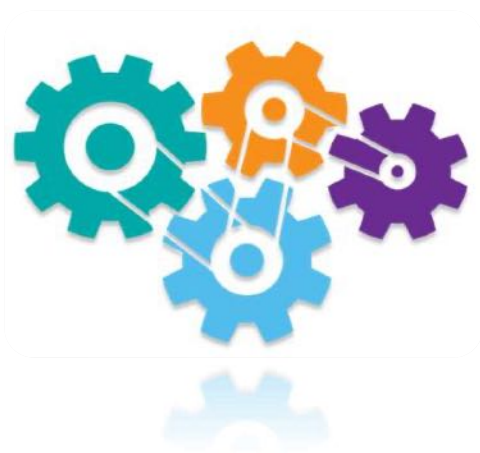




Medhurst, St
Mary Bourne,
Andover,
Hampshire,
SP11 6AR

September
2023

Flood Risk Assessment



Ref: 23-11053

QUALITY STANDARDS CONTROL

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the originators and approved by a director.

<i>Revision</i>	-
Date	09/09/2023
Prepared by	A. Norris
Checked by	A.Norris
Authorised by	A. Norris

LIMITATIONS

Syntegra Consulting Ltd (“SC”) has prepared this report for the sole use of the Client in accordance with the agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by SC.

The conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by SC has not been independently verified by SC, unless otherwise stated in the report.

The methodology adopted and the sources of information used by SC in providing its services are outlined in this report. The work described in this report was undertaken in **September 2023** and is based on the conditions encountered and the information available during the said period of time. The scope of this report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

SC disclaim any undertaking or obligation to advise any person of any change in any matter affecting the report, which may come or be brought to SC’s attention after the date of the report.

Certain statements made in the report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. SC specifically does not guarantee or warrant any estimate or projections contained in this report.

Costs may vary outside the ranges quoted. Whilst cost estimates are provided for individual issues in this report these are based upon information at the time which can be incomplete. Cost estimates for such issues may therefore vary from those provided. Where costs are supplied, these estimates should be considered in aggregate only. No reliance should be made in relation to any division of aggregate costs, including in relation to any issue, site or other subdivision.

No allowance has been made for changes in prices or exchange rates or changes in any other conditions which may result in price fluctuations in the future. Where assessments of works or costs necessary to achieve compliance have been made, these are based upon measures which, in SC’s experience, could normally be negotiated with the relevant authorities under present legislation and enforcement practice, assuming a proactive and reasonable approach by site management.

Forecast cost estimates do not include such costs associated with any negotiations, appeals or other non-technical actions associated with the agreement on measures to meet the requirements of the authorities, nor are potential business loss and interruption costs considered that may be incurred as part of any technical measures.

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1. Introduction

Syntegra have been appointed to undertake a Flood Risk Assessment (FRA) for the proposed development at the site identified as Medhurst, St Mary Bourne, Andover, Hampshire, SP11 6AR.

The FRA provides information on the nature of flood risk at the site and follows Government guidance with regards to development and flood risk. A site location plan is shown in Appendix A.

Proposals contained or forming part of this report represent the design intent and may be subject to alteration or adjustment in completing the detailed design for this project. Where such adjustments are undertaken as part of the detailed design and are deemed a material derivation from the intent contained in this document, prior approval shall be obtained from the relevant authority in advance of commencing such works.

Where the proposed works to which this report refers are undertaken more than twelve months following the issue of this report, we shall reserve the right to re-validate the findings and conclusions by undertaking appropriate further investigations at no cost to Syntegra.

This Document should be read in conjunction with

- Sewers for Adoption 7th edition
- Environment Agency Mapping
- Hampshire Council surface water management plan
- Hampshire Council Strategic Flood Risk Assessment (SFRA)

This report has been prepared in accordance with the instructions of our client for their sole and specific use.

2. Scope of Flood Risk Assessment

The assessment has been undertaken in accordance with the standing advice and requirements of the Environment Agency for Flood Risk Assessments as outlined in the Communities and Local Governments Technical Guidance to the National Planning Policy Framework (NPPF).

The assessment has:

- Considered the procedures of the National Planning Policy Guidance and Local Authority Guidance;
- Considered the site constraints
- Investigated all potential risks of current or future flooding to the site
- Considered the impact the development may have elsewhere with regards to flood risk
- Considered design proposals to mitigate any potential risk of flooding determined to be present
- Considered the London Plan

3. Development Proposals

The development proposals comprise of the demolition of the existing property, garage and outbuildings and reconfiguration of the site with construction of a replacement dwelling and garage/outbuilding as seen in Appendix A.

4. Existing Site and Topography

The site is located within a residential area adjacent to the B3408 to the south with open fields to the north, east and west. The site is accessed via an existing access which crosses the Bourne Rivulet. The site is predominantly at a level of 81mAOD with the site rising to the north to the boundary at a level of 83mAOD.



Figure 1: Site Location Plan

5. National Planning Policy Framework

In March 2012 the Department of Communities and Local Government published the National Planning Policy Framework document (NPPF) which provides guidance on how flood risk should be assessed during the planning and development process. This document was recently revised in 2021. The main Framework is supplemented by a technical guidance document (“Planning Practice Guidance” - PPG) which advises specifically with respect to flooding. The most critical aspects are extracted below.

Flood Zones (Table 1)

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Flood Risk Vulnerability Classification (Table 2)

Essential Infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
- Wind turbines.

Highly Vulnerable

- Police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.

- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as “essential infrastructure”).

More Vulnerable

- Hospitals.
- Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in “more vulnerable”, and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

Water Compatible

- Flood control infrastructure.

- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, *subject to a specific warning and evacuation plan.*

Flood Zone and Flood Risk Vulnerability Compatibility (Table 3)

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.

Notes to table 3:

- This table does not show the application of the Sequential Test which should be applied first to guide development to Flood Zone 1, then Zone 2, and then Zone 3; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and Exception Tests do not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

6. Development and Flood Risk

6.1 Environment Agency Flood Data

To assess the NPPF flood risk classification for the site, the first step was to inspect the Environment Agency web based flood mapping data for flooding from rivers and seas, surface water and reservoirs. The rivers and sea flood map is used to inform planning of a sites Flood Zone(s), however the surface water and reservoir flood maps available from the Flood Warning Information Service should also be used to identify other flood risks.

From the Environment Agency flooding from rivers and seas map and the SFRA it can be seen that the existing property and the vast majority of the site is located within flood zone 1 and therefore not at risk of fluvial flooding. Areas of medium flood risk are present to the south along the banks of the river and only affect access as it crossed the watercourse to the south.

6.2 Site Specific Flood Zone Compatibility

As the site is proposed for residential use, the proposals are as follows: Residential establishments are classified as ‘More Vulnerable’ development.

The proposed property and outbuildings are located within Flood Zone 1 with proposals of residential use. In line with table 2 of the NPPF, given the residential use and the replacement dwelling, the proposals are considered appropriate and the sequential and exception test are not required.

6.3 Flood Risk from Rivers and Seas

There EA mapping for the site and area indicates the proposed development site is predominantly within flood zone 1 and therefore at negligible risk of flooding, as the access crosses the existing watercourse this is within flood zone 3 of medium risk, however the main use of the site remains flood free.

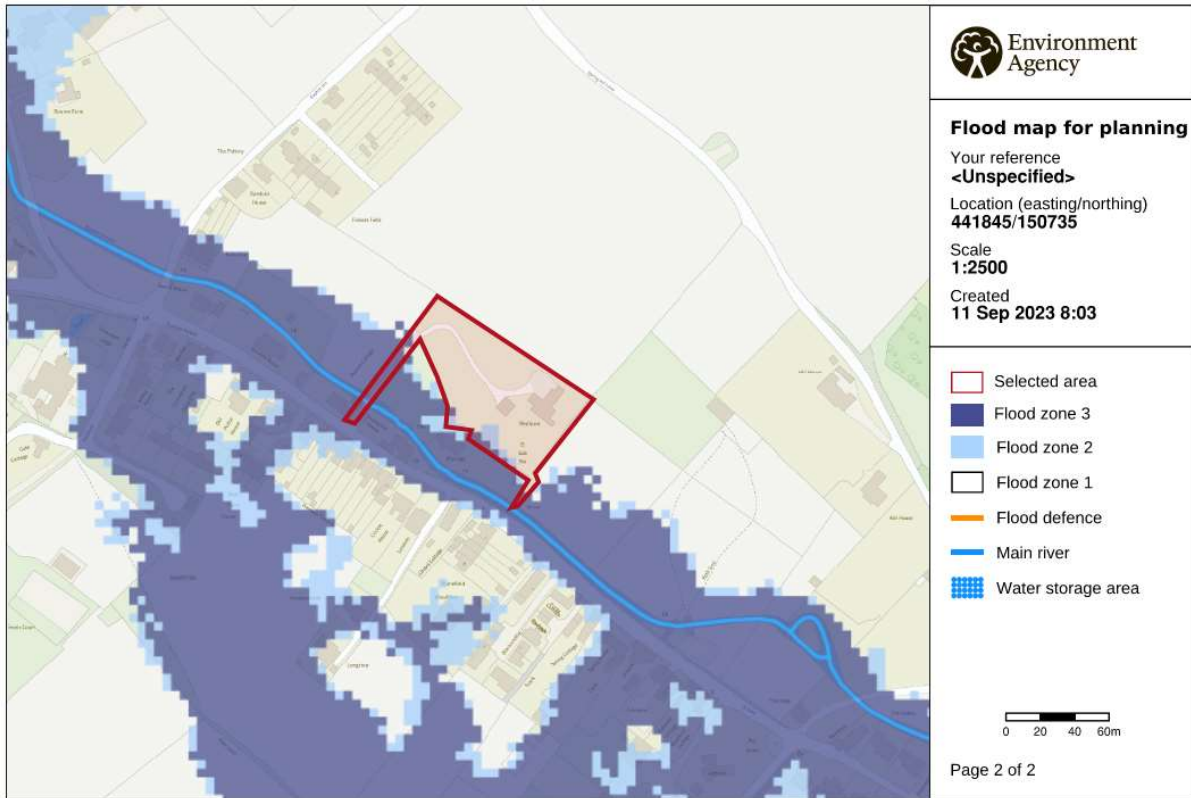


Figure 2: Flooding from Rivers and Sea (Environment Agency).

6.4 Risk of Surface Water Flooding to the Site

Surface water sewers are at risk of surcharging during extreme rainfall events with flooding occurring principally from manholes and gullies. Surcharging sewers can result in overland flow which, if originating at a higher elevation than a development the sewers could potentially pose a flood risk.

The UK Government Provides long term flood risk assessment via a flood warning informatics service.

Flooding to the site from surface water is indicated in Figure 3 and it can be seen that the risk is low. No surface water flow paths are identified within the site except for the access where it crosses the watercourse and appears to coincide with the fluvial risk in the area. The site and proposals is therefore considered to be at low risk of flooding from this source.

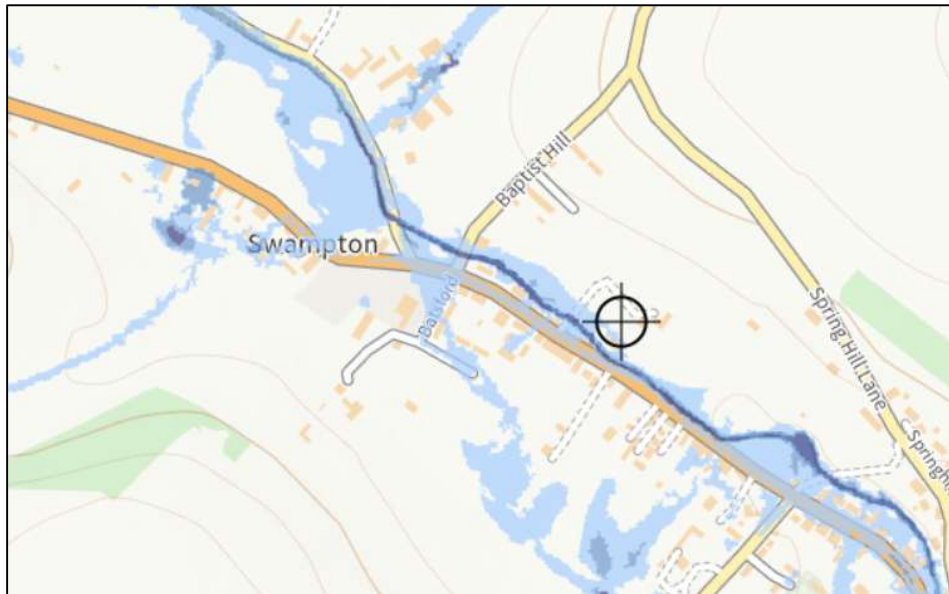


Figure 3: Flooding from Surface Water (Environment Agency).

6.5 Flooding from Reservoirs, Canals and Artificial Sources

The requirement for regular inspections by a Supervising Panel Engineer means that the likelihood of structural failure of reservoirs is considered to be minimal. The risk of failure remains, however, and the Environment Agency has mapped the potential extent of flooding resulting from the failure.

The site is located outside of an area of potential reservoir flooding should the reservoirs in the area fail.

Reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency ensure that reservoirs are inspected regularly, and essential safety work is carried out, therefore it is classified as at low risk of flooding from these sources.

There are no artificial sources nearby, as a result the risk of flooding is low.

6.6 Groundwater

Groundwater flooding is caused by the natural emergence of water at surface level originating from underlying permeable sediments or rocks (aquifers). The groundwater may emerge as one or more point discharges (springs) over an extended area. Groundwater flooding tends to be more persistent than other sources of flooding, typically lasting for weeks or months rather than hours or days. Groundwater flooding does not generally pose a significant risk to life due to the slow rate at which the water level rises, however it can cause considerable damage to property, especially in urban areas.

The Hampshire Council SFRA mapping does not indicate specific risk of groundwater to the site and no flood incidents have occurred. The surrounding area is noted as having the potential for groundwater emergence to occur at less than 25% however the site is at higher levels than adjacent properties and given the sites history can be considered at low risk.

6.7 Public Sewers or Highway Drainage Flooding

There will be no increase in runoff rates as part of the proposals.

Providing public drainage assets in the vicinity of the site are maintained as is required, the risk of flooding to the proposed development site from public sewers or highway drainage is considered as low.

6.8 Risk of Surface Water Flooding from the Site

The risk of surface water flooding from the site as a result of the development will be managed. The development will incorporate SuDS systems as required by the Local planning policy and runoff rates will be controlled and reduced to mitigate against impacts to offsite receptors. No increase in impermeable areas is proposed.

7. Mitigation

7.1. Fluvial / Tidal / Reservoir Flood Mitigation

The development site lies within Flood Zone 1 and partially within flood zone 3 associated with the access crossing. The proposed property is not at risk of flooding. No mitigation measures are considered necessary.

7.2. Groundwater Flooding Mitigation

Groundwater flooding tends to be more persistent than other sources of flooding and typically lasts for weeks or months rather than hours or days. Generally, groundwater flooding does not pose a significant risk to life due to the slow rate at which the water level rises; however, it can cause considerable damage to property. Finished floor levels for the development should be set above the highest groundwater level.

As per the Environment Agency's online mapping service, there has been no record of groundwater flooding in this area and based upon the SFRA and local incidents as well as topography no mitigation measures are deemed necessary.

7.3. Mitigation of Surface Water Flooding to the Site

The Environment Agency Surface Water flood map for the area indicates that there is a low potential for surface water flood risk to the property

7.4. Mitigation of Surface Water Flooding from the Site

Assuming that the proposed drainage system is designed to provide adequate capacity, and that the private and adopted sewers will be maintained by their adopted authority, it can be assumed risk of flood from blockage or overloading is minimal.

8. Conclusion

The report is based on current available information and preliminary discussions.

The assessment has been undertaken in accordance with the standing advice and requirements of the Environment Agency (EA) for Flood Risk Assessments as outlined in the Communities and Local Governments Planning Policy Guidance to the National Planning Policy Framework (NPPF).

The assessment has:

- Investigated all reasonably foreseeable potential risks of flooding to the site,
- Considered the impact the development may have elsewhere with regards to flooding
- Considered outline design proposals to mitigate any potential risk of flooding determined to be present.

The report concludes that:

- The proposed property is located in flood zone 1
- Only part of the access road is within flood zone 3 of medium risk
- No flood risk is identified from EA mapping data.
- The Environment Agency Surface Water flood map for the area indicates a low risk of flooding from surface water.
- Groundwater flood risk is not considered an issue at this site.

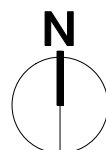
The proposed development site is concluded as being within an area with negligible flood risk and is considered safe and appropriate for the proposals.

APPENDIX A – Site Location



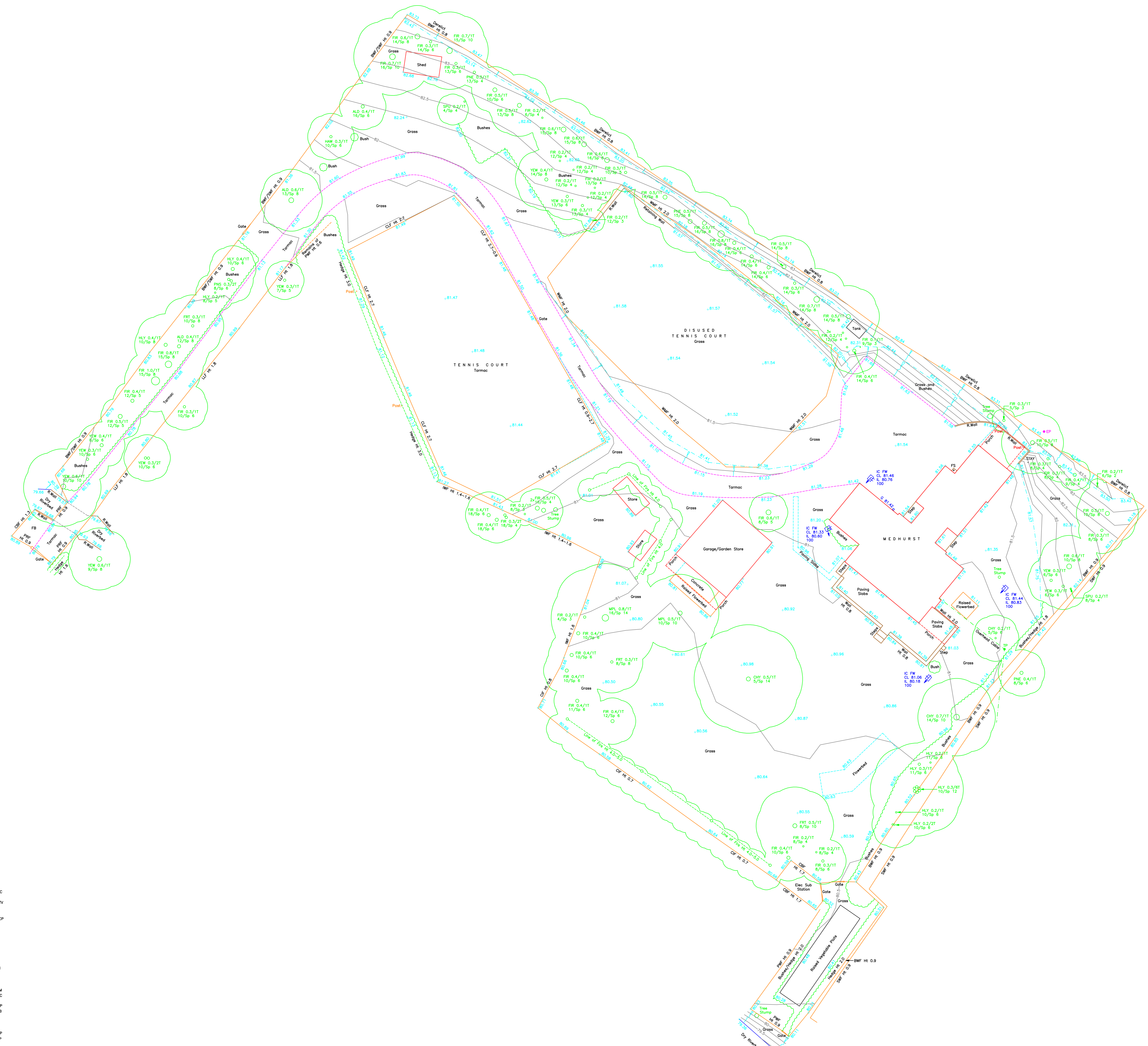
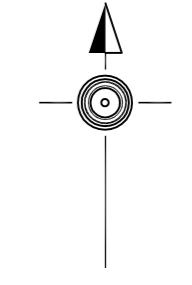
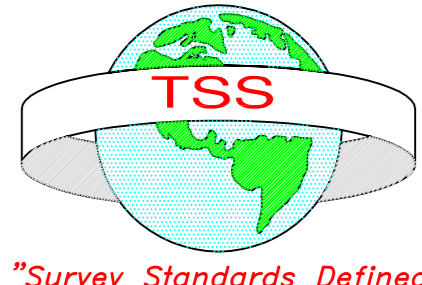
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— Site Boundary



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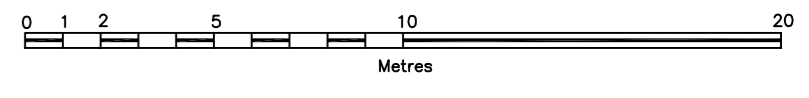
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			Status PLANNING	Sheet Title EXISTING LOCATION PLAN	Date 28/06/2023	Scale 1:1250 @ A3
No.	Date	Revision Notes				



LEGEND

ALDER	ALD	BARBED WIRE FENCE	BWF	BOLLARD	B
ASH	ASH	CORRUGATED IRON FENCE	CIF	BRUSH BEACON	BB
BEECH	BECH	COSE BOARD FENCE	CBF	BRITISH TELECOM INSPECTION COVER	BTC
CEDRAR	CEDR	CHAIN LINK FENCE	CLF	BUS STOP	BS
CHERRY	CHY	CRASH BARRIER	CB	CABLE TELEVISION INSPECTION COVER	CTV
DEAD	DEA	IRON WALKWAY	WF	CONTROL BOX	CB
ELM	ELM	INTERLOCKING FENCE	INF	EASTING ROD	ER
FRUIT	FRU	LARCH LAP FENCE	LLF	ELECTRICITY CABLE PIT	ELCP
HARTHORN	HAW	POST AND CHAIN FENCE	PCF	FIRE HYDRANT	FD
HOLLY	HOL	POST AND NAIL FENCE	PNF	FLUE SHIRT	FS
HOLEY CHESTNUT	HCN	POST AND WIRE FENCE	PWF	FLUMESIDE	FB
HORSEBEAM	HBM	WIRE MESH FENCE	WMF	FOOTPATH	FP
LOCUST	LOC	WELLS	WEL	INSPECTION COVER	IC
LONDON PLANE	LPLN	RESINIC WALL	RW	LAMP POST	LP
LIME	LIM	RED LEVEL	RL	LETTER BOX	LB
LOCUST	LOC	COVER LEVEL	CL	KEYS OUTLET	KO
MAGNOLIA	MAG	DAMP PROOF COURSE	DPC	NAME PLATE	NP
MAPLE	MPL	FLOOR LEVEL	FL	NOTICE BOARD	NB
MAST	MAS	INFANT LEVEL	IL	OVERHEAD CABLE	OHC
POPULAR	POP	OUTFALL LEVEL	OL	RAN WATER PIPE	RWP
PRUNES	PRN	FOIL WATER	FW	RANGED FLUMESIDE	RFB
RHODODENDRON	RHD	SURFACE WATER	SW	REFLECTOR POSE	RFP
ROSE	ROS	UNABLE TO LIFT	UTL	ROAD SIGN	RS
SILVER BIRCH	SBR	OBSTRUCTED	OB	ROAD SIGN	RS
SPRING	SPR	WATER LEVEL	WL	RODGING EYE	RE
SWEET CHESTNUT	SCN	CONCRETE	CONC	SERVICE MARKER POST	SMP
VICARAGE	VIC	PAVING SLABS	PS	SOIL VENT PIPE	SVP
WALNUT	WNT	BRICK PAVING	BP	STOP COOK	SC
WILLOW	WIL	STONE SETS	SS	STOP VALVE	SV
YEW	YEW	TACTILE PAVING	TAP	TELEGRAPH POLE	TP
SPECIES UNKNOWN	SU	DRAINAGE CHANNEL	DC	TELEPHONE CALL BOX	TBC
				TRAFFIC LIGHTS	TL
				WATER TAP	WT
				WATER TAP	WT

Tree 3 / 27 / 12 / Sp 10
 (Bul Size) (No of Bats) (Height) (Spaced)
 Spreads and heights are indicative only



DISCLAIMER
 Invert levels, pipe sizes and pipe connections have been surveyed by visual inspection only and therefore the complete accuracy of this information cannot be guaranteed.

NORTHPOINT
 The survey grid is based on OS National Grid co-ordinates

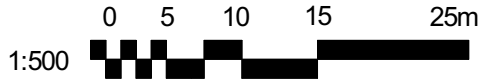
LEVELS
 Levels are related to an ODGM Value 80.35m located on Wynters Cottage, St Mary Bourne

Total Survey Solutions Land & Building Survey Consultants 	
Client Anna J Vivian	Unit F1 10 Whittle Road Farnham Ind Est Dorset BH21 7RU Tel: 01202 897310 www.totalsurveysolutions.co.uk
Location Medhurst St Mary Bourne, Nr Andover Hampshire, SP11 6AR	Type of Survey Topographical Survey
Scale 1:200	Date Nov 2022
Drawing Number 1 of 1	Checked CD
Ref No 151122-3252-Site	

APPENDIX B – Site Layouts



— Site Boundary

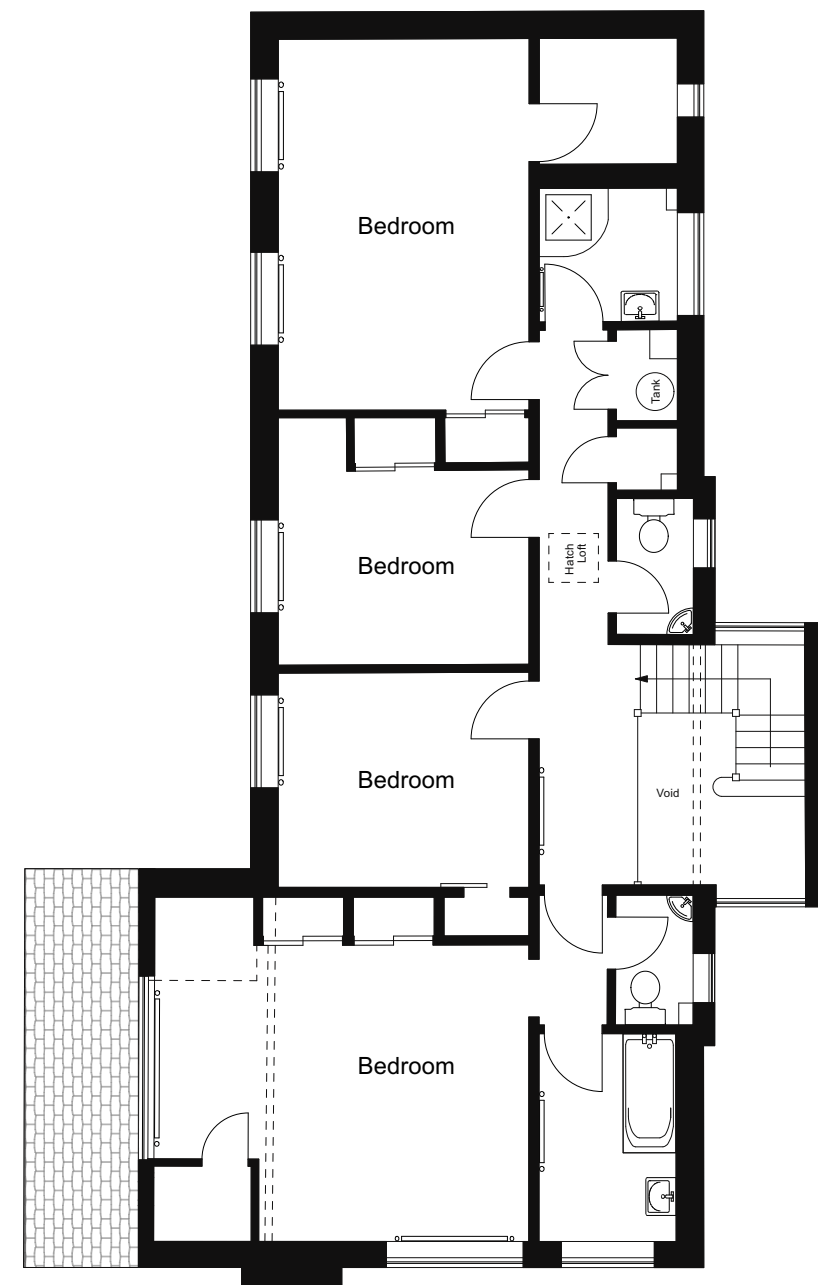


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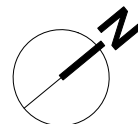
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EXISTING GROUND FLOOR



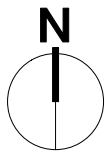
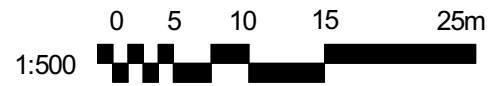
EXISTING FIRST FLOOR



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C	04/09/2023	
B	31/08/2023	
A	15/08/2023	
No.	Date	Revision Notes



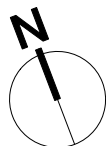
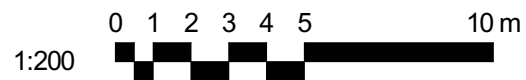
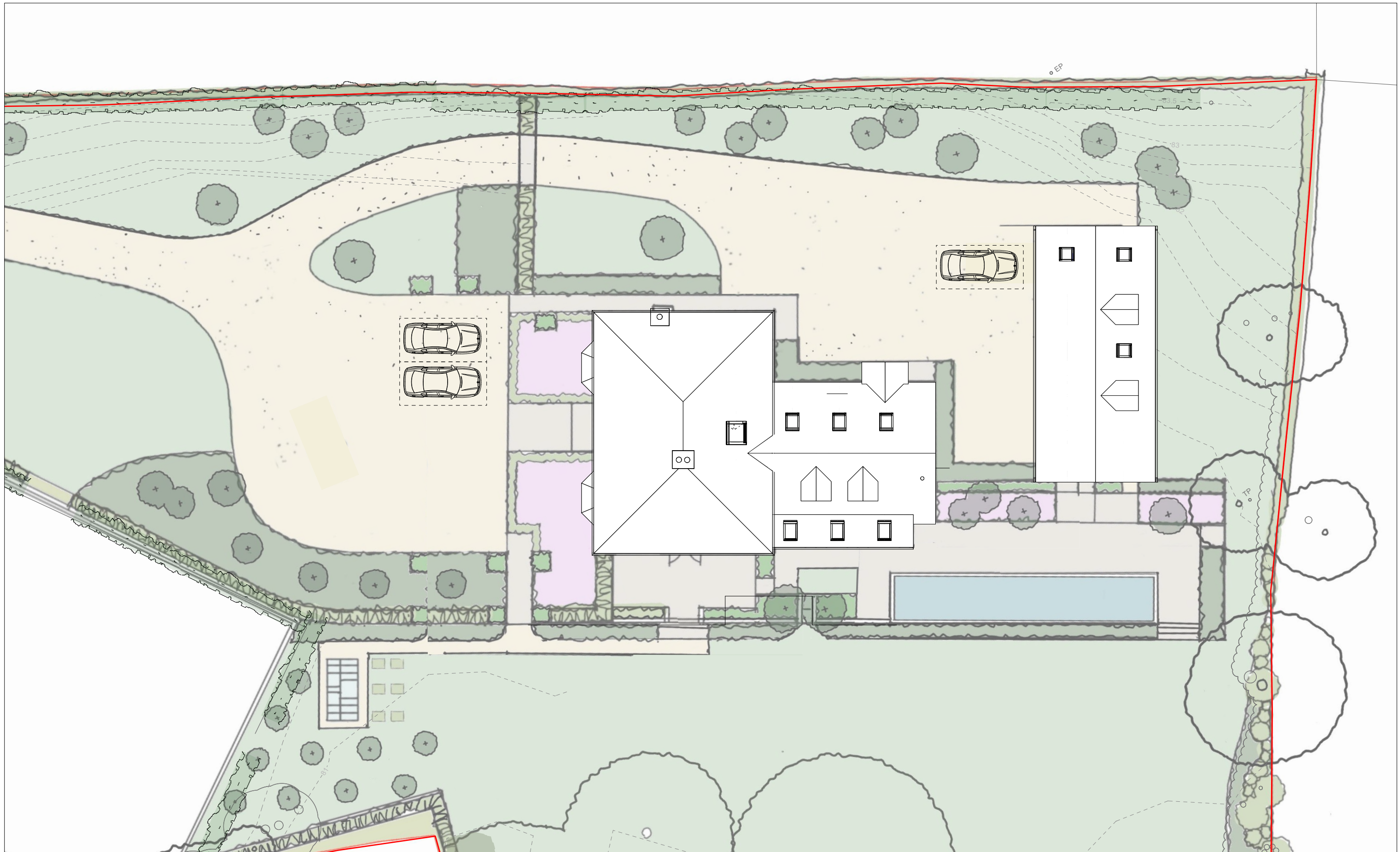
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Status
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 Replacement Dwelling
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 SP11 6AR**

Sheet Title
PROPOSED BLOCK PLAN

Drawn By	BB	Checked By	Not Checked
Date	28/06/2023		
Scale	1:500 @ A3		
Project ID	532 040		



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E	22/09/2023	
D	04/09/2023	
C	31/08/2023	
B	15/08/2023	
A	04/08/2023	
No.	Date	Revision Notes



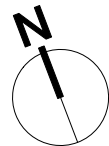
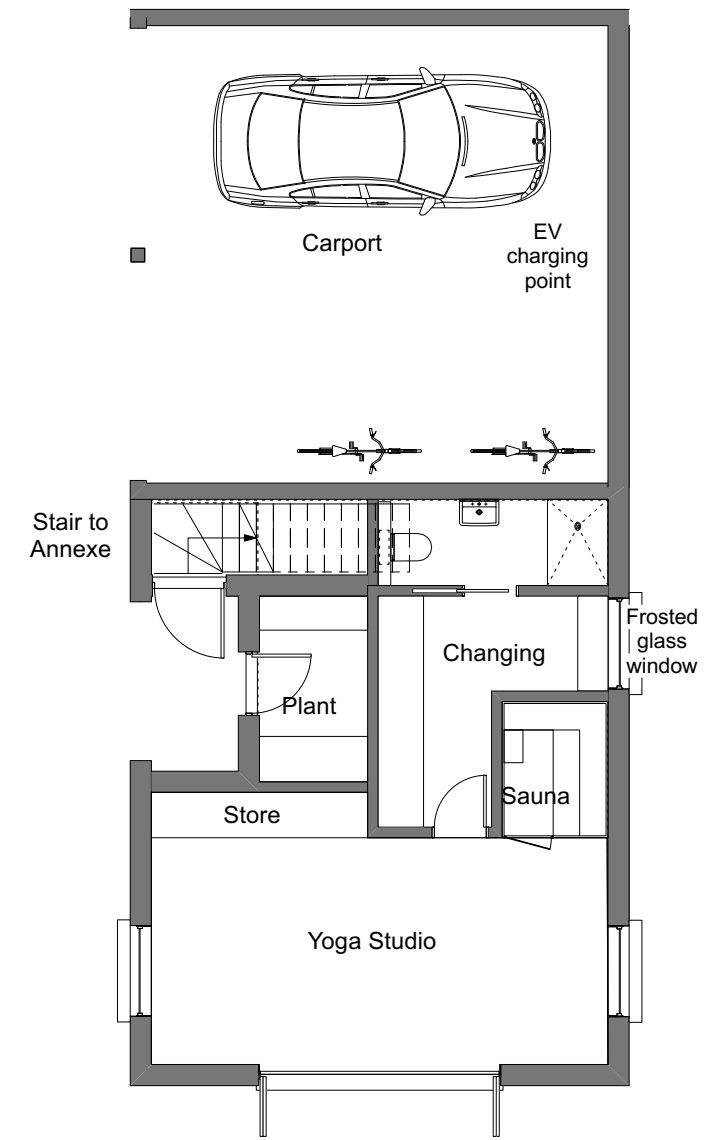
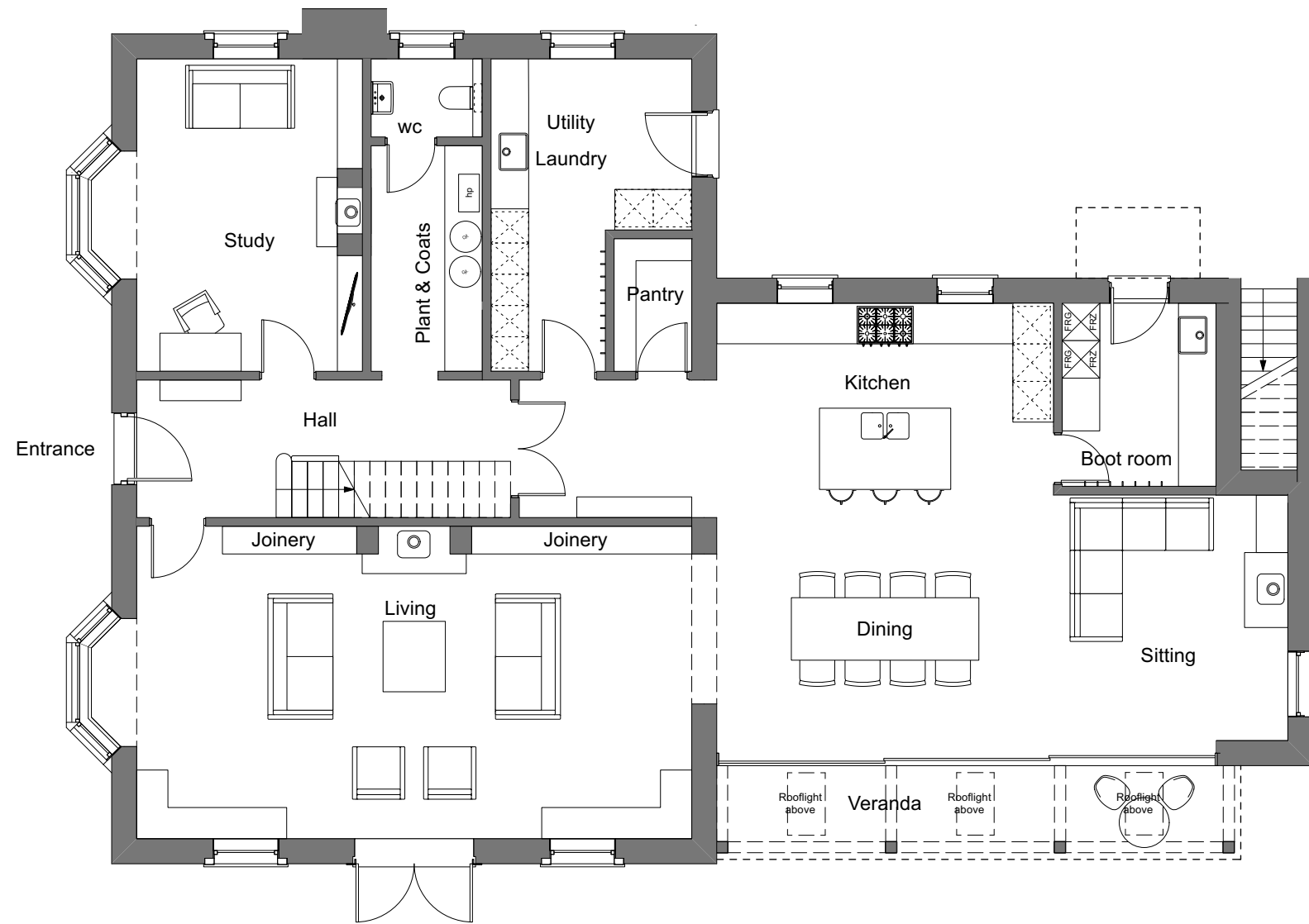
Design Firm
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 www.absolute-architecture.co.uk

Status
PLANNING

Project Title
Laura Macnamara
Replacement Dwelling
 Medhurst, St Mary Bourne, Andover, Hampshire,
 SP11 6AR

Sheet Title
PROPOSED SITE PLAN

Drawn By	BB	Checked By	Not Checked
Date	28/06/2023		
Scale	1:200 @ A3		
Project ID	532 041		



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No.	Date	Revision Notes
D	22/09/2023	
C	04/09/2023	
B	15/08/2023	
A	04/08/2023	



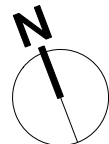
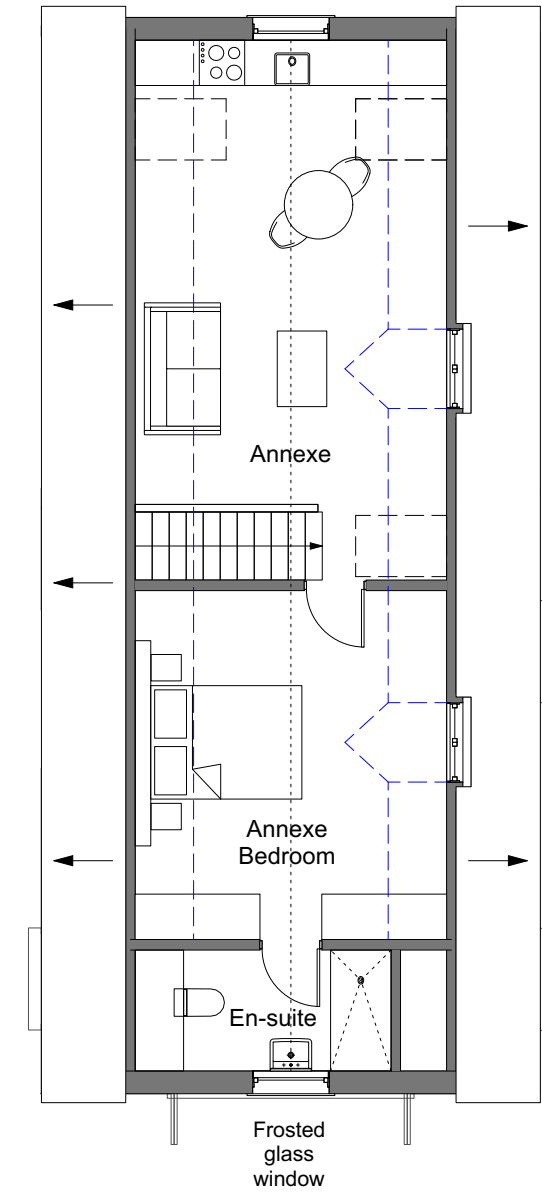
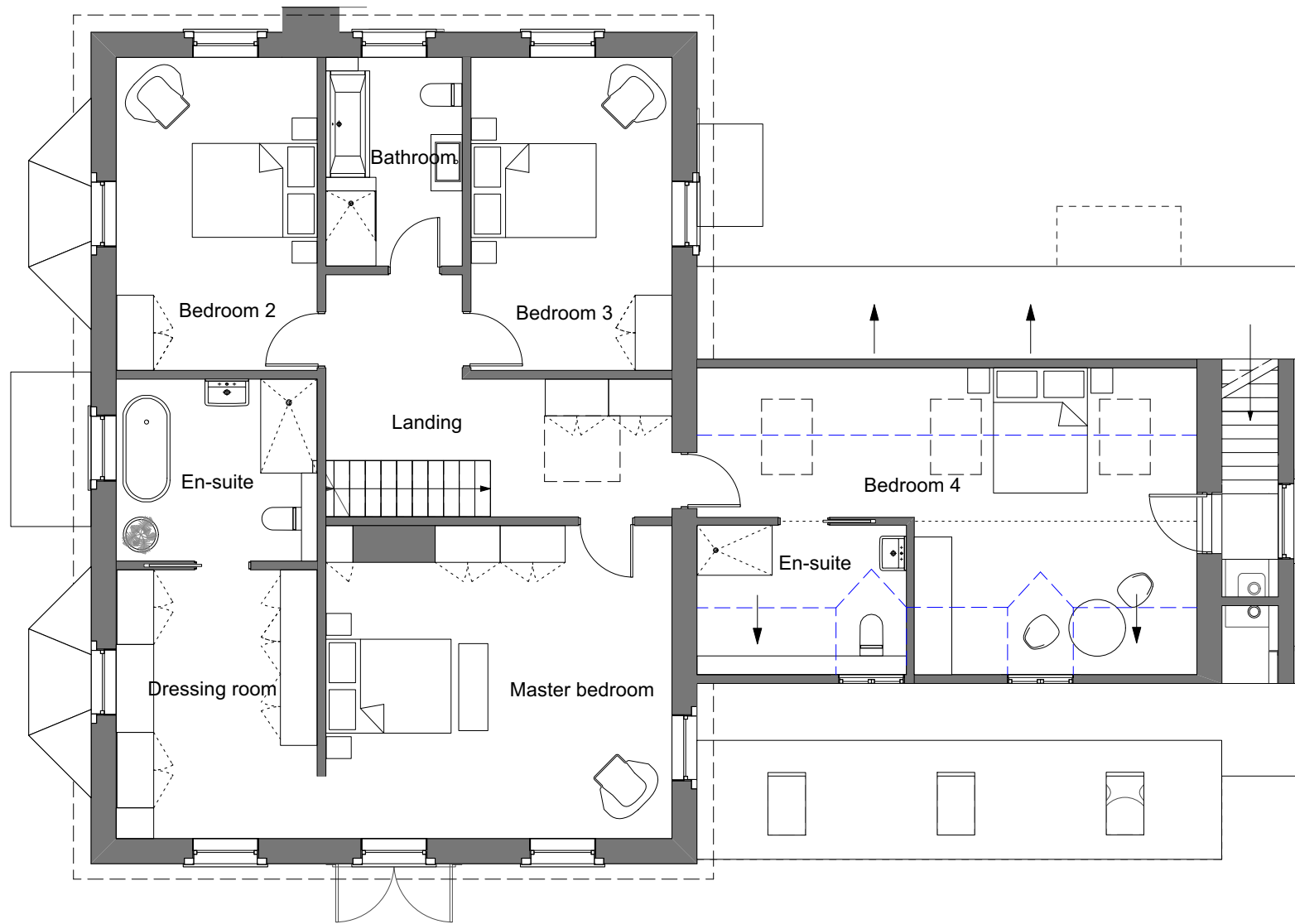
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Status: **PLANNING**

Project Title: **Laura Macnamara Replacement Dwelling**
 Medhurst, St Mary Bourne, Andover, Hampshire, SP11 6AR

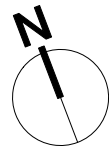
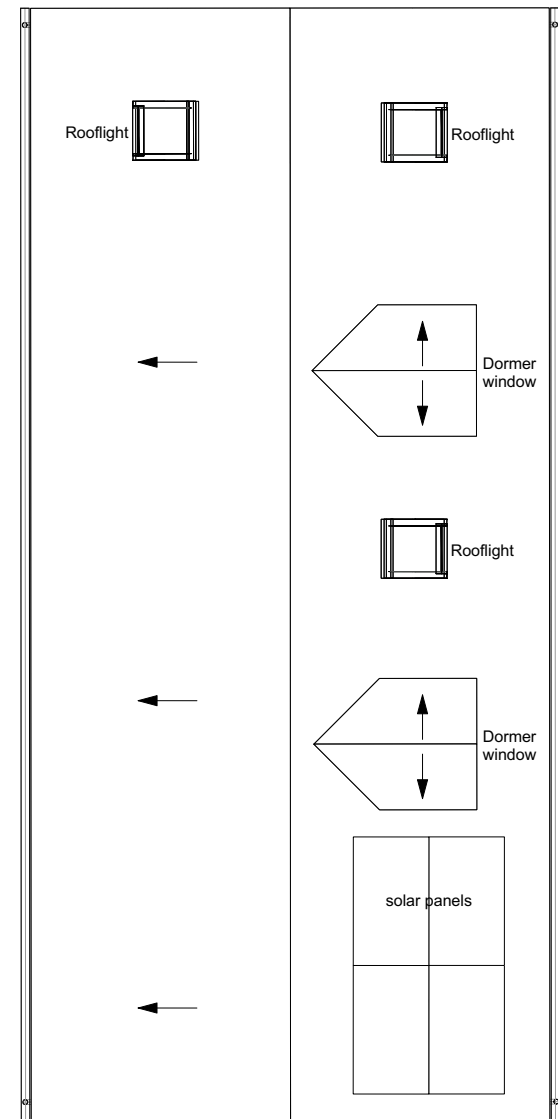
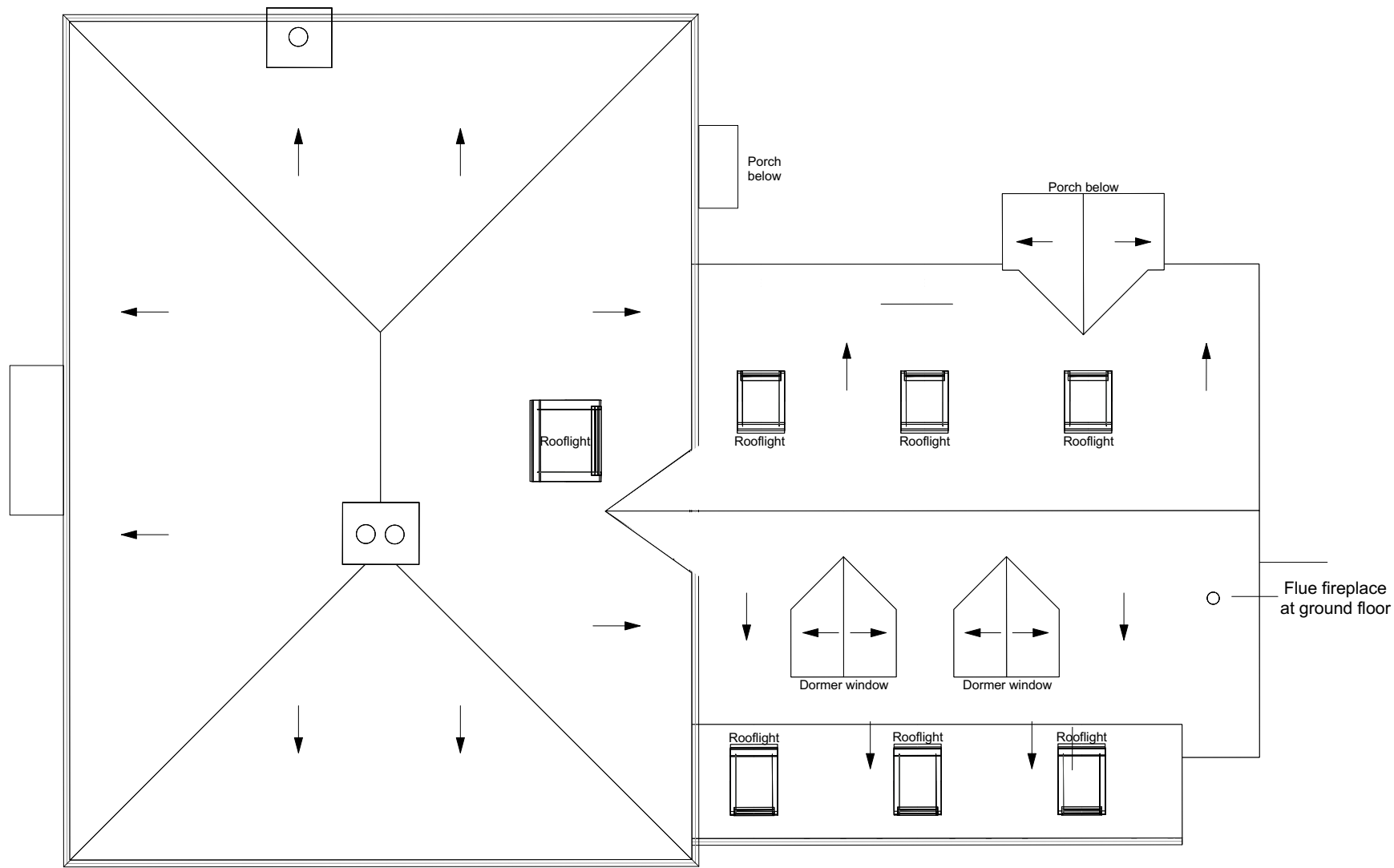
Sheet Title: **PROPOSED GROUND FLOOR PLAN**

Drawn By	Checked By
BB	Not Checked
Date	28/06/2023
Scale	1:100 @ A3
Project ID	532 050



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			Status PLANNING	Date 28/06/2023	Scale 1:100 @ A3	Project ID 532 051
			Sheet Title PROPOSED FIRST FLOOR PLAN			



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D C	22/09/2023	Revision Notes		Absolute Architecture Commercial House, 53b Kingsbridge Road, Newbury, Berkshire, RG14 6DY T: 01635 528188 E: email@absolute-architecture.co.uk www.absolute-architecture.co.uk	Project Title Laura Macnamara Replacement Dwelling Medhurst, St Mary Bourne, Andover, Hampshire, SP11 6AR	Drawn By	Checked By
	No.					Date	BB
				Status PLANNING		Sheet Title PROPOSED ROOF PLAN	
						Date	28/06/2023
						Scale	1:100 @ A3
						Project ID	532 052

APPENDIX C – Flood Mapping

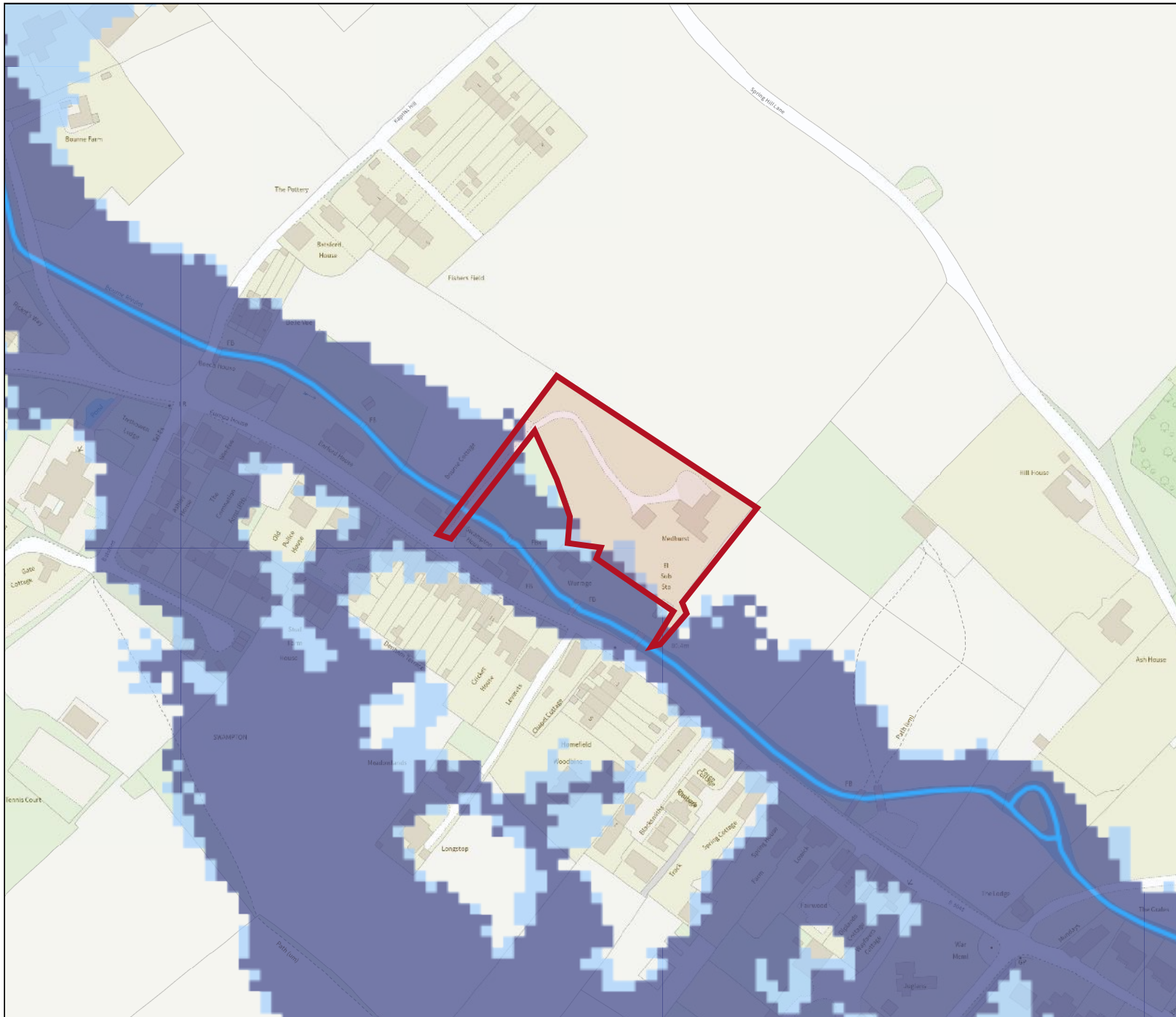
Flood map for planning





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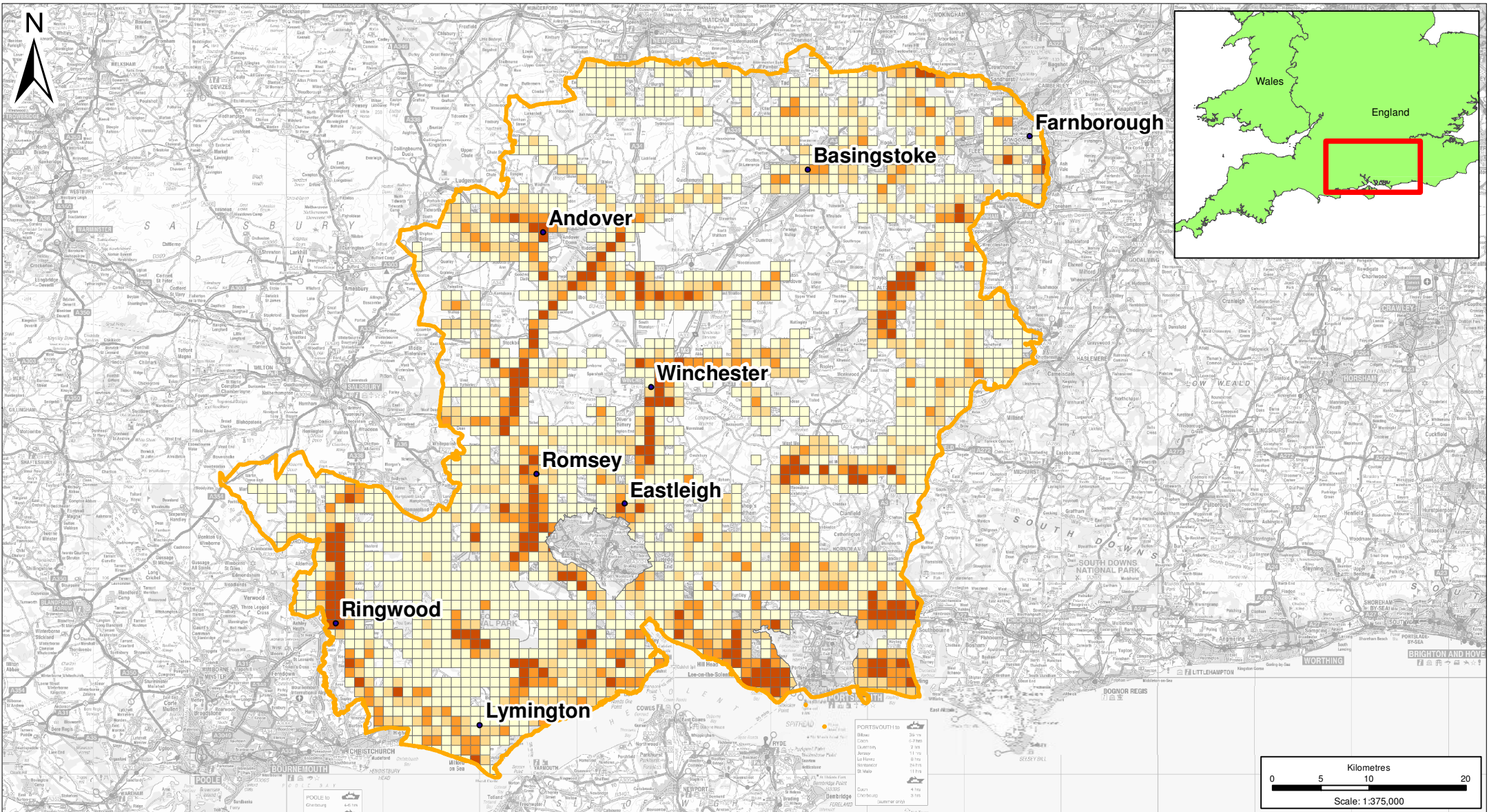
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Created
11 Sep 2023 8:03



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

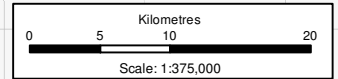




Proportion of 1 km square susceptible to groundwater flood emergence

- $\geq 75\%$
- $\geq 50\% < 75\%$
- $\geq 25\% < 50\%$
- $< 25\%$
- Hampshire County Boundary

Figure Number: 7
 Job Number: 461312
 Drawn By: CLK
 Date: 01-05-2013



Hampshire GWMP
 Figure 7 Areas susceptible to groundwater flooding



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