



McCormack House
56A East Street, Havant

Flood Risk Assessment

For

Livelihood Technology Limited

Document Control Sheet

McCormack House

56A East Street, Havant

Livelihood Technology Limited

This document has been issued and amended as follows:

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1.0 Introduction

- 1.1 This Flood Risk Assessment (FRA) has been produced by motion on behalf of their client, Livelink Technology Limited. It supports the Proposed Change of Use to residential at McCormack House, 56A East Street, Havant.
- 1.2 The Environment Agency's (EA's) Flood Map for Planning shows that the entire site is within Flood Zone 1, but the Risk of Flooding from Surface Water (RoFSW) mapping shows that the site is at risk of surface water flooding. As such, an FRA is needed to review flood risks to the development and whether it is appropriate in this location, taking into account the building's existing use and vulnerability classification.
- 1.3 The aim of this FRA document is to satisfy the requirements of the Local Planning Authority (LPA), the Lead Local Flood Authority (LLFA) and the EA in relation to the development and flood risk. Specific objectives of this FRA are to:
 - ▶ Assess the proposed development against the requirements of the National Planning Policy Framework (NPPF).
 - ▶ Assess whether the proposed development has taken appropriate consideration of the risk of flooding from all potential flood sources.
 - ▶ Detail how the proposed development will be safe with respect to flooding during its lifetime and suggest flood mitigation measures where these are required and appropriate.
- 1.4 The FRA will also consider whether any measures need to be implemented to mitigate flood risk on the site, should this be deemed necessary by the conclusions of the FRA.

2.0 Site Description

Table 2.1 – Site Summary

Site Name	McCormack House
Location	56A East Street, Havant, PO9 1BS
Grid Reference	SU 72049 06136
Site Area	The red line boundary of the development is 4,913 m ² (0.49 ha)
Flood Zone	Flood Zone 1
Flood Risk Vulnerability Classification	More Vulnerable
Surface Water Flood Risk	Very Low to Medium
Local Water Authority	Southern Water
Local Planning Authority	Havant Borough Council
Lead Local Flood Authority	Partnership for South Hampshire/Havant Borough Council

Site Location and Description

- 2.1 The development site is located on East Street in Havant.
- 2.2 The site is currently office use with pedestrian and vehicle access from East Street.
- 2.3 The proposed plans are to convert the building into 19 flats, comprising of two-bedroom, three-bedroom and four-bedroom units. The application is for internal alterations and the existing footprint of the building is not increasing.

Hydrology

- 2.4 The nearest designated Main River is the Lymbourne Stream, which is around 68m from the southeast corner of the site and flows into the Chichester Harbour.
- 2.5 The next nearest designated Main River is the Lavant Stream, which is around 500m to the west of the site and flows into the Langstone Harbour.

3.0 Legislative and Policy Framework

- 3.1 LLFA's have a responsibility under the FWMA to develop, maintain, apply and monitor the application of a strategy for local flood risk in their area. Local flood risk is defined as flood risk arising from local sources, such as surface water run-off, groundwater and ordinary watercourses (i.e. non-main rivers). The EA plays a role in managing, maintaining and regulating activity around the watercourses designated as Main Rivers.

The Environment Agency Flood Map for Planning

- 3.2 The EA's Flood Map for Planning gives an indicative prediction of areas at risk of fluvial and tidal flooding. The mapping is an amalgamation of modelled flood outlines and historical flood event outlines.
- 3.3 The Flood Map is split into 'Flood Zones', which demarcate the extent of flooding from rivers or the sea for different return periods. The Flood Map for Planning shows the extent of the natural floodplain if there were no defences or other man-made structures in place.
- 3.4 Table 3.1, below, lists the flood zone categories and explains the flood risk probabilities they represent.

Table 3.1 – Flood Zone Categories

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding (shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of tidal flooding (land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of tidal flooding (land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their SFRAs areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map, but may be distinguished in Product 4 information, for example). Following the 2022 update to the NPPF, Flood Zone 3b is considered to be anywhere within the 1 in 30-year flood event outline.

The National Planning Policy Framework

- 3.5 The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. The Planning Practice Guidance (PPG) to the NPPF provides further information on the policies set out in the NPPF. It encourages development to take place in areas of lower flood risk wherever possible and stresses the importance of preventing increases in flood risk off-site to the wider catchment area. This includes ensuring that flood risk is taken into account at all stages of the planning process, avoiding inappropriate development in areas at risk of flooding and directing development away from those areas where risks are the highest.
- 3.6 A site-specific FRA is required for proposals of 1ha or greater in Flood Zone 1, all proposals for development in Flood Zones 2 and 3, or in an area within Flood Zone 1 that has critical drainage problems (as notified to the local planning authority by the EA).

- 3.7 The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.
- 3.8 Within each Flood Zone, a key factor in determining planning applications for development is the flood risk vulnerability of a development. The PPG to the NPPF categorises different development types according to their vulnerability to flooding. These categories are:
- ▶ Essential infrastructure;
 - ▶ Highly vulnerable development;
 - ▶ More vulnerable;
 - ▶ Less vulnerable development; and;
 - ▶ Water-compatible development.
- 3.9 The existing site use at McCormack House of offices is classified as 'Less Vulnerable' development. The proposed buildings' use for residential is classified as 'More Vulnerable' by NPPF.
- 3.10 Within the different Flood Zones each of the above development categories are considered appropriate or not permissible. The PPG to the NPPF lists theses as:
- Flood Zone 1:**
- ▶ All the development categories listed above are appropriate.
- Flood Zone 2:**
- ▶ Water-compatible, less vulnerable development, more vulnerable development and essential infrastructure is appropriate in this zone.
- Flood Zone 3a:**
- ▶ Water-compatible and less vulnerable development is appropriate in this zone. Highly vulnerable development should not be permitted in this zone.
- Flood Zone 3b:**
- ▶ Only water-compatible development and essential infrastructure that has to be there should be permitted in this zone.
- 3.11 The above information sets out the basis by which developments must be assessed in terms of flood risk. Later in this report, the development will be reviewed against the Flood Zone in which it is located, and an assessment will be made of the appropriateness of the development, as per the advice within the PPG to the NPPF.

4.0 Current Flood Risk

- 4.1 Flooding can arise from a variety or combination of sources. These may be natural, or artificial and may be affected by climate change. These are discussed, below, in the following two sections and are summarised in Table 6.1, which is in Chapter 6.

Tidal Flooding

- 4.2 The site is not in proximity of a tidally influenced river, thus the development cannot be considered at risk of tidal flooding.

Fluvial Flooding

- 4.3 The Environment Agency's Flood Map for Planning (**Appendix A**) states that the site is located within Flood Zone 1, which means it is outside the 1 in 1,000-year flood event outline (Flood Zone 2).

Flood Risk and Appropriateness of the Proposed Development

- 4.4 According to the classifications in the NPPF the existing use at the site of offices is considered to be 'less vulnerable' and the proposed residential units are considered to be 'more vulnerable'.
- 4.5 Table 3 of the PPG to the NPPF (see below) states that 'more vulnerable' developments are appropriate in Flood Zone 1, thus the development is appropriate in this location.

Table 3 of the NPPF – Flood Risk Vulnerability and Flood Zone Compatibility

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Surface Water Flooding

- 4.6 Surface water, or pluvial flooding, results from rainfall-generated overland flow, where rainwater has not yet reached a watercourse or sewer and where the local drainage systems become overwhelmed. Pluvial flooding often occurs during short, very intense storms, but can also occur during longer periods of rainfall when the ground is already saturated, or where land has low permeability due to development.
- 4.7 In these conditions surface water can build up where the topography allows it to converge or pond. Where it gathers it will travel down prevailing gradients. Pluvial flooding then occurs at locations where

significant surface water flow paths converge, at localised low points and/or due to overland obstructions. In urban areas pluvial flooding often occurs where the built environment channels overland flow routes (down roads that are bounded by kerbs, for example) or where there are obstacles to the natural overland flow routes. Boundary walls and buildings are often the main causes and, hence, the likelihood of pluvial flooding to impact property and built-up areas.

- 4.8 Pluvial flooding is exacerbated in many cases by the mistreatment or failure of the below ground infrastructure (including partial or full blockages of gullies and/or within the combined sewers and the accumulation of fats, oils and greases within the sewer networks).
- 4.9 The EA's Risk of Flooding from Surface Water (RoFSW) map was updated and refined in January 2025. The map uses improvements in data, technology and modelling and includes information and input from LLFAs, where this is available. This New National Model (NNM) for surface water represents a significant improvement over previous national-scale models and, generally speaking, has shown a reduction in overall surface water flood risk (when compared with the previous RoFSW mapping) with more targeted risk areas that tie in better with local land features and overall topography.
- 4.10 The EA's RoFSW maps for the site (**Appendix B**) shows that most of the site is at very low surface water flood risk (less than the 1 in 1,000-year return period).
- 4.11 There are areas of low surface water flood risk (areas of between the 1 in 100-year return period and the 1 in 1,000- year return period) located in the car park for the building, in the court yard and down the west side of the building. These areas would experience flood levels of up to 300mm. However, there are parts of the site that are at medium surface water flood risk (areas of between the 1 in 30-year return period and the 1 in 100-year return period) in the car park for and down the west side of the building. These areas would experience flood depths of up to 300mm.
- 4.12 There is one area of high surface water flood risk (areas greater than the 1 in 30-year return period) in the car park, away from the proposed residential units, that would experience flood levels of up to 200mm.
- 4.13 The RoFSW maps has been reviewed against JBA's Comprehensive Flood Maps (CFM's) which were obtained in an Envirocheck Landmark Flood Studies Report (FSR).

Envirocheck Landmark FSR Maps

- 4.14 The Envirocheck Landmark FSR includes the JBA CFM's 200-year return period Flood Map (undefended) and this can be seen in **Appendix C**. This shows that surface water flood risk extents are much smaller than the RoFSW mapping. This shows that the car park is at risk of pluvial flooding of depths up to 300mm. The court yard and down the west side of the building is shown to not be at risk of pluvial flooding and therefore, the building is shown to not be at risk of surface water flooding.
- 4.15 Overall, it can be seen that the site is at very low to medium risk of surface water flooding.

Groundwater Flooding

- 4.16 There are no flood risk maps for groundwater, as stated by the Environment Agency in their 2011 guidance note 'flooding from groundwater'. Mapping products currently available only show areas where the geological and hydrological conditions may combine to cause groundwater flooding, but they should not be considered as groundwater flood risk maps. They only show susceptibility to groundwater flooding.
- 4.17 There are several mapping products that depict areas that may be susceptible to groundwater flooding, but they are not comparable in detail to the risk maps developed for fluvial, tidal and surface water, such as those used by practitioners and risk management authorities to support planning decisions. The mapping does not show the likelihood of groundwater flooding occurring and can only be considered as a hazard, but not a risk-based dataset.

- 4.18 As such, the mapping products can be viewed as indicative at best and should only be used as a prompt to review site-based information to determine whether groundwater is a risk factor that should be considered. Indeed, the Environment Agency state that:

"The susceptibility data should not be used on its own to make planning decisions at any scale and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding."

- 4.19 This FRA will review the groundwater flooding susceptibility mapping available, which has been supplied in the Envirocheck Landmark FSR and can be seen in **Appendix D**.

BGS Geological Indicators of Flooding

- 4.20 The BGS Geological Indicators of Flooding map shows that most of the site is in an area with inland indicators of groundwater flooding.

BGS Groundwater Flooding Susceptibility

- 4.21 The BGS Groundwater Flooding Susceptibility map shows that most of the site is in an area where there is potential for groundwater flooding to occur at the surface. There is a small area in the north corner that has potential for groundwater flooding of property situated below ground level.

Geosmart Information Groundwater Flood Map

- 4.22 The Geosmart Information Groundwater Flood Map places most of the site in an area of 'moderate' risk and a small area in the northern corner of the site is in an area of 'low' risk.

Groundwater Flood Risk Summary

- 4.23 McCormack House is in an area with inland indicators of groundwater flooding and is in an area with potential for groundwater flooding to occur at the surface and potential for groundwater flooding of property situated below ground level. Due to this and then being in areas of 'low' to 'moderate' risk, it can be seen that the development site is at low to medium groundwater flood risk.

Flooding from Infrastructure Failure

- 4.24 Sewer flooding can occur when the capacity of the infrastructure is exceeded by excessive flows, or because of a reduction in capacity due to collapse, siltation, blockage, or if the downstream system becomes surcharged. This can lead to the sewers flooding onto the surrounding ground via manholes and gullies, which can generate overland flows.
- 4.25 Typically, sewer systems are constructed to accommodate rainstorms with a 30-year return period or less, depending on their age. Consequently, rainstorm events greater than 1 in 30-years would be expected to result in surcharging of some parts of the sewer system. In fact, due to most gullies being poorly maintained and often partially blocked with silt, leaves and other debris, their capacity is often estimated to be closer to the 1 in 10-year storm.
- 4.26 The 2024 Partnership for South Hampshire (PFSH) Strategic Flood Risk Assessment (SFRA) shows the historic flood incidents as a map, this shows that the site has no record of any historic flood incident.
- 4.27 The nearest recorded flood incident is located in Juniper Square, around 230 metres from the site. However, the next nearest recorded sewer flood incident is approximately 1.03 km from the site. This is a very low number of incidents over the nearby area, and indicates that these are 'one off' events and not indicative of issues with sewer capacity and conditions. It can be concluded that McCormack House is at very low risk of sewer flooding.
- 4.28 As part of the development of the building, a Section 106 connection application will be made to notify Thames Water of the change to foul waste inputs the local public sewers (surface water will not be changing as there are to be no changes to the footprint of the building). As part of the Section 106

process, Thames Water will carry out network modelling and assess the capacity of the existing sewer system. If this is shown to be insufficient, Thames Water will carry out network reinforcement, which must take place within 24 months of firm commitment to the development (usually the date of outline or full planning consent). Therefore, the local sewerage system will have capacity for the development's foul waste.

Flooding from Artificial Sources

- 4.29 The EA provides a map showing the maximum potential flood extent should all reservoirs with a capacity of greater than 25,000 cubic metres fail and release the water they hold.
- 4.30 The map shows that the site would not experience flooding in this scenario.
- 4.31 There are no other artificial sources of flooding (such as canals) in the vicinity of the site that could cause flooding.

Historic Flooding

- 4.32 The Envirocheck Landmark FSR includes a map showing recorded flood outlines, which can be seen in **Appendix E**.
- 4.33 This map shows that the site has no record of flooding in the past. Thus the Historic Flood Map supports this report's conclusion that the site is at low risk of flooding and that the proposed development is appropriate in this location.

5.0 Future Flood Risk & Climate Change

- 5.1 The NPPF and the supporting PPG sets out how flood risk should be considered over the lifetime of a development. This requires an increase in flood risk due to climate change to be taken into account. Both peak river flows and rainfall intensity should be assessed.

Peak River Flows

- 5.2 Because the site is shown to be in Flood Zone 1, increases in future peak river flows do not need to be considered.

Peak Rainfall Intensity and Climate Change

- 5.3 With climate change it is becoming more common to see rainfall events of higher intensity, particularly in the southeast of England. Increases rainfall intensity affects river levels and drainage systems, with the result being an increase in surface water flooding and sewerage surcharges.
- 5.4 The site lies within the 'East Hampshire Management Catchment' and the peak rainfall climate change allowances for this catchment are as follows in Table 5.2, below:

Table 5.2 – Climate Change Predictions for the East Hampshire Management Catchment

1 in 30-year Rainfall Event	Central Allowance	Upper End Allowance
2050's epoch	20%	35%
2070's epoch	25%	40%
1 in 100-year Rainfall Event	Central Allowance	Upper End Allowance
2050's epoch	20%	40%
2070's epoch	25%	45%

- 5.5 The NPPF states that for developments with a lifetime of up to 2100, the 'Upper End' climate change allowances should be used and both the 1 in 30-year and 1 in 100-year rainfall events considered. For McCormack House, this means that the anticipated peak rainfall increases due to climate change is 40% for the 1 in 30-year and 45% for the 1 in 100-year rainfall events.
- 5.6 The site is currently in an area of very low to medium surface water flood risk and, as such, even with the climate change increase predictions outlined above, it is likely that surface water flood risk will increase in the area, but not to the extent that the residential building uses will become inappropriate.

6.0 Summary of Flood Risk

- 6.1 Historic, current and future flood risk, from all sources, has been reviewed in the context of the proposed development at McCormack House. A summary of these flood risks is summarised in Table 6.1, below. The allocation of overall flood risk shows the residual flood risk once the site-specific conditions have been taken into account.

Table 6.1 - Summary of Residual Flood Risk From All Sources

Flood Source	Risk Level				Comment
	High	Medium	Low	Very Low	
Fluvial				X	The site is within Flood Zone 1 on EA Flood Map.
Tidal				X	In Tidal FZ1.
Groundwater		X	X		In an area with the potential for groundwater flooding to occur at the surface and potential for groundwater flooding of property situated below ground level, and at 'low' to 'moderate' risk.
Surface Water		X	X	X	Most of the site is at very low risk of surface water flooding but small areas of low/medium risk of surface water flooding.
Canals				X	No canals in the local area.
Reservoirs				X	No reservoirs in the local area.
Infrastructure Failure				X	No indication that local drainage infrastructure would cause elevated levels of flood risk.
Increase due to Climate Change			X		Low increase in flood risk due to peak river flows due to climate change.

7.0 Summary and Conclusions

- 7.1 This Flood Risk Assessment (FRA) has been produced by motion on behalf of their client, Livelink Technology Limited. It supports the Proposed Change of Use to residential at McCormack House, 56A East Street, Havant. The application is for internal alterations and the existing footprint of the building is not increasing.
- 7.2 The Environment Agency's (EA's) Flood Map for Planning shows that the entire site is within Flood Zone 1.
- 7.3 According to the classifications in the NPPF the existing use at the site of offices is considered to be 'less vulnerable' and the proposed residential units are considered to be 'more vulnerable'. Table 3 of the PPG to the NPPF states that 'more vulnerable' developments are appropriate in Flood Zone 1, thus the development is appropriate in this location.
- 7.4 The EA's RoFSW maps for the site shows that most of the site is at very low surface water flood risk (less than the 1 in 1,000-year return period). There are areas of low to high surface water flood risk located in the car park for the building, in the court yard and down the west side of the building. These would experience flood depths of up to 300mm. However, the JBA flood mapping was also consulted. The JBA 1 in 200-year return period Flood Map (undefended) shows a much-reduced overall extent of pluvial flooding and confirms that the car park is at risk of pluvial flooding of depths up to 300mm. The court yard and down the west side of the building is shown to not be at risk of pluvial flooding and therefore, the building is shown to not be at risk of surface water flooding. Overall, it can be seen that the site is at very low to medium risk of surface water flooding.
- 7.5 McCormack House is in an area with inland indicators of groundwater flooding and is in an area with potential for groundwater flooding to occur at the surface and potential for groundwater flooding of property situated below ground level. Due to this and then being in areas of 'low' to 'moderate' risk, it can be seen that the development site is at low to medium groundwater flood risk.
- 7.6 The 2024 PfSH SFRA shows the historic flood incidents as a map, this shows that the site has no record of any historic flood incident. It can be concluded that McCormack House is at very low risk of sewer flooding.
- 7.7 The site is shown to not be in an area of reservoir flooding. There are no other artificial sources of flooding (such as canals) in the vicinity of the site that could cause flooding.
- 7.8 In conclusion, the current flood risks to McCormack House do not preclude the proposed development, which is appropriate in this location.

Appendix A

Environment Agency Flood Map for Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
472051/106128

Created
22 July 2025 11:48

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

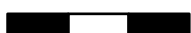
Unspecified

Location (easting/northing)
472051/106128

Scale
1:2,500

Created
22 Jul 2025 11:48

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Appendix B

Risk of Flooding from Surface Water (RoFSW) Map

Surface Water Flood Risk

 Delete

Datasets

- ☐ Flood zones 2 and 3
- ☐ River and sea with defences
- ☐ River and sea without defences
- ☒ Surface water
- ☐ None

Annual likelihood of flooding

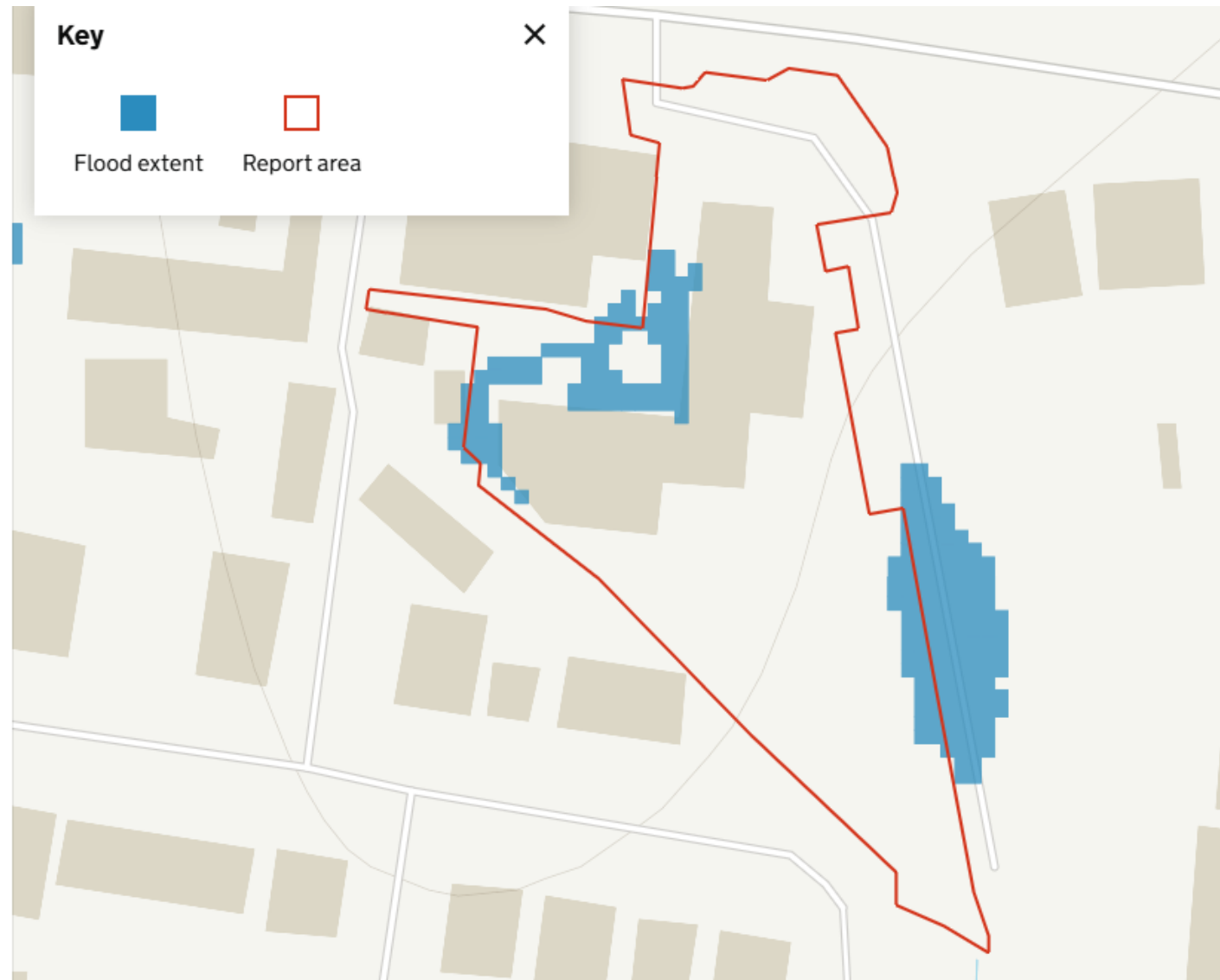
- ☐ 1 in 30
- ☐ 1 in 100
- ☒ 1 in 1000

Map features

- ☐ Water storage
- ☐ Flood defence

Key

-  Flood extent
-  Report area



 Delete

Datasets

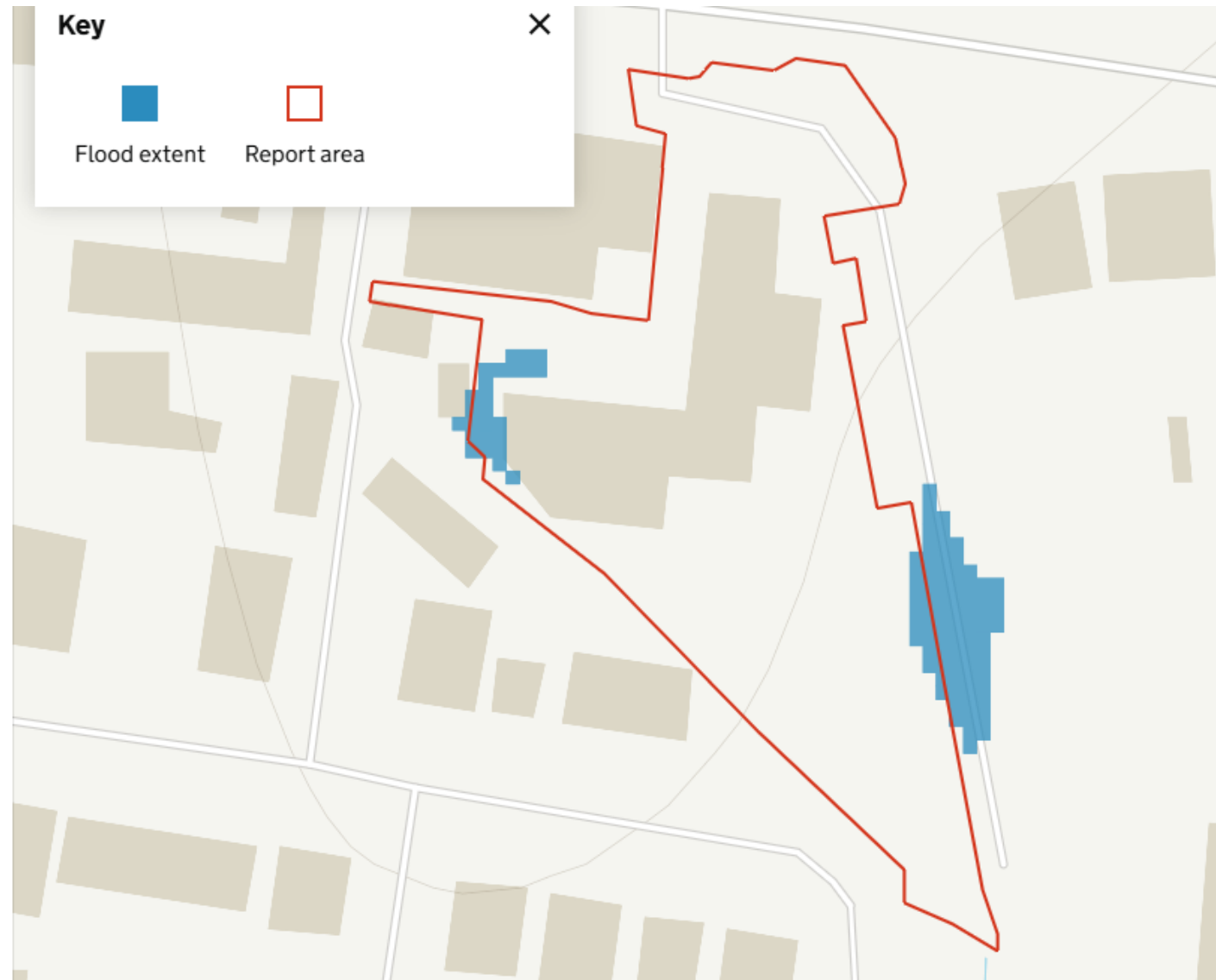
- ☐ Flood zones 2 and 3
- ☐ River and sea with defences
- ☐ River and sea without defences
- ☒ Surface water
- ☐ None

Annual likelihood of flooding

- ☐ 1 in 30
- ☒ 1 in 100
- ☐ 1 in 1000

Map features

- ☐ Water storage
- ☐ Flood defence



 [Delete](#)

Datasets

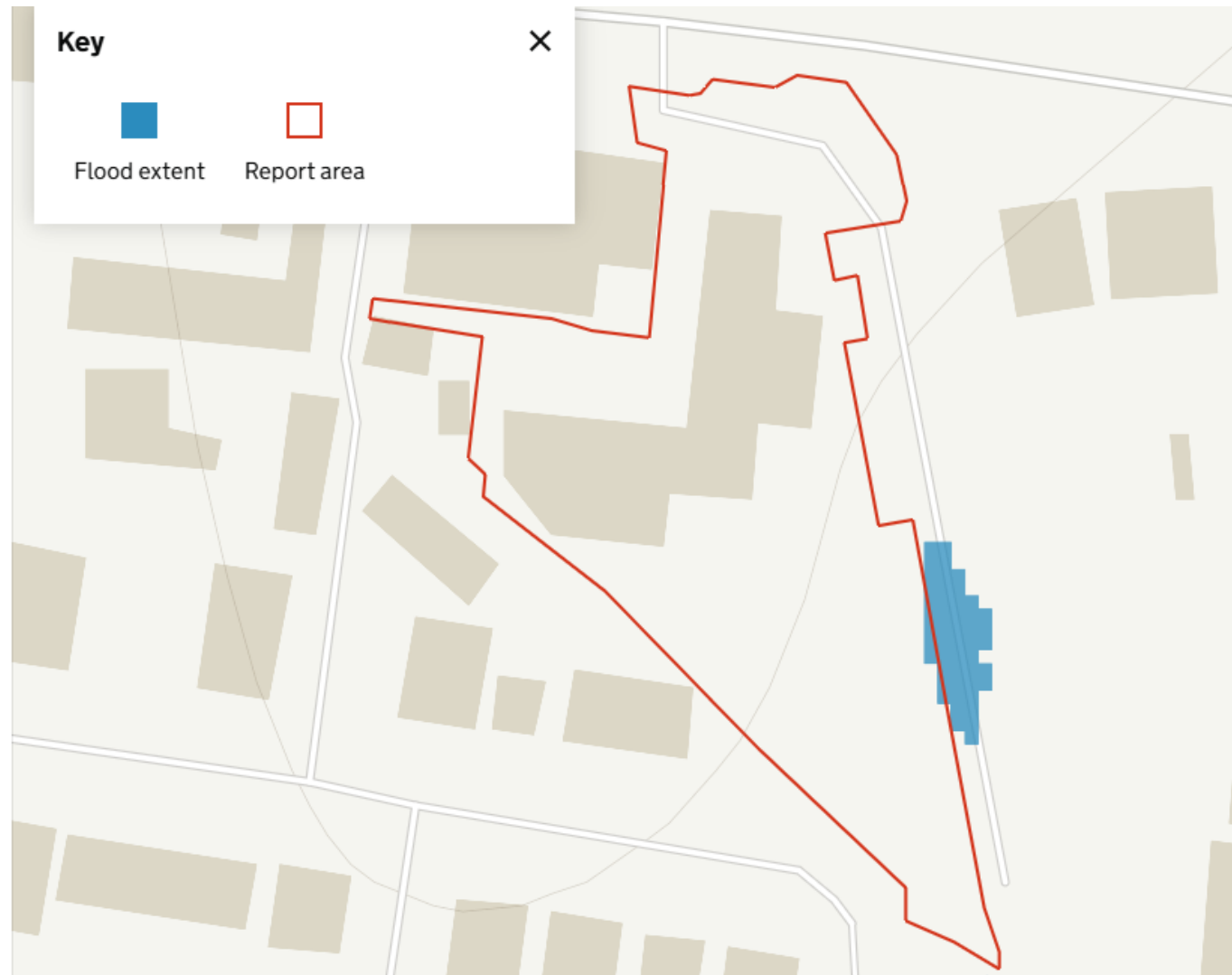
- ☐ Flood zones 2 and 3
- ☐ River and sea with defences
- ☐ River and sea without defences
- ☒ Surface water
- ☐ None

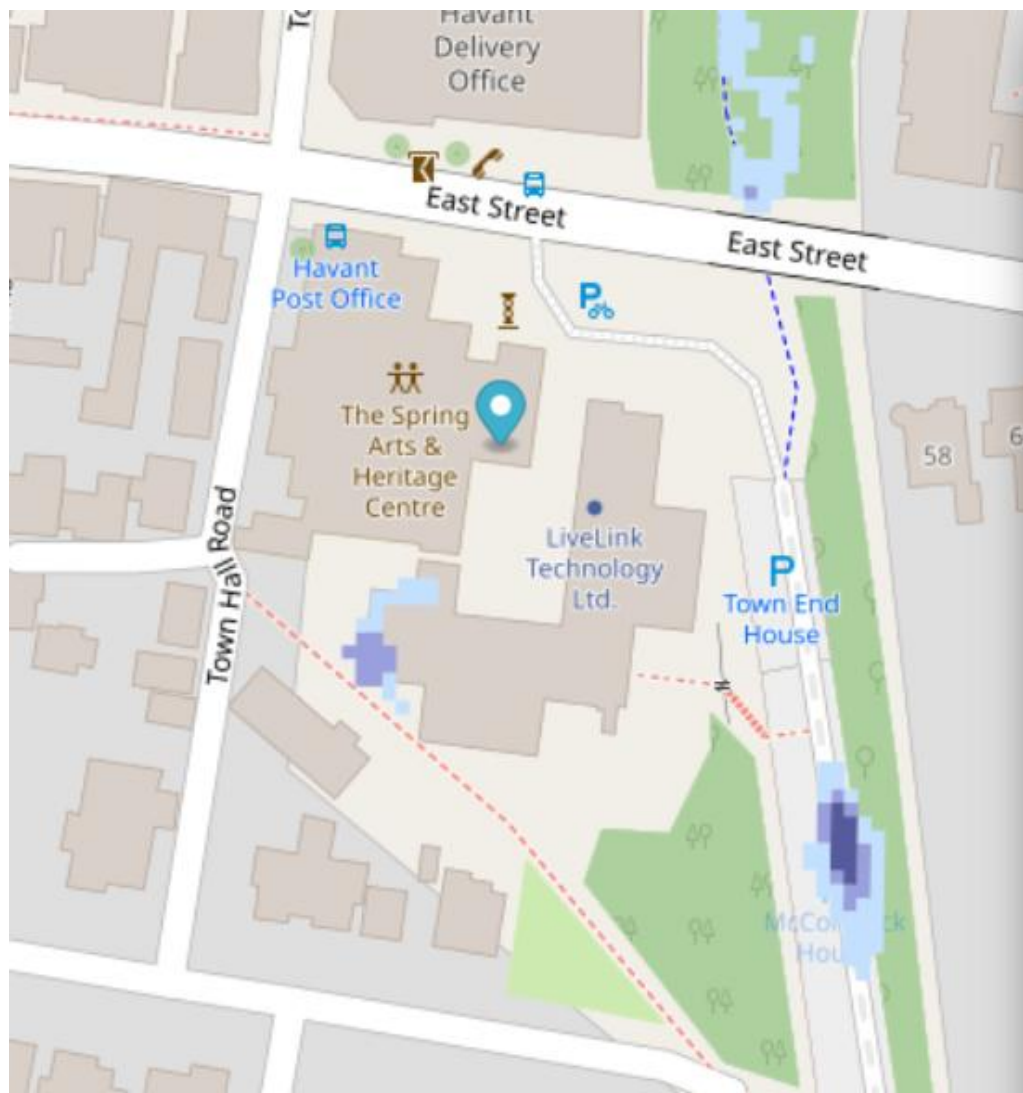
Annual likelihood of flooding

- ☒ 1 in 30
- ☐ 1 in 100
- ☐ 1 in 1000

Map features

- ☐ Water storage
- ☐ Flood defence





Risk of Flooding from Surface Water



Environment Agency

☐ All Layers

☐ rofsw_4band



☒ rofsw_4band_0_2m_depth



- High
- Medium
- Low
- Unavailable

☐ rofsw_4band_0_3m_depth



☐ rofsw_4band_0_6m_depth



☐ rofsw_4band_0_9m_depth



☐ rofsw_4band_1_2m_depth





Risk of Flooding from Surface Water



Environment Agency

☐ All Layers

☐ rofsw_4band



☐ rofsw_4band_0_2m_depth



☒ rofsw_4band_0_3m_depth



- ☒ High
- ☐ Medium
- ☐ Low
- ☐ Unavailable

☐ rofsw_4band_0_6m_depth

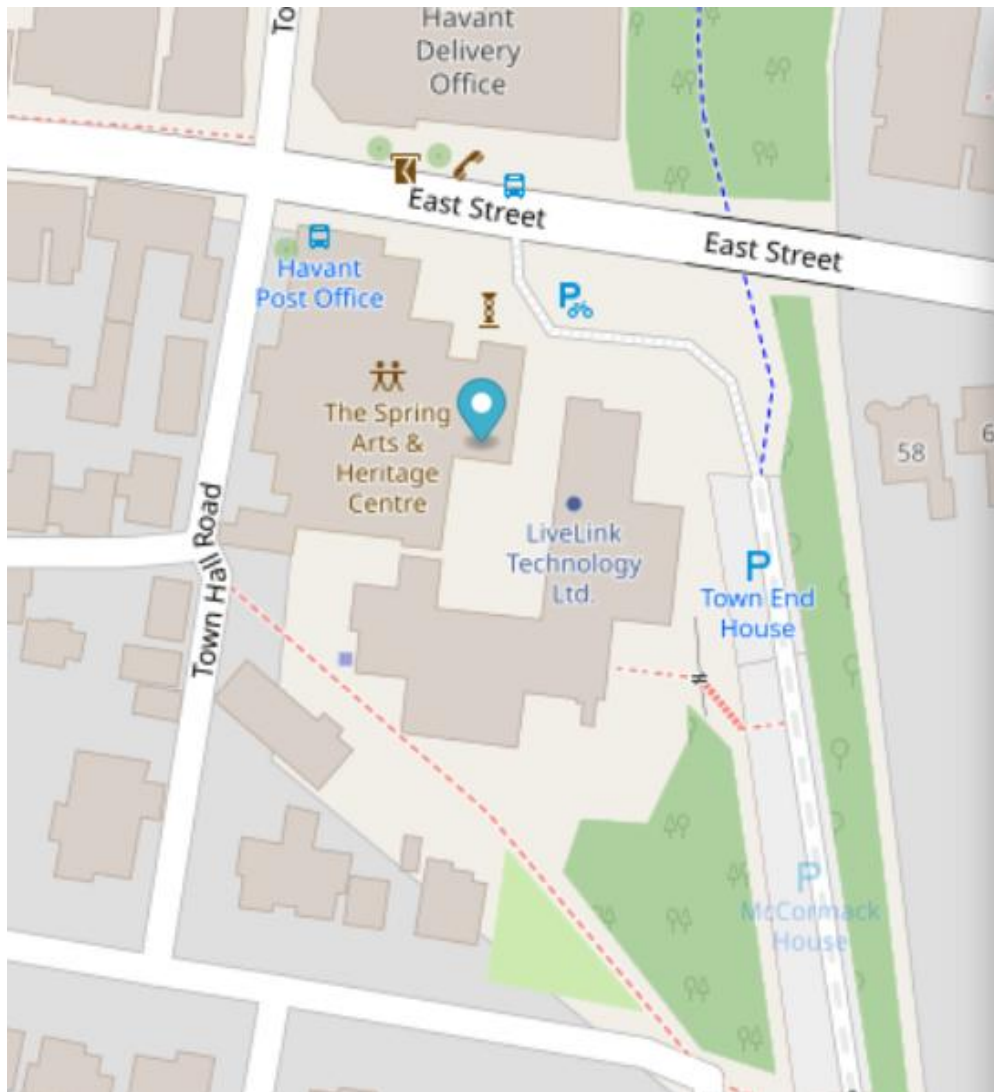


☐ rofsw_4band_0_9m_depth



☐ rofsw_4band_1_2m_depth





Risk of Flooding from Surface Water



Environment Agency

☐ All Layers

☐ rofsw_4band



☐ rofsw_4band_0_2m_depth



☐ rofsw_4band_0_3m_depth



☐ High
☐ Medium
☐ Low
☐ Unavailable

☒ rofsw_4band_0_6m_depth



☐ rofsw_4band_0_9m_depth

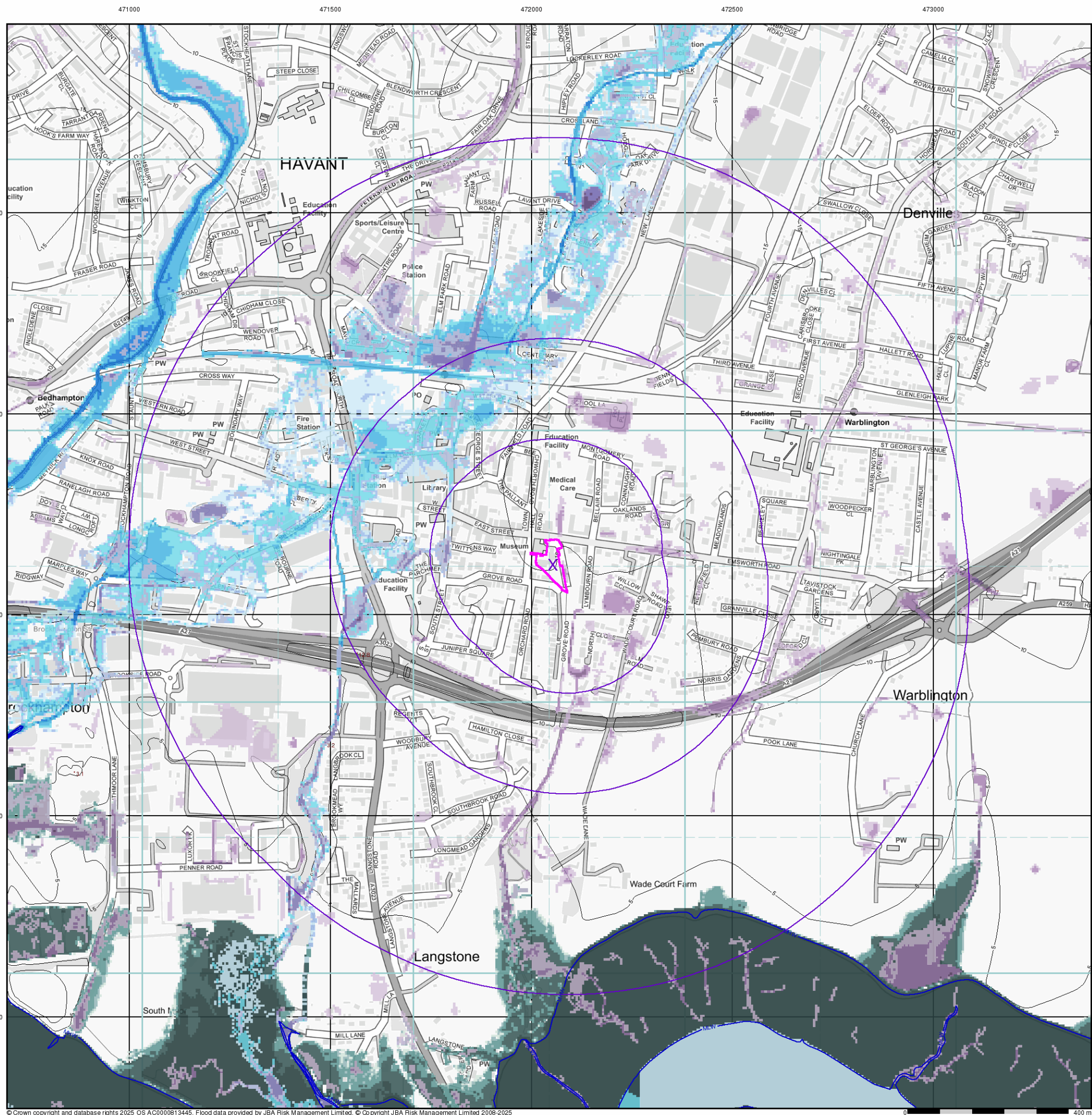


☐ rofsw_4band_1_2m_depth



Appendix C

JBA 200 Year Return Flood Map (Undefended)



JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

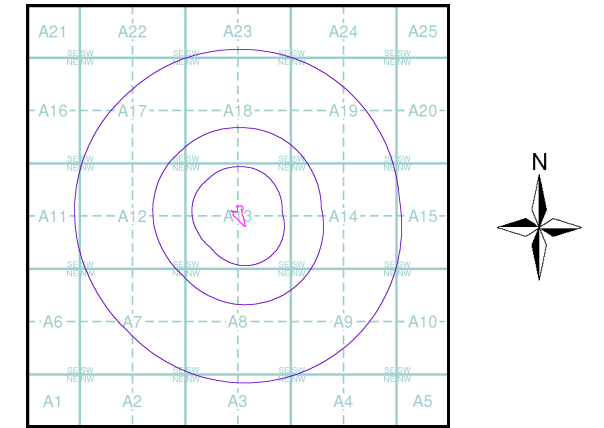
Standard Contour 105

Master Contour 100

Spot Height 167.8

Mean Low Water
 Mean High Water

JBA 200 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number: 381880030_1_1

Customer Ref: 1slhav - LJ

National Grid Reference: 472050, 106120

Slice: A

Site Area (Ha): 0.49

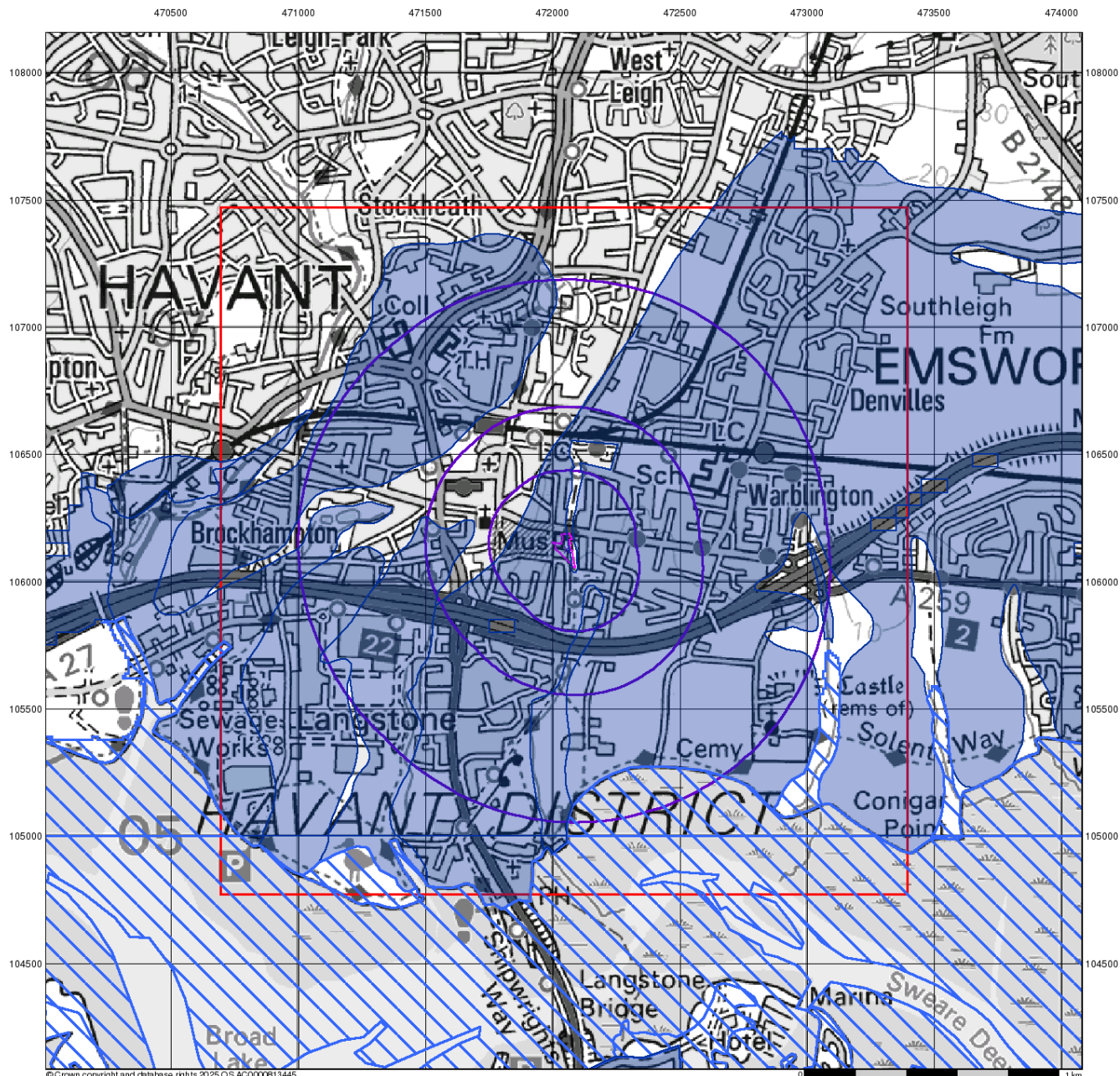
Search Buffer (m): 1000

Site Details

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Appendix D

Groundwater Flooding Susceptibility Mapping



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motion BGS Flood Data (1:50,000)

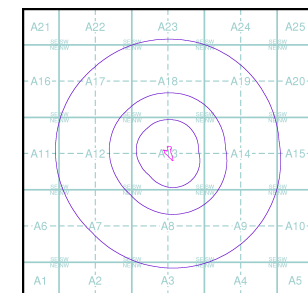
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

BGS Geological Indicators of Flooding

-  Coastal
-  Inland
-  Bodies of Water

BGS Flood Data Map - Slice A



Order Details

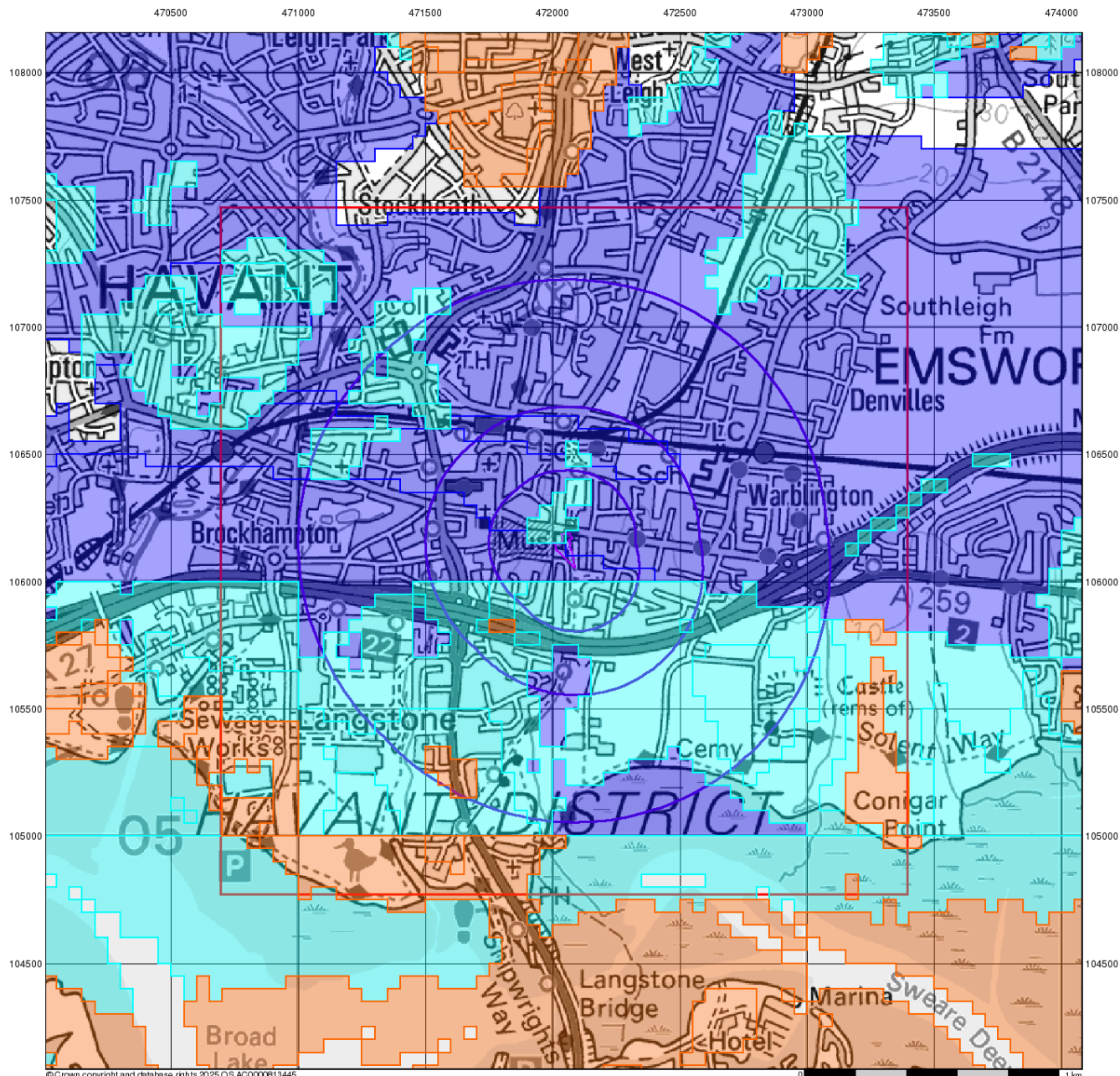
Order Number: 381880030_1_1
 Customer Ref: 1slhav - LJ
 National Grid Reference: 472050, 106120
 Slice: A
 Site Area (Ha): 0.49
 Search Buffer (m): 1000

Site Details

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motion **BGS Flood Data (1:50,000)**

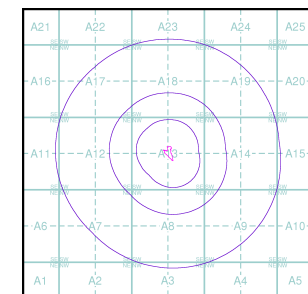
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



Order Details

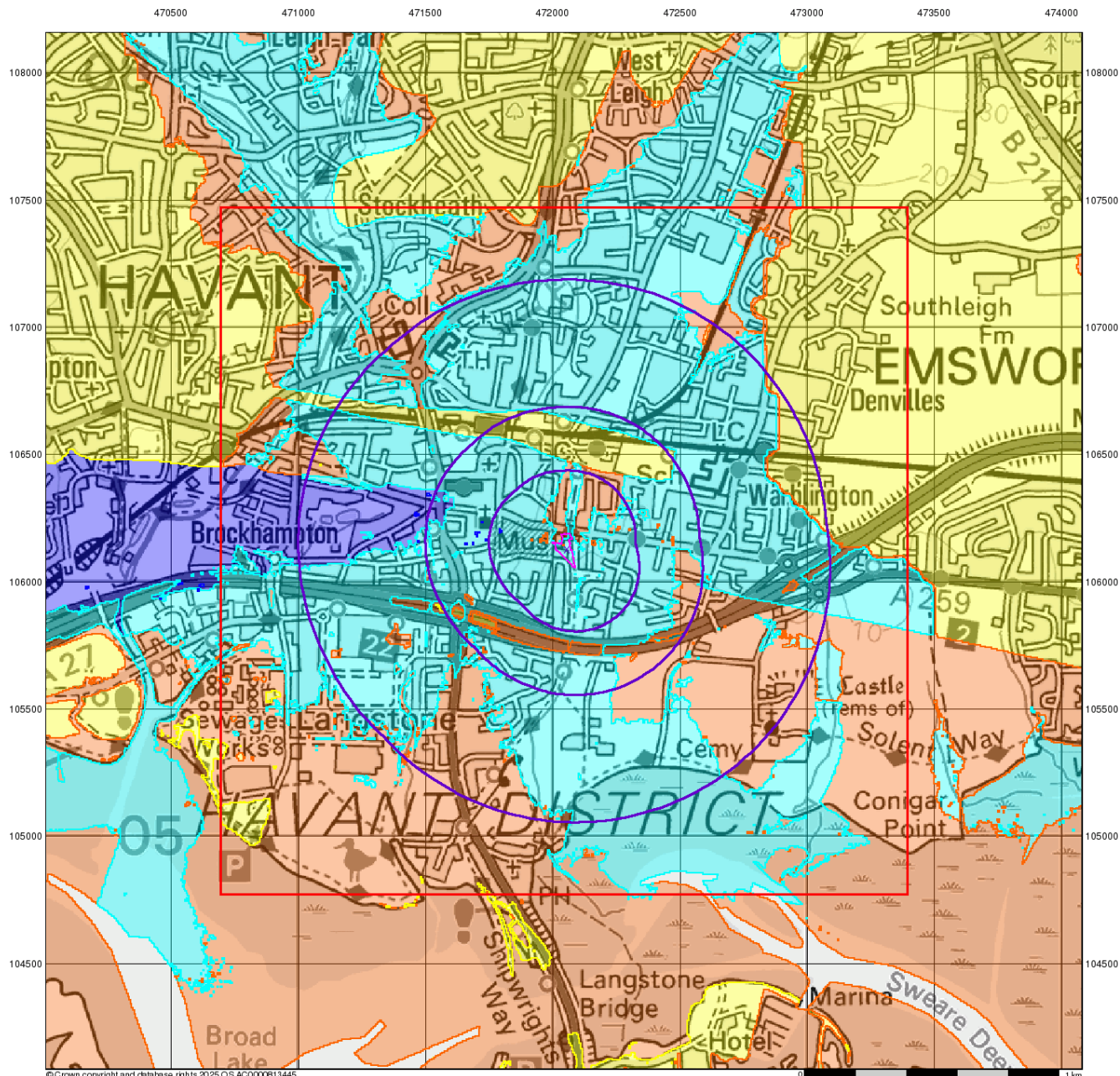
Order Number: 381880030_1_1
 Customer Ref: 1slhav - LJ
 National Grid Reference: 472050, 106120
 Slice: A
 Site Area (Ha): 0.49
 Search Buffer (m): 1000

Site Details

Livink Technology Ltd, McCormack House, 56a, East Street, HAVANT, PO9 1BS

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GeoSmart Information Groundwater Flood Map (1:50,000)

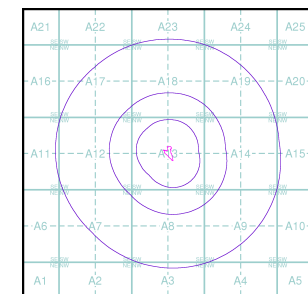
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

GeoSmart Information Groundwater Flooding Risk

- High Risk
- Moderate Risk
- Low Risk
- Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

Order Number: 381880030_1_1
 Customer Ref: 1slhav - LJ
 National Grid Reference: 472050, 106120
 Slice: A
 Site Area (Ha): 0.49
 Search Buffer (m): 1000

Site Details

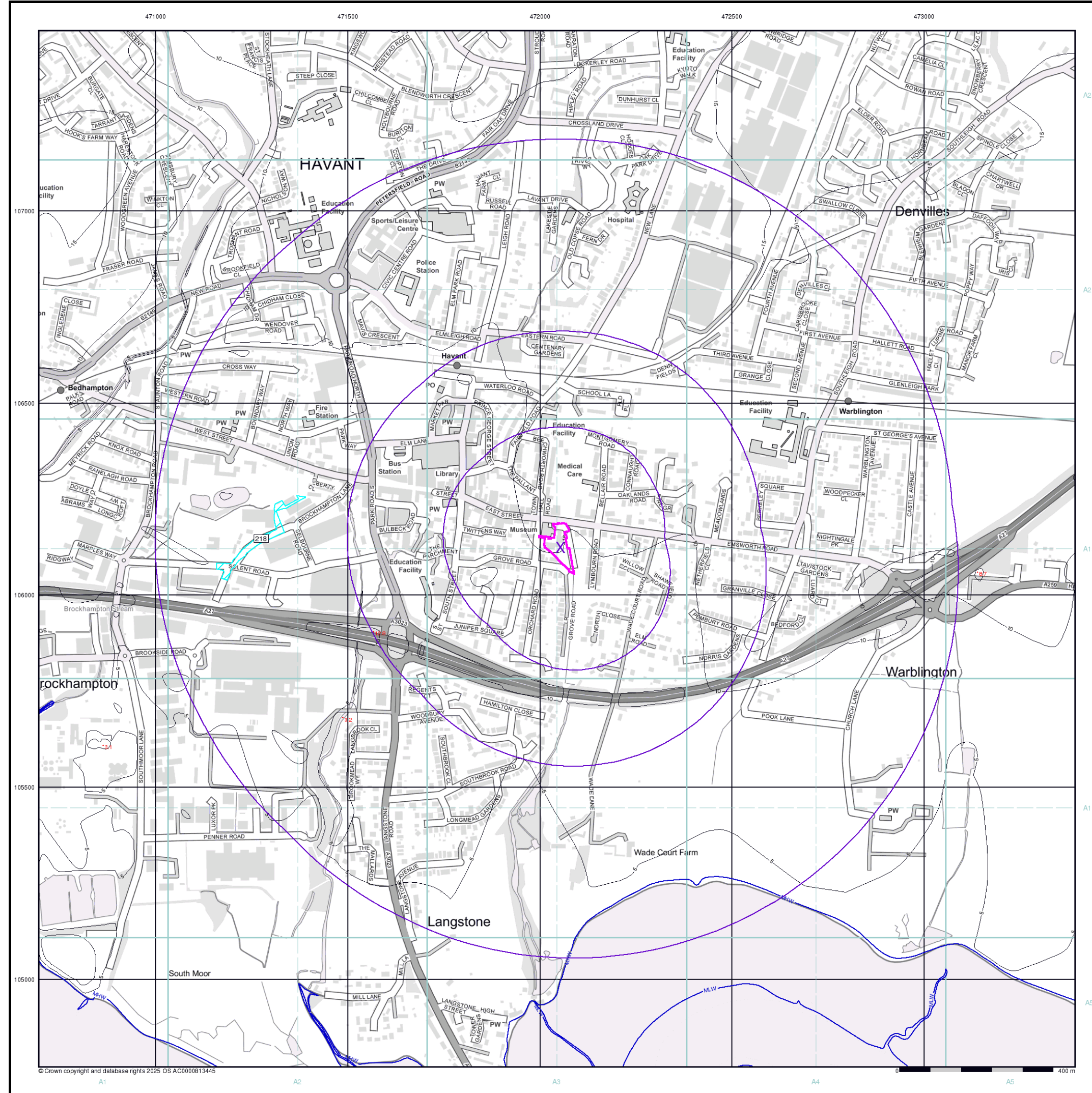
Livlink Technology Ltd, McCormack House, 56a, East Street, HAVANT, PO9 1BS



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Appendix E

Historic Flood Risk Map



EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

Historic Flood Events Data

Channel Capacity Exceeded (no raised defences)	Obstruction/Blockage - Culvert
Channel Capacity Exceeded /Surface Water	Obstruction/Blockage - Debris Screen
Groundwater/High Water Table	Operational Failure/ Breach of Defence
Local Drainage/Surface Water	Other
Mechanical Failure	Overtopping of Defences
Obstruction/Blockage - Bridge	Surface Water
Obstruction/Blockage - Channel	Unknown
Historical Flood Liabilities	

Contours (height in metres)

Standard Contour 105 100 95

Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA/NRW Historic Flood Map - Slice A

Order Details

Order Number:	381880030_1_1
Customer Ref:	1slhav - LJ
National Grid Reference:	472050, 106120
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	1000

Site Details

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