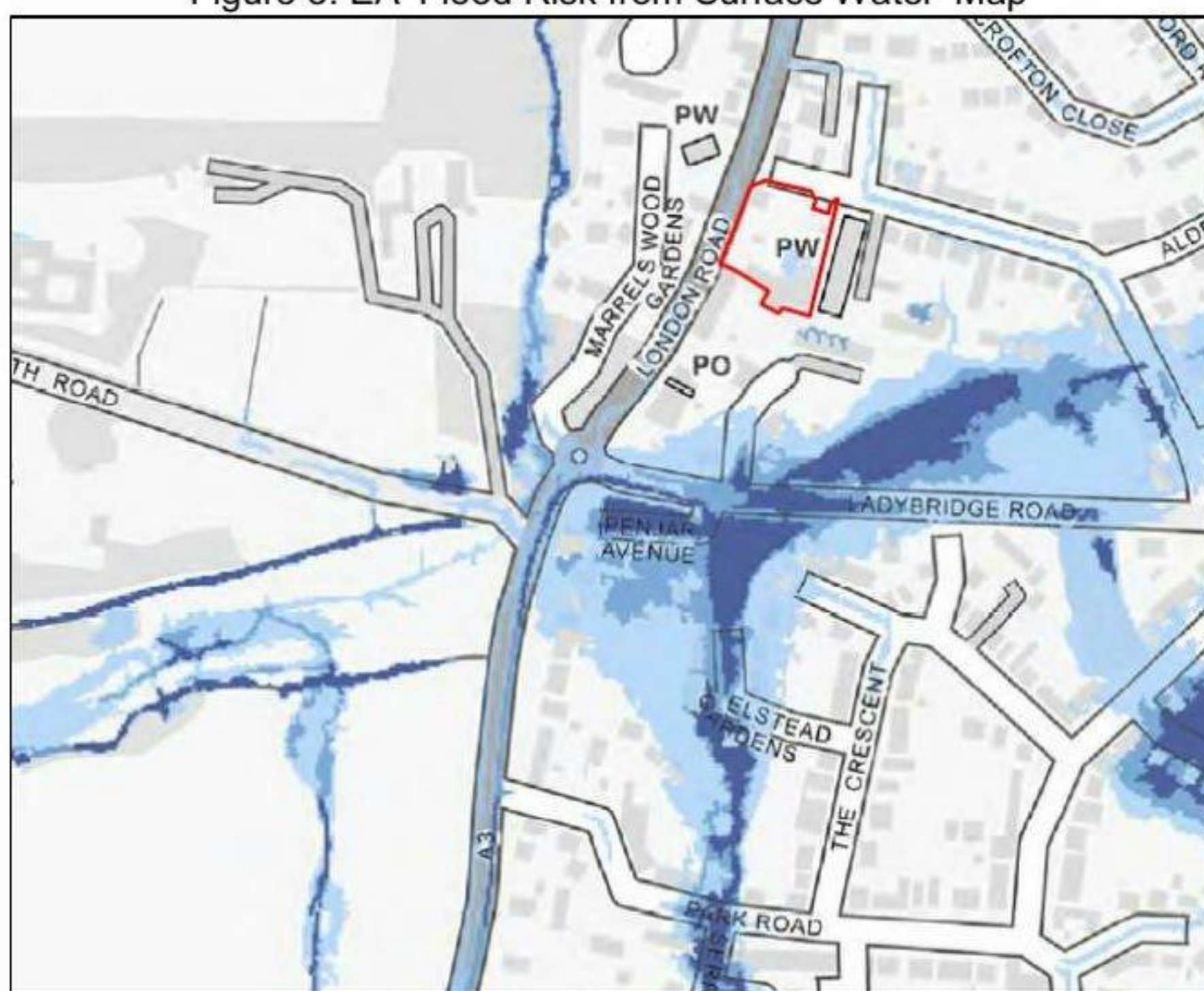
The online 'Flood Risk from Reservoirs' map is shown in Figure 2 below. The nearest reservoir to the site is Purbook Regulating Reservoir, which is located 660m to the north-east of the site. The map shows that the site is located outside of a residual risk zone of reservoir failure.

Figure 2: EA 'Flood Risk from Reservoirs' Map



The EA 'Flood Risk from Surface Water' map is shown in Figure 3 below and indicates that there is a small area with 'Low' risk of surface water flooding. This is likely due to a low point in the existing topography of the site and will be dealt with in a separate Surface Water Drainage report.

Figure 3: EA 'Flood Risk from Surface Water' Map





## **2. The Partnership for Urban South Hampshire (PUSH) Strategic Flood Risk Assessment**

PUSH released an updated to their Strategic Flood Risk Assessment (SFRA) in February 2016. A review of the information within the SFRA reconfirms that the site is located within Flood Zone 1 'Low Probability' and that there have been no recorded incidences of flooding from any source at the site.

## **3. Havant Borough Council Information**

Havant Borough Council has confirmed in correspondence dated the 21<sup>st</sup> April 2015 that they do not hold any records of flooding from any sources at the site. An enquiry has been made with the council on the 16<sup>th</sup> June 2017 to ensure the information remains valid. This will be update as soon as information is made present.

## **4. Hampshire County Council Preliminary Flood Risk Assessment**

Hampshire County Council released a Preliminary Flood Risk Assessment (PFRA) in June 2011. A review of the PFRA report indicates that there have been no recorded incidences of flooding from any sources at the site, and does not indicate the presence of any Critical Drainage Areas in the vicinity of the site.

## **5. Summary**

The review of available and received information confirms the following:-

- The site is in the NPPF Flood Zone 1 and is less than 1 hectare in size.
- The site is not located within a Critical Drainage Area or an area of known flooding issues.
- There are no records of flooding from all sources at or in the vicinity of the site

It is therefore confirmed that the site has a low risk of flooding from all sources and that a NPPF site-specific flood risk assessment is not required.

Prepared by:



Dominic Bergeron  
Graduate Engineer

Reviewed by:

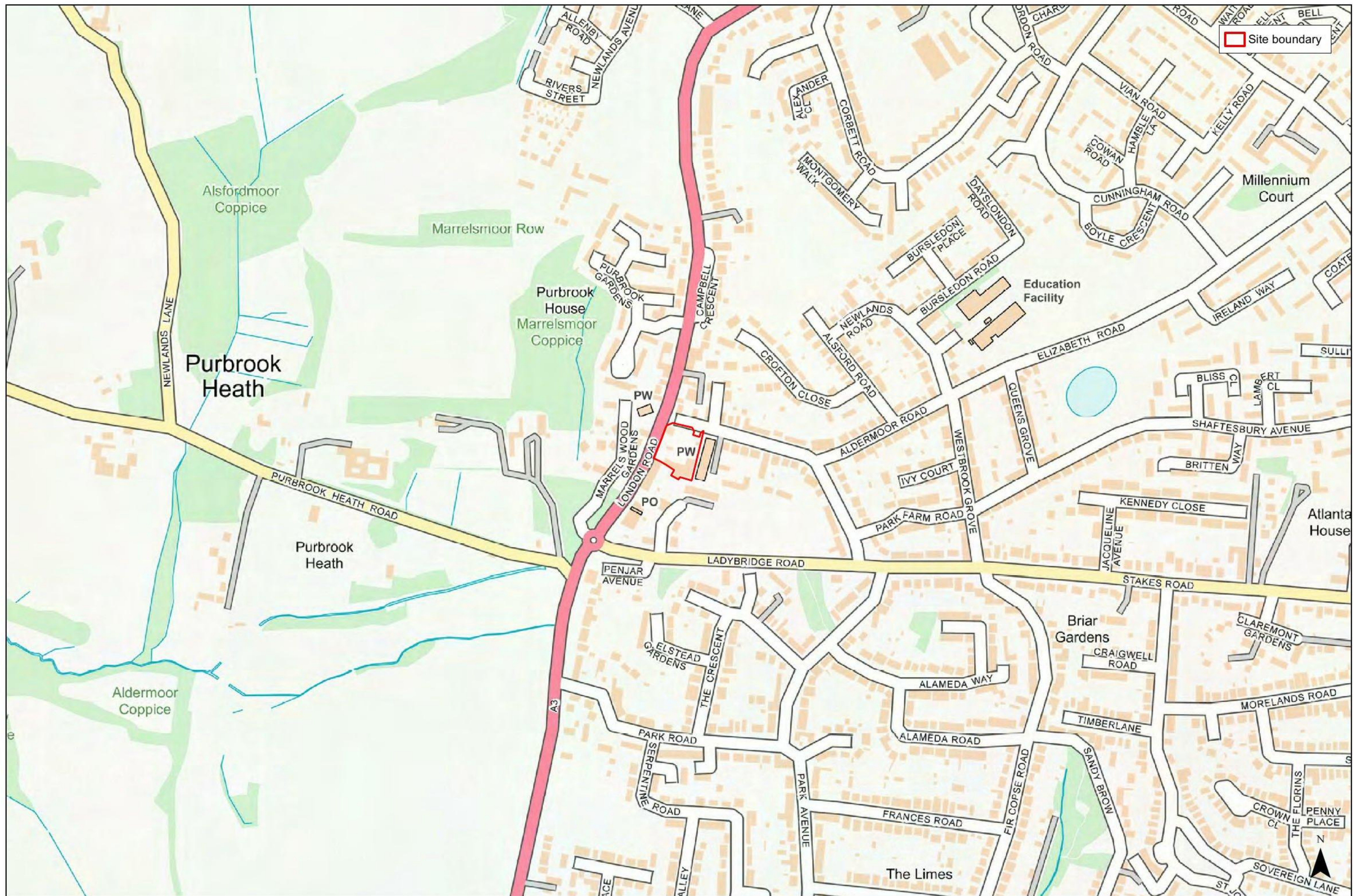


Richard Fisher  
Associate

**For and on behalf of PETER BRETT ASSOCIATES LLP**

### Attachments

PBA Flood Maps Figures 001 – 007 Rev A dated 15<sup>th</sup> June 2017  
Havant Borough Council correspondence dated the 21<sup>st</sup> April 2015



38-44 LONDON ROAD, PURBROOK

0 250 500 m

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Client



1:5,000 @ A3

16/06/17

Drawn: DRL

Checked: RF

Site Location

Figure 001 Rev A



Site boundary

38-44 LONDON ROAD, PURBROOK

0250500

m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Client



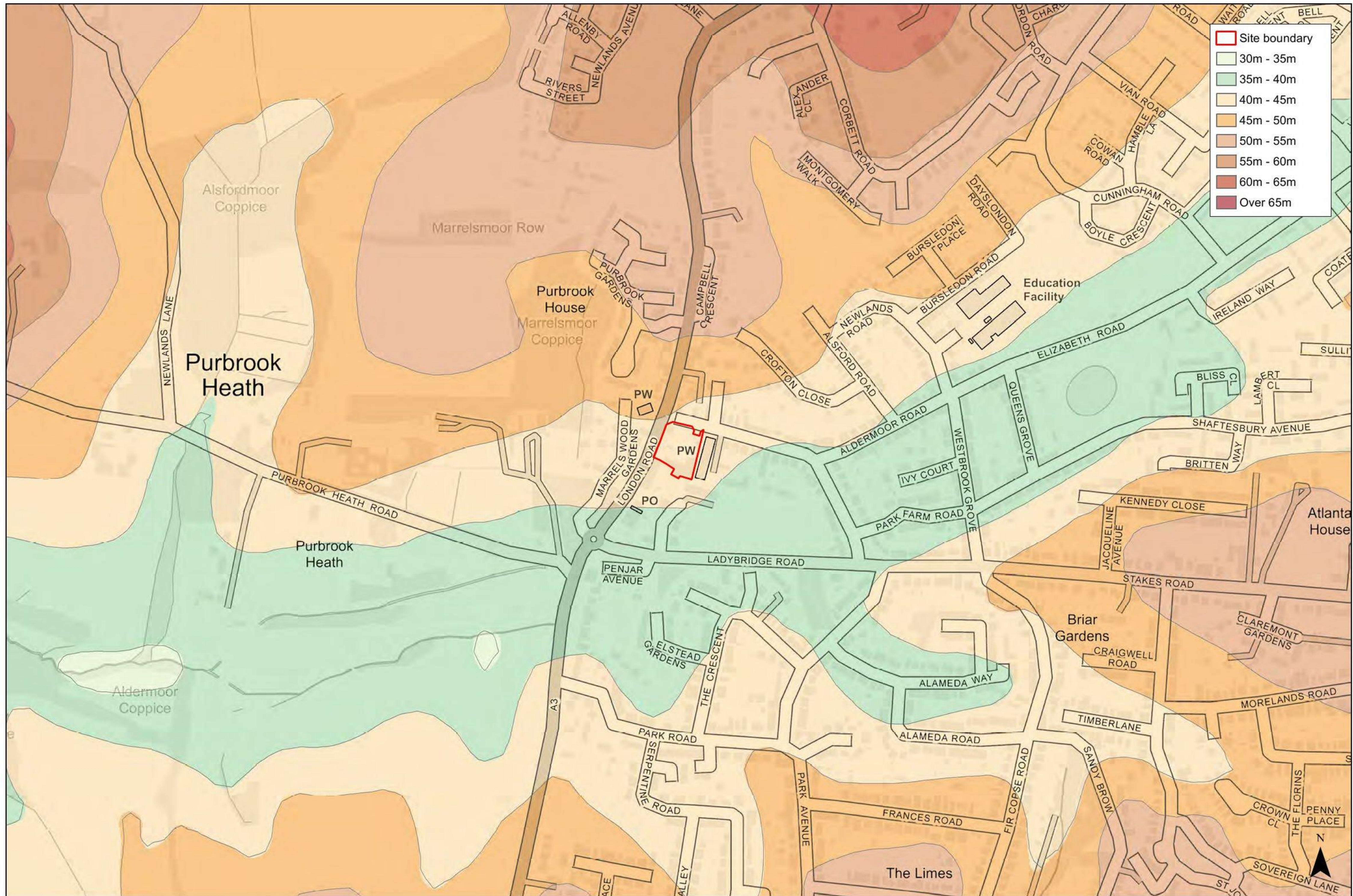
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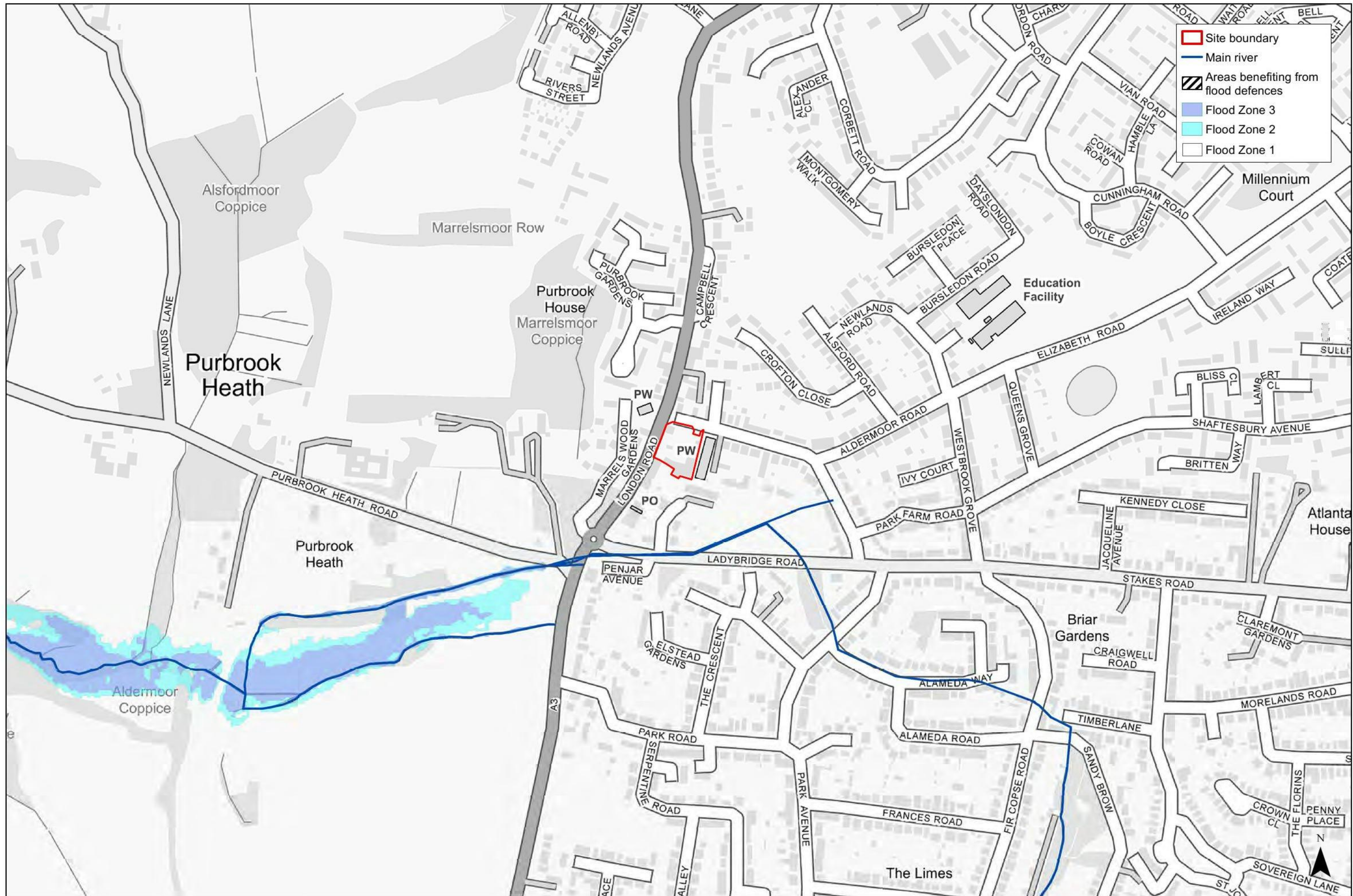
16/06/17

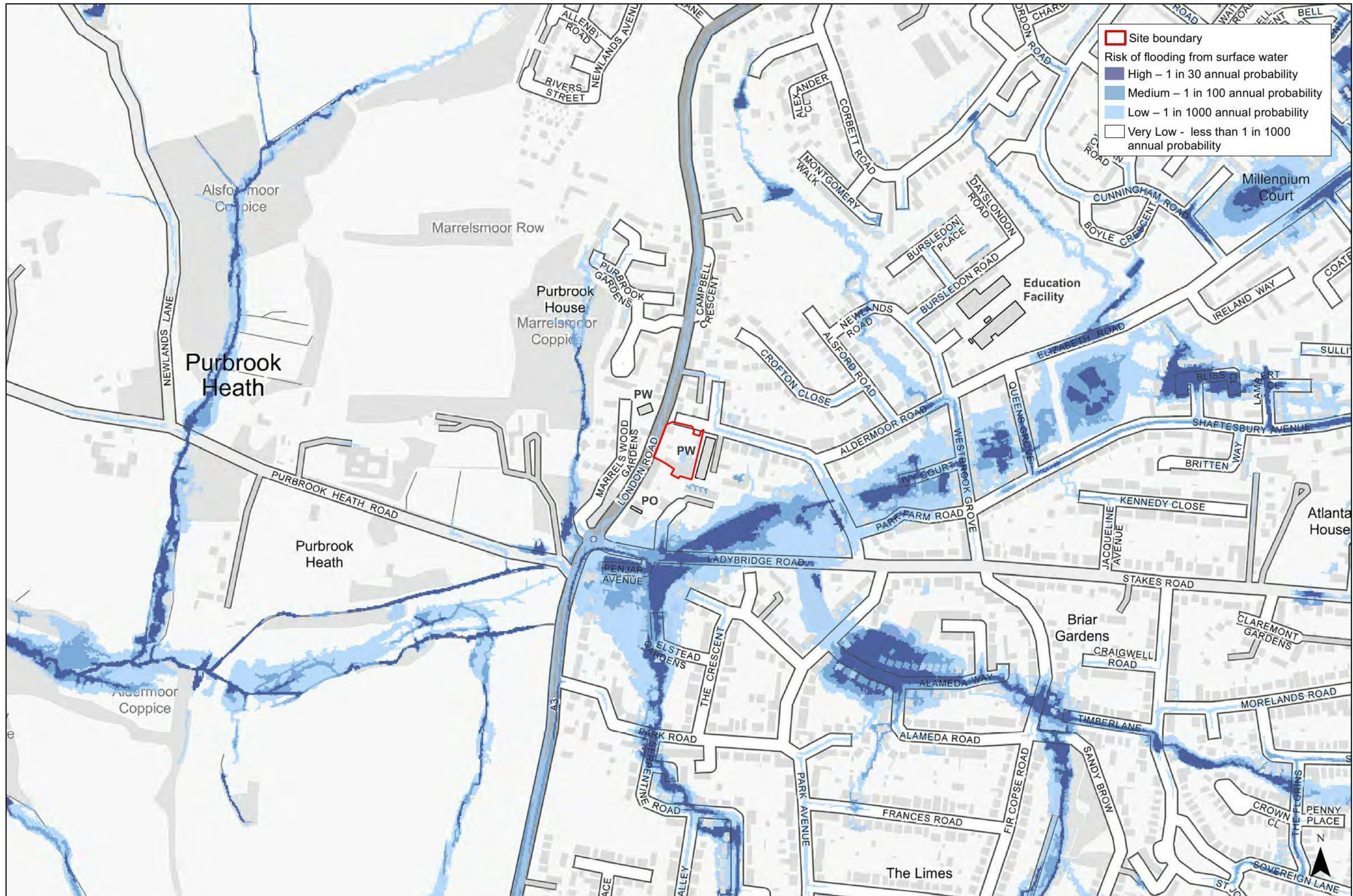
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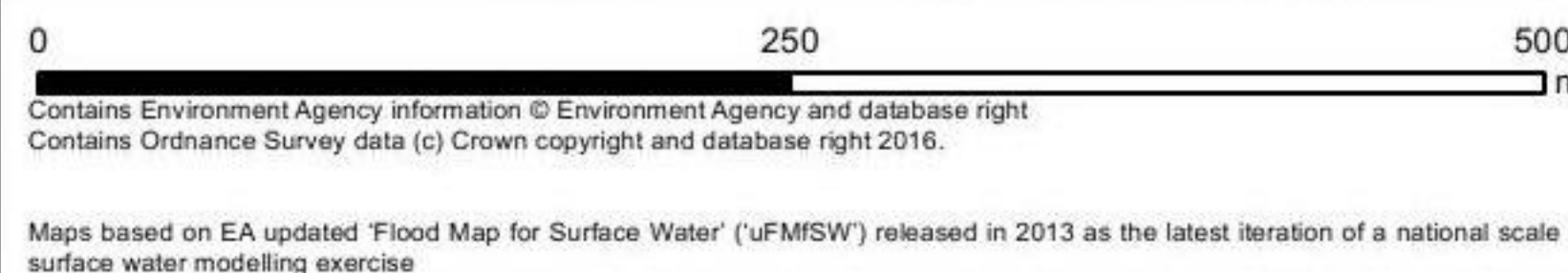
Site Location (Aerial Photography)







38-44 LONDON ROAD, PURBROOK



Client



1:5,000 @ A3

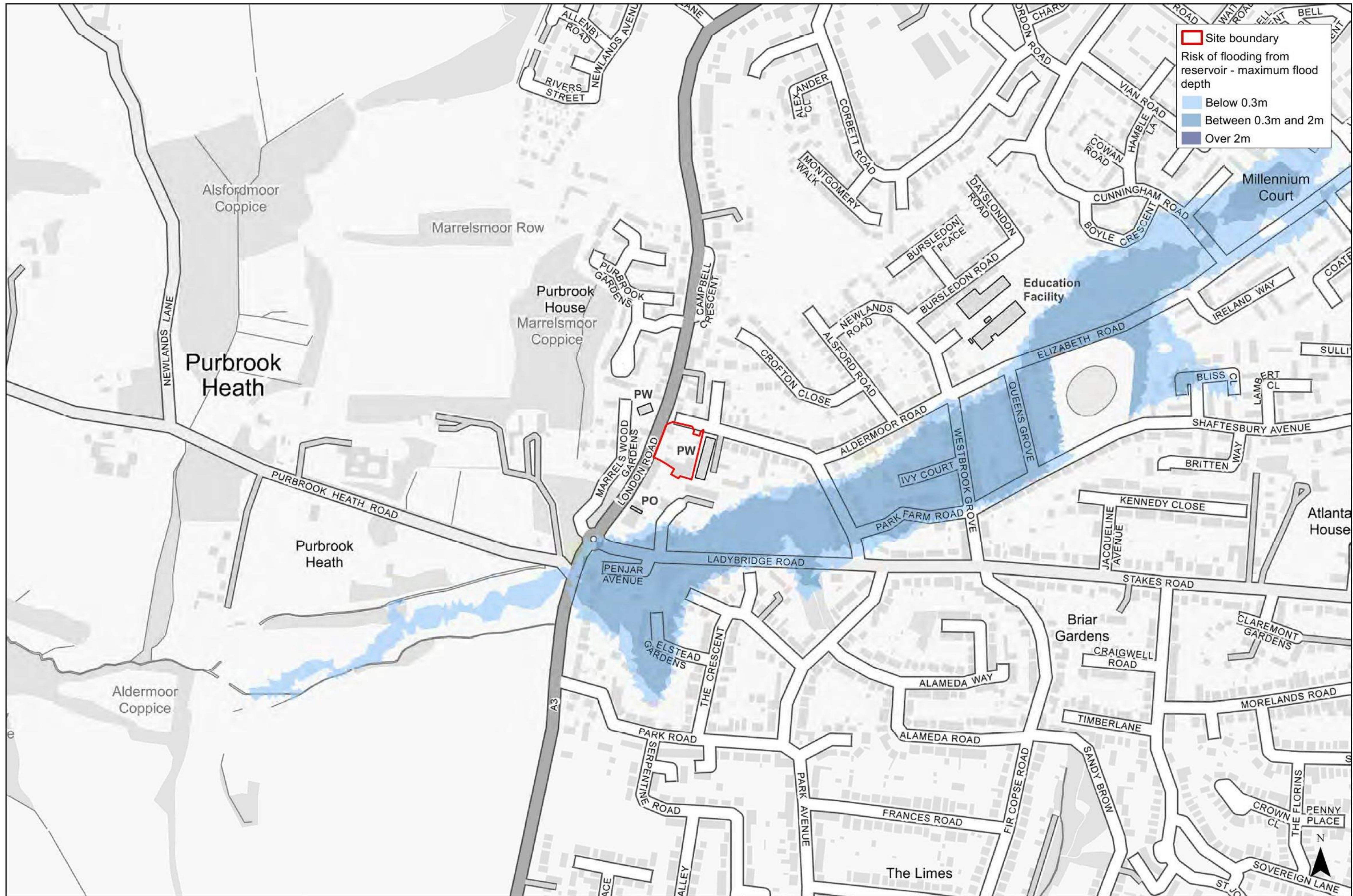
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EA Surface Water Flood Risk

Figure 005 Rev A





|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                           |                                                                          |                                                                   |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------|
| <p>38-44 LONDON ROAD, PURBROOK</p> | <p>0 250 500 m</p> <p>Contains Environment Agency information © Environment Agency and database right<br/>Contains Ordnance Survey data (c) Crown copyright and database right 2016.</p> <p>Historic Flood Map shows the maximum extent of all individual Recorded Flood Outlines from river, the sea and groundwater springs and shows areas of land that have previously been subject to flooding in England.<br/>Recorded Flood Outlines shows all EA records of historic flooding from rivers, the sea, groundwater and surface water</p> | <p><b>pba</b><br/>peterbrett</p> | <p>Client</p> <p>McCarthy &amp; Stone</p> | <p>1:5,000 @ A3</p> <p>16/06/17</p> <p>Drawn: DRL</p> <p>Checked: RF</p> | <p>EA Recorded Historic Flood Extents</p> <p>Figure 007 Rev A</p> |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------|

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 21 April 2015 08:57  
**To:** [REDACTED]  
**Subject:** 38-44 London Road Purbrook

Hi Elizabeth

We have no records of surface water flooding at this location. That is not to say, of course, that it has not occurred, just that any that has occurred has not been reported to us.

The site is not in a critical drainage area.

Best wishes

Steve Mountain  
Project Engineer  
Transport & Implementation Team  
Environment & Neighbourhood Quality  
Havant Borough Council  
Southmoor Offices and Depot, 2 Penner Road, Havant, PO9 1QH

[REDACTED]

HBC on the web: [www.havant.gov.uk](http://www.havant.gov.uk)

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