

Flood Risk Assessment

Proposed Development

Land to the rear of

45 Hulbert Road

Bedhampton

Havant PO9 3TA

Sept 2026



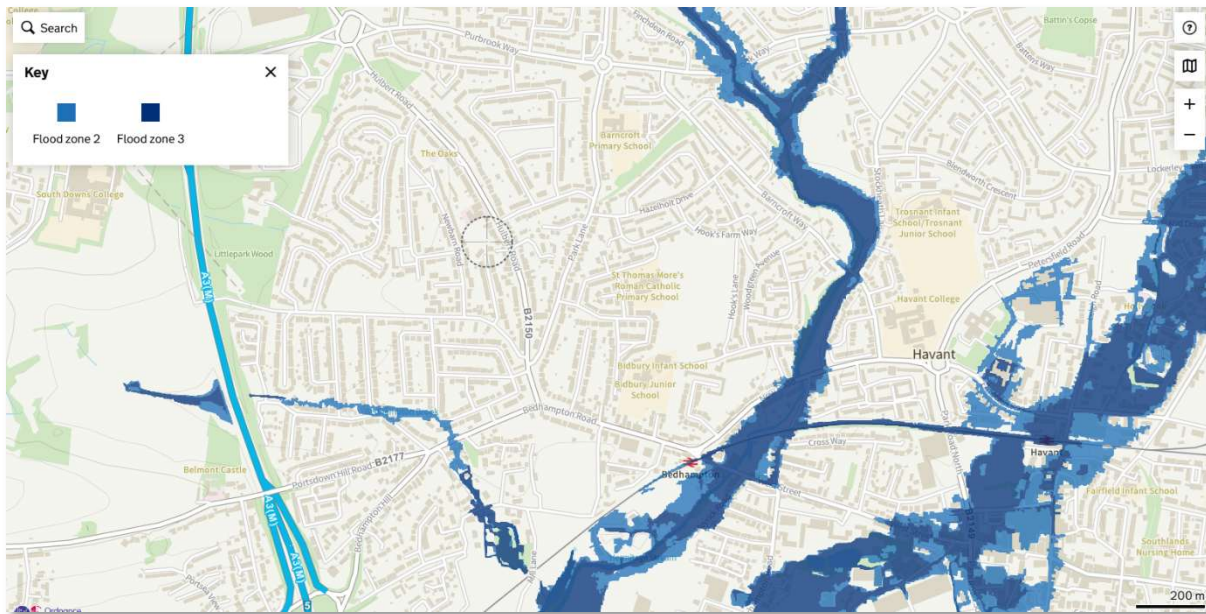
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Flood Risk Assessment

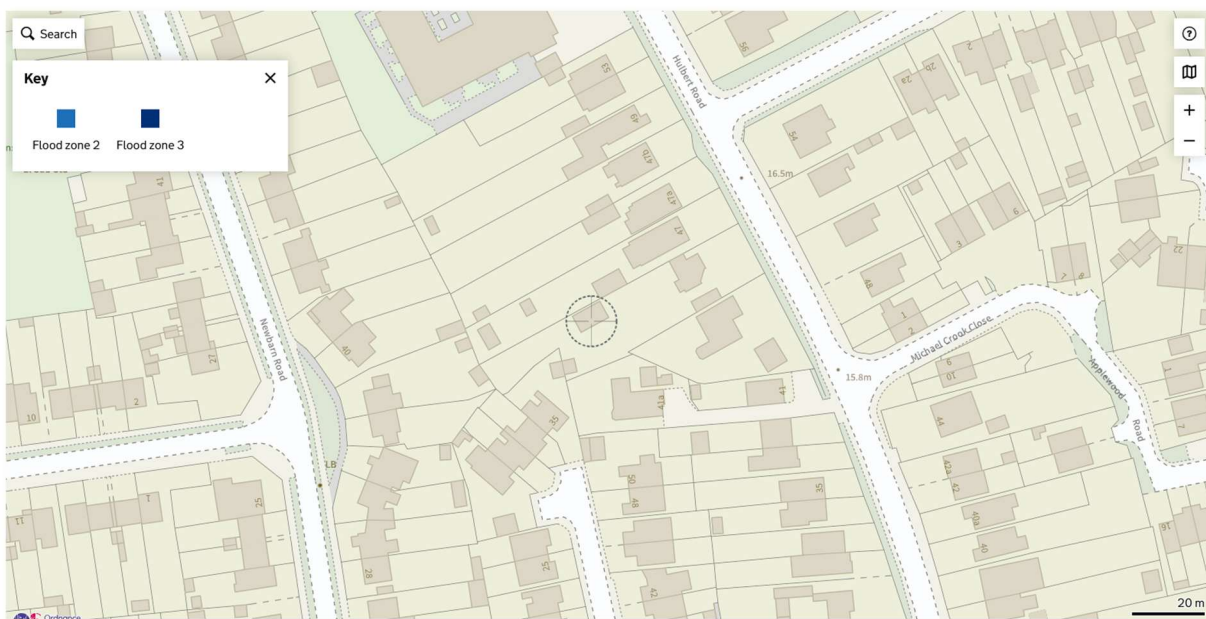
Flood Zones

This Flood Risk Assessment (FRA) has been prepared by PDP Architecture LLP to support a planning application for the development of a 2-bedroom bungalow on land to the rear of 45 Hulbert Road, Bedhampton, PO9 3TA

The proposed development is (as shown below on the Gov.UK Flood Map for Planning) in Flood Zone 1 with no Flood Zone 2 or 3 areas in close proximity.



Wider site plan with site shown on crosshairs



Zoomed in site plan with site shown on crosshairs

Surface Water Flooding

The Government's Flood Risk Service website shows the highest risk of flooding at the proposed site is surface water although the chance of such flooding is determined as 'Low'.

The highest risk of flooding at this location is from **surface water**.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low **Low** Medium High

Yearly chance of flooding between 2040 and 2060

Very low **Low** Medium High

What surface water is

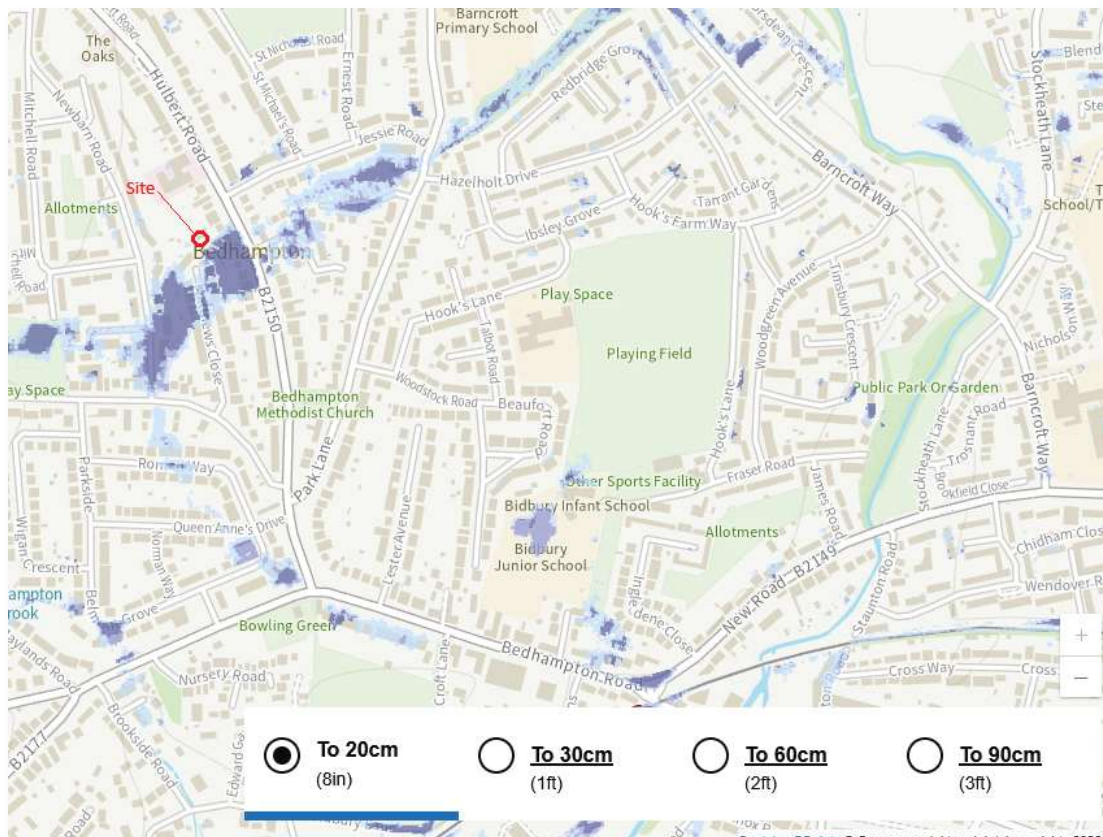
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

High chance
More than 3.3% chance each year

Medium chance
Between 1% and 3.3% chance each year

Low chance
Between 0.1% and 1% chance each year



The Government's Flood Risk Service shows the site is on the edge of an area with a medium chance (between 1% and 3.3% chance each year) of surface water flooding of up to 20cm height.

Mitigation

To mitigate against the risk of the proposed dwelling being at risk of surface water flooding, it is proposed to set the ground finished floor level at 225mm above external ground level. The use of airbrick covers to all airbricks. Internal electrical sockets to be set a min of 450mm above finished floor level.

The surface water drainage design (as per that agreed with Havant Building Control for the Building Control application on the same site in 2016 (Application number BC/DT/16/08945) a storm water soakaway to be installed in the garden of the new dwelling to a drainage specialist design.

Summary

Whilst the site is not directly shown in a surface water flooding zone, it is adjacent to sites which are showing the potential for 1% to 3.3% risk of 20cm surface water flooding each year. As such measures will be taken to mitigate against this risk impacting the proposed dwelling.

Surface water flood risk will be mitigated through the implementation of a Sustainable Drainage System (SuDS) strategy incorporating permeable paving, attenuation storage and restricted discharge rates. Finished floor levels will be set above surrounding ground levels, and site levels will be designed to direct exceedance flows away from the proposed dwelling. A maintenance regime will be implemented to ensure the continued performance of all drainage infrastructure.