



FLOOD RISK ASSESSMENT

Monks Brook, Chandlers Ford

Document History

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Glanville

Glanville Consultants is a multi-disciplinary engineering, design and surveying consultancy with the following expertise:

Structural Engineering | Transport and Highways
Civil Engineering | Geomatics | Building Surveying

Cornerstone House
62 Foxhall Road
Didcot
Oxfordshire OX11 7AD

Offices also at:

3 Grovelands Business Centre
Boundary Way
Hemel Hempstead
Hertfordshire HP2 7TE

Telephone: 01235 515550

Telephone: 01442 835999

postbox@glanvillegroup.com
www.glanvillegroup.com

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1.0 Introduction

- 1.1 This report has been prepared by Glanville Consultants on behalf of Greene King Plc to support a planning application for alterations to the garden area of the existing Monks Brook public house at Hursley Road, Chandlers Ford.
- 1.2 The purpose of this report is to assess the existing level of flood risk to the site and its surrounding within the context of the development proposals.
- 1.3 This assessment has been prepared in accordance with the National Planning Policy Framework (NPPF), dated March 2012, and the Planning Practice Guidance (PPG) to the NPPF, dated March 2014.
- 1.4 This assessment was undertaken with reference to publicly available information provided and/or published by the following bodies:
- Eastleigh Borough Council
 - Hampshire County Council
 - Environment Agency
 - British Geological Survey
 - Ordnance Survey

2.0 Site Description and Development Proposals

Site Description

- 2.1 The site is located in Chandlers Ford, with approximate National Grid co-ordinates of SU 43293 20792. The site is located at the existing Monks Brook public house, at the junction of Park Road and Hursley Road, the latter of which forms the site's western boundary. A site location plan is included in Appendix A.
- 2.2 The application site is formed by the existing garden area for the Monks Brook public house only and extends to approximately 0.057 Ha in area. The application does not cover the existing public house or car parking area to the south, with no alterations proposed in these areas.
- 2.3 The vast majority of the site is made up of grassed area, with the only impermeable surfacing consisting of an existing paved drinking area. It is understood this area may not currently benefit from positive drainage system, instead likely draining onto adjacent surfaces.
- 2.4 The closest watercourse designated as a main river by the Environment Agency (EA) is Monk's Brook, located approximately 80m south of the site. There are also multiple ordinary watercourses which act as tributaries to Monk's Brook within the Chandlers Ford area, with the closest being at the junction of Kings Road and Park Road approximately 200m north-east of the site.

Development Proposals

- 2.5 The development proposals comprise of an extension to the existing paved patio area on-site and the erection of a timber pergola with polycarbonate roof and festoon lighting over part of the patio area.
- 2.6 Plans showing the existing site layout and the proposed site layout are included in Appendices B and C of this report.

3.0 Planning Policy and Guidance

- 3.1 Set out below is a summary of the national and local planning policy and guidance relating to flood risk and surface water management that are relevant to the development proposals.

National

- 3.2 At a national level, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) to the NPPF ensure flood risk is taken into account at all stages of the planning process, to avoid inappropriate development in areas at risk of flooding and to direct development towards areas at lowest flood risk. The NPPF retains a risk-based approach to the planning process and defines four Flood Zones to be used as the basis for applying the sequential test to consider a development in terms of Flood Risk Vulnerability Classifications, which define the type of development that is considered appropriate within each zone.
- 3.3 The NPPF establishes the Flood Zones as the starting point for assessment with the overarching aim to steer new development to areas with the lowest probability of flooding. The Flood Zones are defined as follows:
- Flood Zone 1 (Low Probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
 - Flood Zone 2 (Medium Probability) comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
 - Flood Zone 3a (High Probability) comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
 - Flood Zone 3b (The Functional Floodplain) comprises land where water has to flow or be stored in times of flood. Local guidance (See Level 1 SFRA below) states the delineation of Flood Zone 3b should take account of local circumstances, however a starting point would be defining the functional floodplain as land which would flood with an annual probability of 1 in 20 (5%) each year.

Local Policy and Guidance

Eastleigh Borough Council (EBC) Local Plan 2016-2036 (June 2018)

- 3.4 The EBC Local Plan sets out policies on the economy, housing, transport, environment and other matters that will guide development in the borough for the period of 2016-2036.
- 3.5 The plan includes policies relating to managing flood risk, the management of surface water and watercourses, as well as flood defences and protection measures. Policy DM5 states that a site-specific flood risk assessment should demonstrate that safe access can be achieved without increasing flood risk elsewhere, with Policy DM6 outlining EBCs expectations with regards to surface water management.

Partnership for Urban South Hampshire (PUSH) Strategic Flood Risk Assessment – 2016 Update. Guidance Document: Eastleigh Borough Council (February 2016)

- 3.6 This SFRA provides a reference and policy document to advise and inform developers of their obligations under the NPPF and local policies. The report and guidance provide a sound framework enabling consistent and sustainable choices to be made when making future planning decisions and describes the flood risk situation for the borough, at the time of publicising

Hampshire County Council (HCC) Local Flood and Water Management Strategy (LFWMS) (October 2020)

- 3.7 The LFWMS was produced by HCC as Lead Local Flood Authority (LLFA) for the county and sets out the LLFAs principles and approach, alongside accompanying objectives and policies, in order to achieve its visions for flood risk management.

HCC Eastleigh Surface Water Management Plan (SWMP) (December 2012)

- 3.8 This SWMP was published by HCC and describes the historic instances of surface flooding within the Eastleigh Borough and the locations within the study area requiring further assessment. The SWMP also provides a summary of risk within the settlements of the Borough, including Chandlers Ford.

4.0 Sources of Flooding

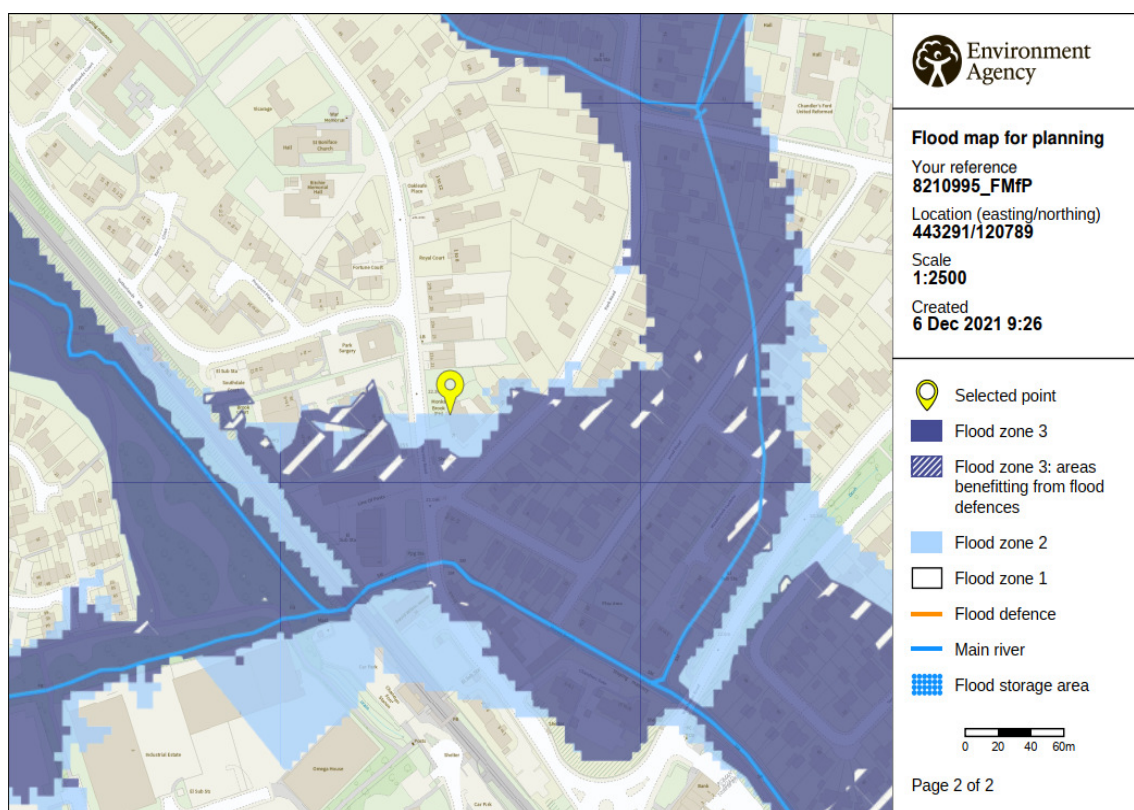
- 4.1 Flood risk to the site is considered from all likely sources of flooding, as defined in the NPPF and the PPG to the NPPF. These include tidal, fluvial, artificial sources, groundwater, sewer and surface water. The following paragraphs consider flood risk to the site from all of these sources.

Tidal

- 4.2 The watercourses described in Section 2 of this report are not subject to tidal influences. As such the risk of flooding from this source is considered to be negligible.

Fluvial

- 4.3 The EA publishes flood zone mapping on the GOV.UK website which shows the modelled extents of fluvial flooding. An extract from the EA mapping is included in Appendix D. The flood zone mapping indicates that the entirety of the site is located within Flood Zone 1 and 2, as shown below. The mapping shows the vast majority of the application site is within Flood Zone 1, with a portion in the south shown to be within Flood Zone 2, alongside the existing public house.



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Artificial Sources (Reservoir)

- 4.4 The EA publishes indicative mapping on the GOV.UK website which shows the maximum extent of reservoir flooding in the unlikely event that a reservoir should fail. The site is not located near any major artificial water features. As such, the mapping indicates that the site and the surrounding area are not located within a reservoir flood risk area. Therefore, the site is not considered to be at risk of flooding from artificial sources.

Groundwater

- 4.5 Mapping published originally as part of the PUSH SFRA (now Partnership for South Hampshire) and available online shows no recorded instances of groundwater flooding in the area surrounding the site.
- 4.6 Geological maps published by the British Geological Survey (BGS) indicate that the site is entirely underlain by bedrock geology of Wittering Formation. The BGS mapping also indicates superficial deposits consisting of Alluvium may be present on-site. Soils mapping published by Cranfield University on behalf of DEFRA shows that the proposed development site falls mostly on HOST soil class 18 characterised as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, with impeded drainage potential. Given the lack of permeability or historical record of groundwater flooding in the area, the risk of groundwater emergence on-site is considered to be very low.

Sewer

- 4.7 The PUSH SFRA mapping does not highlight any known issues with flooding associated with Southern Waters infrastructure. Therefore, the risk of flooding from this source is considered to be low.

Surface Water

- 4.8 The EA publishes a Flood Risk from Surface Water map on the GOV.UK website which indicates the predicted risk of surface water flooding if rainwater does not drain away through normal drainage systems or soak into the ground. The mapping indicates that the entire site is at 'low' risk of surface water flooding, with an annual probability of flooding between 0.1% and 1%. As noted in the HCC SWMP for Eastleigh, the interaction between surface water drainage and the watercourse requires management and further investigation, however, given the similarities between the fluvial flood mapping and the surface water mapping, it is considered unlikely that these would occur independently from each other.
- 4.9 The HCC SWMP also notes several locations in Chandlers Ford where overtopping or blockage can occur within the culverted sections of the ordinary watercourses to the north of the site. The surface water flood map does not show the site within one of the overland flow paths that develop in these locations, and as such it is considered the site is low risk of surface water flooding.

Summary

- 4.10 The majority of the site is shown to be within Flood Zone 1, with a portion along the southern boundary within Flood Zone 2, which is defined as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%).
- 4.11 The EA Flood Risk from Surface Water shows the site is at 'low' risk of flooding, also defined as a 1% – 0.1% annual probability. All other sources are considered to pose a negligible to very low risk to the proposed development.

5.0 Flood Risk Assessment

Fluvial Flooding

- 5.1 The NPPF encourages a sequential, risk-based approach to determine the suitability of land for development. This document advises that the development of sites within Flood Zone 1 should be given preference where available.
- 5.2 Table 2 of the PPG to the NPPF categorises different types of development into five flood risk vulnerability classifications:
- Essential Infrastructure;
 - Highly Vulnerable;
 - More Vulnerable;
 - Less Vulnerable; and
 - Water Compatible Development.
- 5.3 The NPPF classifies drinking establishments as being 'More Vulnerable'. Table 3 of the PPG to the NPPF shows that 'More Vulnerable' development is appropriate within Flood Zone 2. Therefore, the proposed development use is compatible with the flood zone of the site and developing the site for its intended purpose is considered appropriate in terms of flood risk.
- 5.4 Flood mapping shows Hursley Road, on the site's western boundary, is beyond the extents of the flood zones and as such would be able to provide a safe, dry escape route for any users of the site.

Other Sources

- 5.5 A review of sources of potential flooding in Section 4 of this assessment has concluded that there is a very low to low risk to the proposed development from all other sources of flooding examined. As such, no flood risk mitigation measures are necessary.

6.0 Surface Water Drainage

Design Guidance

- 6.1 The PPG recommends that priority should be given to the use of Sustainable Drainage Systems (SuDS) as they are designed to control surface water run-off where it falls and mimic natural drainage characteristics as closely as possible. Sustainable drainage systems (SuDS) also provide opportunities for the following:
- Reducing the causes and impacts of flooding;
 - Removing pollutants from urban run-off at source; and
 - Combining water management and green space with benefits for amenity, recreation and wildlife.
- 6.2 The Building Regulations part H3 stipulates that rainwater from roofs and paved areas is carried away from surface to discharge to one of the following, listed in order of priority:
- a) An adequate soakaway or some other adequate infiltration system; where that is not practical;
 - b) A watercourse; or, where that is not practical
 - c) A sewer.

Surface Water Drainage Appraisal

- 6.3 As described in Section 2, the development proposals comprise the construction of a new pergola structure over an extension to the existing patio. This area may not currently benefit from positive drainage system, instead likely draining onto adjacent surfaces. Water falling on this area is also likely contained within the site by the existing public house walls and fence line.
- 6.4 The proposed pergola would be designed to tie into the existing surface water network serving the adjacent public house, with the patio areas drainage as per the existing situation. On this basis, surface water run-off from the development will continue be managed on on-site and retain the existing outfall serving the existing public house and external areas.

7.0 Summary & Conclusion

- 7.1 This report has been prepared by Glanville Consultants on behalf of Greene King Plc to support a planning application for alterations to the garden area of the existing Monks Brook public house at Hursley Road, Chandlers Ford.
- 7.2 This site-specific Flood Risk Assessment has been prepared in accordance with the requirement of National and Local Planning Policy to accompany a planning application and has undertaken an assessment considering flood risk from all identified sources, as defined in the NPPF and PPG to the NPPF.
- 7.3 The majority of the site is shown to be within Flood Zone 1, with a portion along the southern boundary within Flood Zone 2, which is defined as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%).
- 7.4 The EA Flood Risk from Surface Water shows the site is at 'low' risk of flooding, also defined as a 1% – 0.1% annual probability. All other sources are considered to pose a negligible to very low risk to the proposed development.
- 7.5 Surface water run-off from the development will tie into the existing public house system, as per the current situation.
- 7.6 Given the minor nature of the proposed development, it is considered that the proposals comply with National and Local Planning Policy and the proposed development can be permitted.

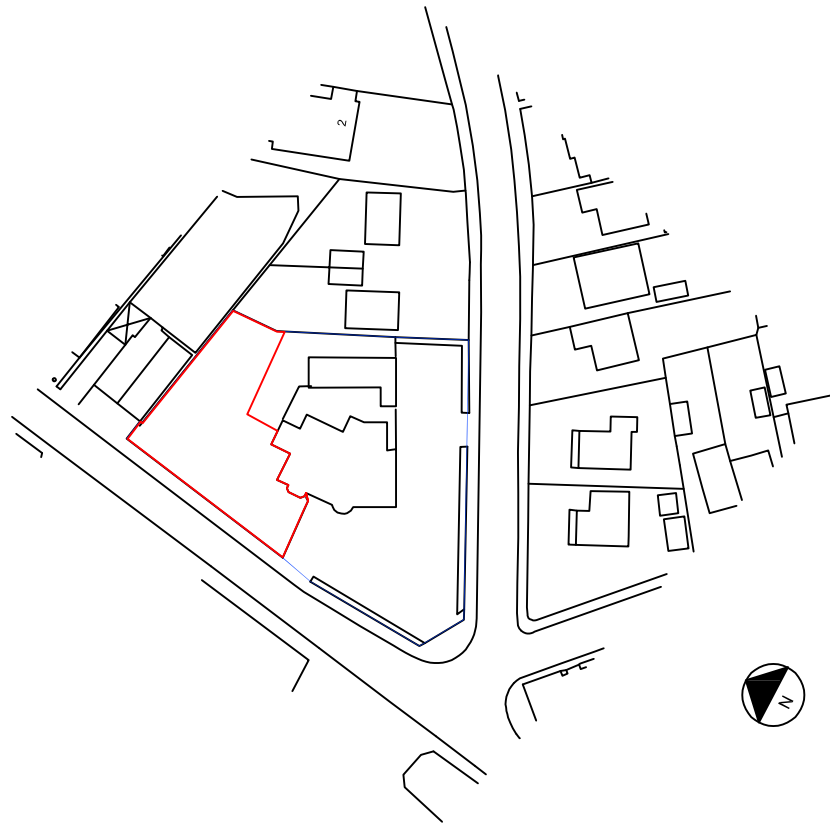
Conclusion

- 7.7 The proposals are considered to fully comply with the requirements of the relevant planning policy concerning flood risk and the local SFRA. This report therefore concludes that the site can be developed safely without increasing flood risk elsewhere.

Appendices

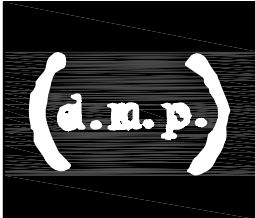
Appendix A

Site Location Plan



Proposed development site boundary

Site curtilage

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Appendix B

Existing Site Plan



Proposed development site boundary

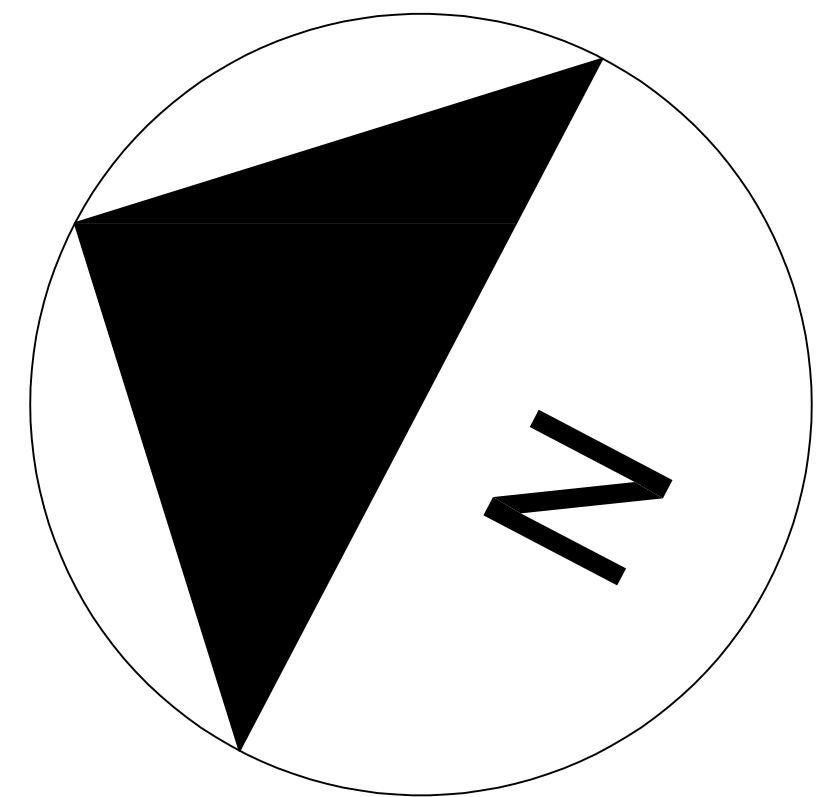


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F +44(0)29 2064 4831
E mail@designmanagementpartnership.com

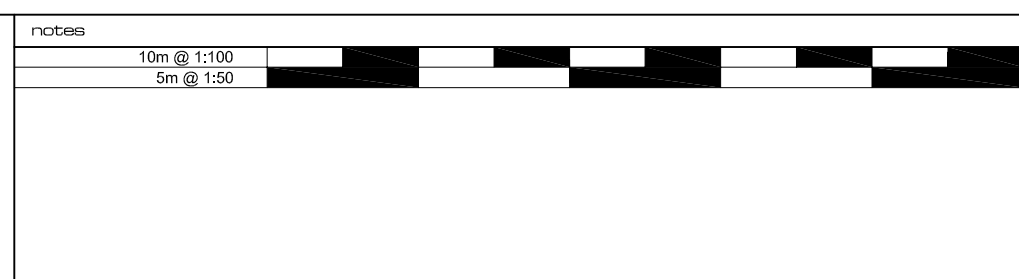
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Appendix C

Proposed Site Plan



1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26



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Appendix D

Environment Agency Flood Map for Planning

Flood map for planning

Your reference
8210995_FMfP

Location (easting/northing)
443291/120789

Created
6 Dec 2021 9:26

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

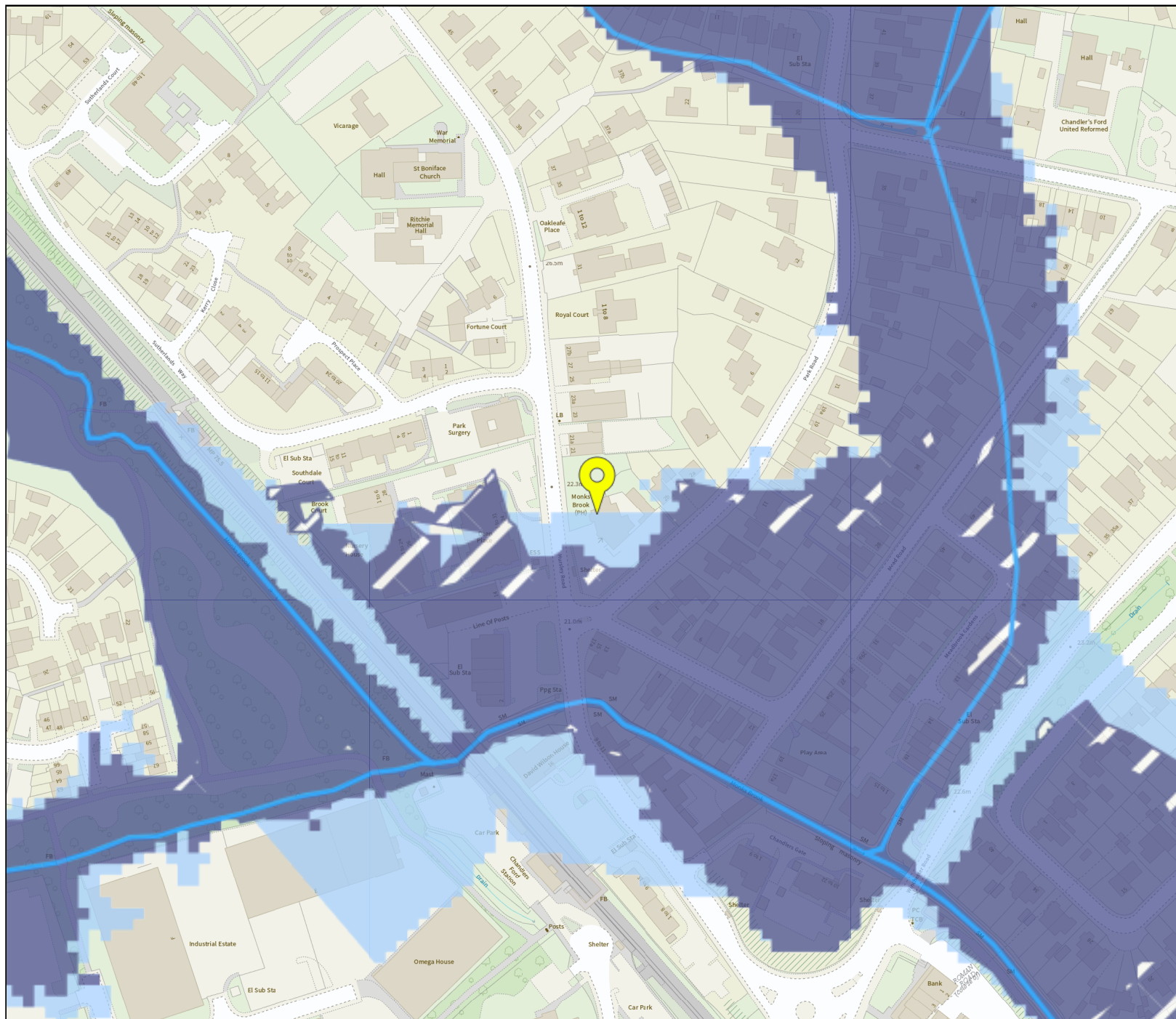
Notes

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.

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Flood map for planning

Your reference
8210995_FMfP

Location (easting/northing)
443291/120789

Scale
1:2500

Created
6 Dec 2021 9:26

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area


0 20 40 60m



Cornerstone House, 62 Foxhall Road
Didcot, Oxfordshire OX11 7AD

01235 515550
postbox@glanvillegroup.com
www.glanvillegroup.com

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