

SHAMBLEWOOD BIKE PARK

Flood Risk and Drainage Statement

Land off Shamblehurst Lane North, Hedge End, Southampton SO32 2BY
Continued Use of Site as a Bike Park
August 2026

1. Purpose

This statement is submitted in support of the Ground (a) enforcement appeal and brings together the flood-risk and drainage information presently available for the site. It is not presented as a formal Flood Risk Assessment prepared by a flood-risk consultant.

2. Existing Site and Proposed Use

The appeal relates to the continued use of an established woodland site for non-motorised bike trials and mountain-bike skills activity. The site remains predominantly woodland and unsurfaced ground. The recreational use does not involve extensive impermeable surfacing.

3. Flood Mapping

An Environment Agency Flood Map for Planning, created on 30 July 2026, is appended to this statement. The map identifies the selected location as being within Flood Zone 3 and shows the relationship between the site, the mapped flood zones and the adjacent main river.

The flood-zone designation is therefore acknowledged and has not been omitted from the appeal evidence.

4. Nature of the Drainage Works

The drainage works within the woodland comprise small, shallow channels formed by hand to reduce areas of standing surface water and provide a defined route for surface water towards the existing adjacent watercourse. They are not a conventional piped or engineered drainage system.

The channels do not themselves introduce impermeable surfacing. The wider woodland continues to provide permeable ground through which rainfall can infiltrate, with remaining surface water following the site's topography towards the watercourse.

5. Ecological and Sediment Considerations

The submitted Ecological Statement prepared by Robin Leech MCIEEM separately considers the drainage channels from an ecological perspective. That evidence describes the channels as small and shallow and considers the potential implications for tree health, grassland and sediment movement.

The ecological evidence also records that the site now has a greater extent of vegetation and ground cover than at the outset of the project. It concludes that this increased vegetation cover is likely to reduce sediment runoff from the site, including when the minor surface drainage channels are taken into account.

6. Professional Drainage Advice Obtained

Professional drainage advice has been obtained from Nicola Dibble, Head of Flood Risk & Drainage at Brindle & Green. Her advice identified outdoor sports and recreation as a water-compatible land use and advised that, where there is no increase in impermeable area, there would be no increase in surface-water runoff rates arising from the site.

The advice also identified that any regulatory requirement for an outfall connection to the watercourse should be addressed with the Environment Agency. No assertion is made in this statement that an environmental permit or exemption has already been obtained.

7. Regulatory Position

The appellant recognises that planning acceptability and any separate Environment Agency permitting requirements are distinct matters. If an environmental permit, exemption or other consent is required in relation to the drainage connection or works affecting the main river, that regulatory requirement will need to be addressed separately with the Environment Agency.

The absence of such a permit or exemption at the date of this appeal is therefore expressly acknowledged rather than presented as having been resolved.

8. Conclusion

The evidence presently available demonstrates that the bike park remains a predominantly permeable woodland recreational use; the drainage works are minor, shallow surface-water channels rather than extensive engineered infrastructure; and ecological evidence has considered their potential effects, including sediment movement.

The Environment Agency flood mapping is provided transparently with this statement. The appellant asks that the planning merits of the continued recreational use and the minor drainage works are considered on the evidence submitted, while recognising that any separate Environment Agency regulatory requirement can be addressed through the appropriate regulatory process.

Supporting documents submitted separately:

- Ecological Statement - Robin Leech MCIEEM
- Site layout drawing showing the site and drainage arrangement
- Woodland Management Plan 2026-2031

Appendix 1: Environment Agency Flood Map for Planning - 30 July 2026

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
449640/115143

Created
30 July 2026 12:02

Your selected location is in flood zone 3, an area with a high 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 <https://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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

449640/115143

Scale

1:2,500

Created

30 Jul 2026 12:03

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m