

Monks Brook, Chandlers Ford, Eastleigh

Flood Risk Assessment

On behalf of: Greene King

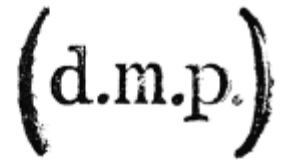
Produced by: Design Management Partnership Ltd.



Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
No.2 Centre Court, Pontypridd, CF37 5YR
+44(0)29 20644829
mail@designmanagementpartnership.com
www.designmanagementpartnership.com



Introduction

This report has been prepared by Design Management Partnership Ltd. On behalf of Greene King to support a planning application for installation of new external TV on goal post housing to the garden area of the existing Monks Brook public house at Hursley Road, Chandlers Ford.

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 proposed.

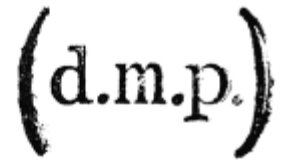
This assessment was undertaken with reference to publicly available information provided and/or published by the following bodies:

- Eastleigh Borough Council
- Hampshire County Council
- Environmental Agency
- British Geological Survey
- Ordinary Survey

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
No.2 Centre Court, Pontypridd, CF37 5YR
+44(0)29 20644829
mail@designmanagementpartnership.com
www.designmanagementpartnership.com



Site Location

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. 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.



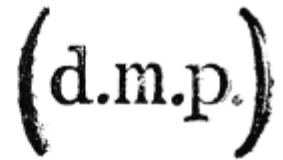
Source: Google Earth

Much 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. 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.

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
 No.2 Centre Court, Pontypridd, CF37 5YR
 +44(0)29 20644829
 mail@designmanagementpartnership.com
 www.designmanagementpartnership.com



Proposed Development

The proposed development comprises the erection of a new external 86' television mounted within a purpose-built housing structure fixed to the existing goal posts located within the beer garden area of Monks Brook. The installation is intended to enhance the customer experience by facilitating the viewing of televised sporting and community events within the outdoor seating area.

The below site plan shows proposed site layout indicating the position of the proposed TV unit to the existing beer garden:

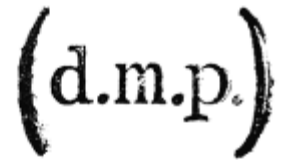


Source: Design Management Partnership plan

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
No.2 Centre Court, Pontypridd, CF37 5YR
+44(0)29 20644829
mail@designmanagementpartnership.com
www.designmanagementpartnership.com



Planning Policy & Guideline

National Guidance

At a national level, the National Planning Policy Framework (NPPF) treats flood risk as a key planning consideration 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.

The sequential test is the primary policy tool which seeks to direct development to areas at the lowest flood risk first. The flood zones are defined as follows:

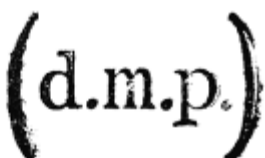
- **Flood Zone 1** (Low probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- **Flood Zone 2** (Medium probability) comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), 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 & Guidance

Eastleigh Borough Local Plan 2016-2036 (April 2022) 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.

Policy MD5, requires development in areas at risk of flooding to demonstrate that flood risk has been appropriately assessed and managed. Development must satisfy the Sequential Test and Exception Test where required, be supported by a site-specific Flood Risk Assessment, remain safe throughout its lifetime, and not increase flood risk elsewhere. Appropriate flood resilience,

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh			designmanagementpartnership No.2 Centre Court, Pontypridd, CF37 5YR +44(0)29 20644829 mail@designmanagementpartnership.com www.designmanagementpartnership.com	
CLIENT	Greene King				
DATE	09.06.26	REV			
JOB No	25.123	DRAWN	EB		

resistance and, where feasible, natural flood management measures should be incorporated, together with suitable flood warning, evacuation and exceedance flow arrangements.

Policy DM6 requires new development to incorporate Sustainable Drainage Systems (SuDS) designed in accordance with current guidance to manage runoff as close to its source as possible.

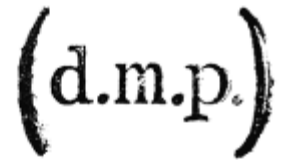
The PfSH Level 1 Strategic Flood Risk Assessment (SFRA) 2024 has delivered revised reporting, mapping and guidance notes to replace the document "Partnership for Urban South Hampshire Strategic Flood Risk Assessment 2016. An SFRA is a study carried out to assess the risk to an area from all sources of flooding, now and in the future, taking into account the impacts of climate change, as well as assessing the cumulative impact that land use changes and development in the area will have on the flood risk. It identifies opportunities to reduce the causes and impacts of flooding and gathers information on the land that is likely to be needed for flood risk management infrastructure. The PfSH SFRA has been prepared in line with the requirements of the National Planning Policy Framework (NPPF), supporting Planning Practice Guidance (PPG) and Environment Agency guidance 'How to prepare a Strategic Flood Risk Assessment'.

Hampshire County Council (HCC) Local Flood and Water Management Strategy 2019 seeks to manage local flood risk through sustainable drainage, climate-resilient development and a catchment-based approach to flood risk management.

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
 No.2 Centre Court, Pontypridd, CF37 5YR
 +44(0)29 20644829
 mail@designmanagementpartnership.com
 www.designmanagementpartnership.com



Sources of Flooding

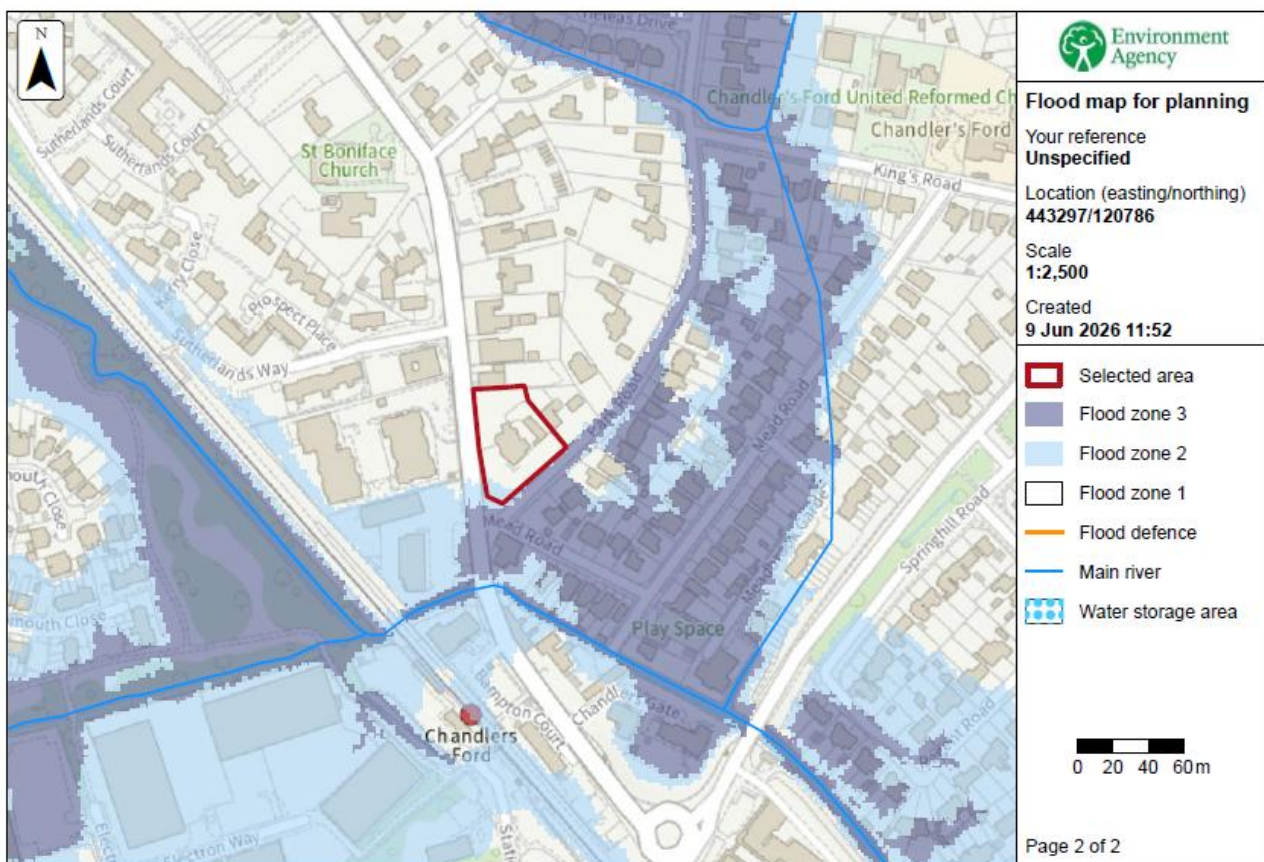
Flood risk to the site is considered from all likely sources of flooding, as defined in the NPPF and the PPG to the NPPF. These include tidal, fluvial, artificial sources, groundwater, sewer and surface water. The following paragraphs consider flood risk to the site from all of these sources.

Tidal

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.

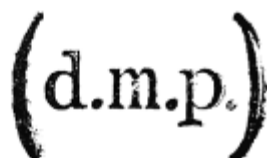
Fluvial

The Environmental Agency (EA) published flood zone mapping on the GOV.UK website which shows the modelled extents of fluvial flooding. 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.



© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807054.

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh			designmanagementpartnership No.2 Centre Court, Pontypridd, CF37 5YR +44(0)29 20644829 mail@designmanagementpartnership.com www.designmanagementpartnership.com	
CLIENT	Greene King				
DATE	09.06.26	REV			
JOB No	25.123	DRAWN	EB		

Artificial Sources (Reservoir)

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

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.

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

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.

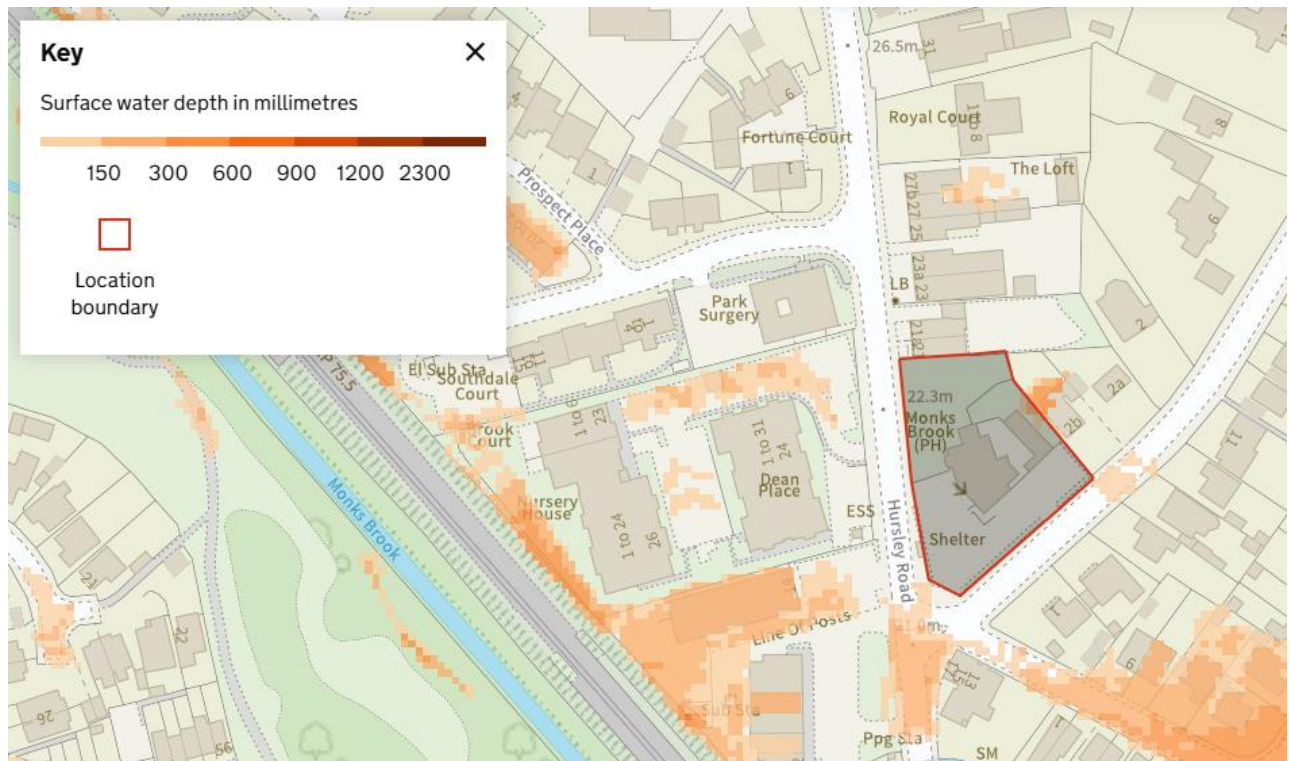
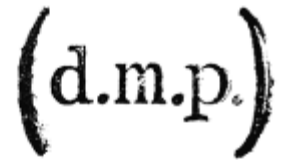
Surface Water

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.

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
 No.2 Centre Court, Pontypridd, CF37 5YR
 +44(0)29 20644829
 mail@designmanagementpartnership.com
 www.designmanagementpartnership.com



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

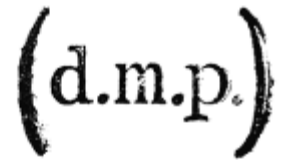
Most of the site is shown to be within Flood Zone 1, with a portion along the southern boundary within Flood Zone 2, which is defined as having between a 1 in 100 and 1 in 1,000 annual probabilities of river flooding (1% – 0.1%).

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.

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
 No.2 Centre Court, Pontypridd, CF37 5YR
 +44(0)29 20644829
 mail@designmanagementpartnership.com
 www.designmanagementpartnership.com



Flood Risk Assessment

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.

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.

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 †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Development is appropriate

X Development should not be permitted.

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.

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 router for any users of the site.

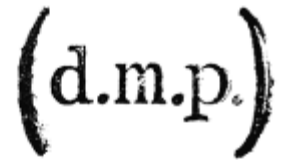
Other sources

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

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
No.2 Centre Court, Pontypridd, CF37 5YR
+44(0)29 20644829
mail@designmanagementpartnership.com
www.designmanagementpartnership.com



Surface Water Drainage

Design Guidance

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.

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

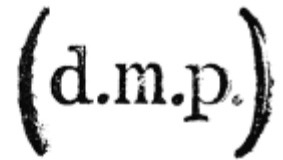
As per the description in Section 2, the development proposal consists of the erection of a new external television and housing structure mounted on existing goal posts within the existing beer garden area. The proposed development is limited in scale and does not involve the construction of any new buildings, hardstanding, access roads or other impermeable surfaces. The installation will be supported by the existing goal post structure and will occupy only a minimal footprint within the site. Consequently, the proposal will not result in any measurable increase in impermeable area or generate additional surface water runoff when compared to the existing situation. The existing drainage characteristics of the site will therefore remain unchanged.

Most of the application area will continue to comprise permeable grassed surfaces capable of providing natural infiltration and attenuation of rainfall. The existing paved seating area is unaffected by the proposals, and no alterations are proposed to existing drainage arrangements. Given the nature and scale of the development, the implementation of additional Sustainable Drainage Systems (SuDS) is neither necessary nor proportionate. It is therefore concluded that the proposed development will have a negligible impact on surface water drainage and will not increase flood risk either on-site or elsewhere.

Flood Risk Assessment

PROJECT	Monks Brook, Chandlers Ford, Eastleigh		
CLIENT	Greene King		
DATE	09.06.26	REV	
JOB No	25.123	DRAWN	EB

designmanagementpartnership
No.2 Centre Court, Pontypridd, CF37 5YR
+44(0)29 20644829
mail@designmanagementpartnership.com
www.designmanagementpartnership.com



Summary & Conclusion

This Flood Risk Assessment has considered the potential flood risk to the proposed development at Monks Brook Public House, Chandlers Ford, from all recognised sources of flooding, including fluvial, surface water, groundwater, sewer, tidal and artificial sources.

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.

Review of Environment Agency flood mapping indicates that most of the application site lies within Flood Zone 1, with a small area along the southern boundary located within Flood Zone 2. Surface water flood mapping identifies the site as being at low risk of surface water flooding, with an annual probability of between 0.1% and 1%. All other sources of flooding are considered to present a negligible to very low risk to the site.

The proposed development comprises the installation of an external television and associated housing mounted on existing goal posts within the existing beer garden area. The proposal is minor in scale and does not involve any change of use, alteration to ground levels, construction of new buildings, or creation of additional impermeable surfaces.

In accordance with the Planning Practice Guidance, the existing public house use is classified as "More Vulnerable" development, which is considered appropriate within Flood Zone 2. The proposal is therefore compatible with the flood risk designation of the site. Safe access and egress can be achieved via Hursley Road, which remains outside the mapped flood extents.

The development will not increase impermeable area or alter existing drainage arrangements. Consequently, there will be no increase in surface water runoff rates or volumes, and no adverse impact on existing drainage systems or flood risk elsewhere. Given the limited nature of the proposal, the provision of additional SuDS measures is not considered necessary.

It is therefore concluded that the proposed development is acceptable in flood risk and drainage terms, will remain safe for its lifetime without increasing flood risk on-site or elsewhere.