JB Architectural Design Studio, The Studio, 59 St Johns Rd,
Hedge End, Southampton,
SO30 4DG • 0333 090 1929 • www.jbarchstudio.com

Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant, PO9 2AX

December 2025

Dear Sir/Madam

FLOOD RISK ASSESSMENT – 212–218 London Road

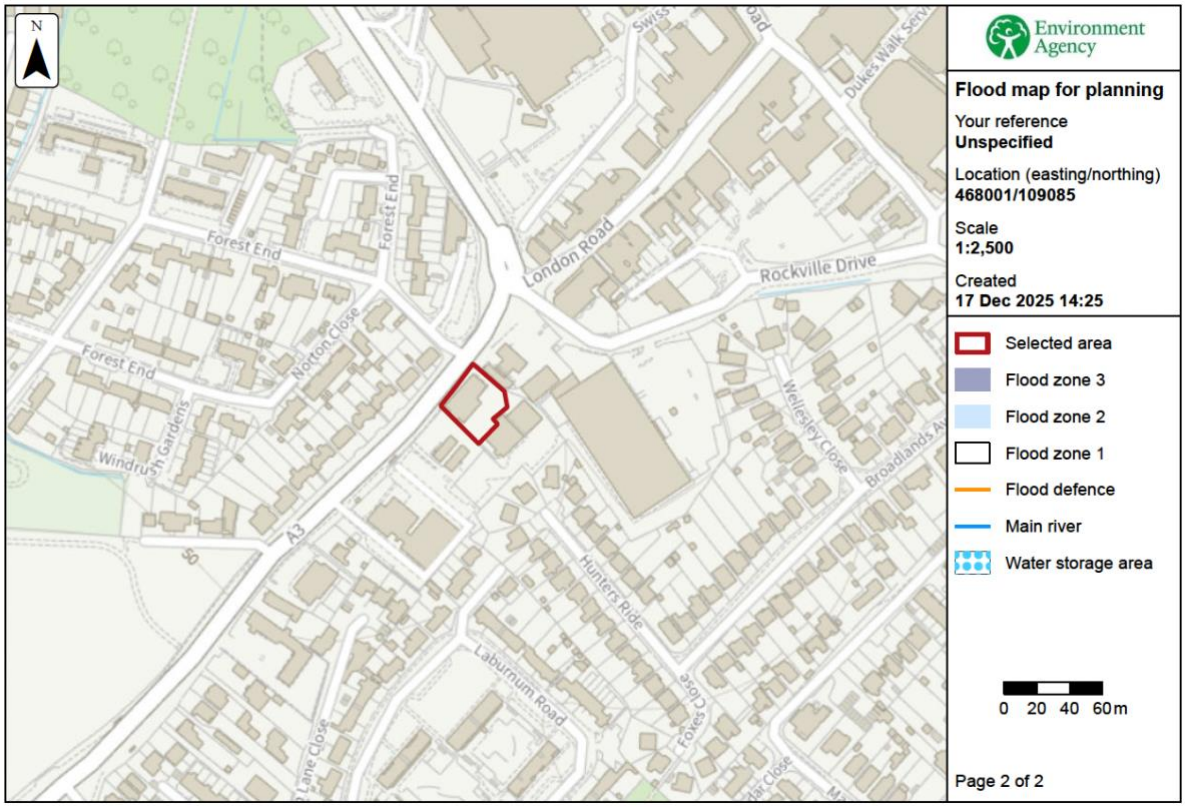
JB Architectural Design Studio has been instructed in their capacity as Agent acting on behalf of the Applicant to prepare this Flood Risk Assessment (FRA) in support of a planning application for development at 212–218 London Road.

The Proposals

The proposal relates to development within the existing built footprint at 212–218 London Road. The site is located within an established urban area and comprises previously developed land.

Flood Risk in the Immediate Area

Environment Agency Flood Map for Planning confirms that the site lies within Flood Zone 1, defined as land having a low probability of flooding (less than 1 in 1,000 annual probability) from rivers or the sea. Flood Zone 1 is appropriate for all types of development.



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Sources of Flood Risk

Fluvial flooding: Low risk (Flood Zone 1).
Tidal flooding: Not applicable.
Surface water flooding: No significant risk identified by Environment Agency mapping.
Groundwater flooding: No evidence of risk.
Sewer flooding: Managed by statutory undertaker.
Reservoir flooding: No significant risk identified.

Sequential and Exception Tests

As the site is located within Flood Zone 1, the Sequential and Exception Tests are not required.

Assessing the Proposals

The proposed development will not increase flood risk elsewhere, result in the loss of floodplain storage, or introduce inappropriate vulnerable uses. Surface water will continue to be managed via existing or improved drainage systems.

Conclusion

The site is located within Flood Zone 1 and is at low risk of flooding from all sources. The proposed development is appropriate in flood risk terms and complies with national and local planning policy.

If you have any queries relating the proposals, please do not hesitate to contact me directly at james@jbarchstudio.com

Yours faithfully

James Bengree
B.A. (Hons) MSc ACIAT
Director
JB Architectural Design Studio
cc. Regen Gosport Ltd