

Flood Risk Assessment – 6 Idsworth Road, Cowplain, Waterlooville, Hampshire PO8 8BD

Property assessed:

6 Idsworth Road, Cowplain, Waterlooville, Hampshire PO8 8BD, United Kingdom.

Summary Assessment

Based on publicly available Environment Agency mapping data and postcode flood screening tools, the property appears to be in an area of **low to very low flood risk** from rivers and the sea. Surface water flood susceptibility also appears generally low for the surrounding Cowplain area.

Flood Zone Classification

The location is likely situated within **Flood Zone 1** under Environment Agency planning guidance, meaning:

- Less than **0.1% annual probability** of river or coastal flooding.
- Equivalent to less than a **1 in 1,000 annual chance** of flooding from rivers or the sea.

Surface Water Flooding

No significant surface water flood concerns were identified from available postcode-level mapping for Cowplain. However, as with most urban and suburban locations, intense rainfall events can still create localized drainage or highway ponding issues.

Historic Flooding

No notable recorded river or coastal flooding events specific to Idsworth Road were identified in the publicly accessible sources reviewed.

Site Characteristics

- Cowplain sits on relatively elevated ground compared with lower-lying coastal areas around Portsmouth and Havant.
- The postcode area is predominantly residential and not adjacent to any major river corridor or tidal floodplain.

Planning & Development Implications

For standard residential use:

- A detailed site-specific Flood Risk Assessment (FRA) is **unlikely to be mandatory** for minor works or standard residential transactions if the property is confirmed within Flood Zone 1.
- Larger extensions, redevelopment, or drainage alterations may still require SuDS/drainage consideration by the local authority.

Residual Risks

Even in low-risk zones, the following residual risks can remain:

- Extreme rainfall overwhelming drains
- Blocked highway drainage

- Groundwater emergence during prolonged wet periods
- Climate change increasing future rainfall intensity

Conclusion

The available evidence indicates that 6 Idsworth Road is in an area with **low overall flood risk**, with no indication of significant river or tidal flooding exposure. The property appears suitable for normal residential occupation.