



**PROPOSED WETLAND BIRD MITIGATION
NORTHNEY FARM, HAYLING ISLAND**

FLOOD RISK ASSESSMENT

FEBRUARY 2025

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1.0 Executive Summary

Rogers Cory Partnership Ltd have been instructed on behalf of Dandara Southern to prepare a Flood Risk Assessment (FRA) in accordance with the guidance set out in the Department of Communities and Local Government National Planning Policy Framework (NPPF). in support of the submission of a full planning application for the development at Northney Farm, Hayling Island which comprises of the excavation of grassland scrapes with related landscaping, boundary treatments and associated works to create enhanced habitat for wetland birds.

According to data supplied by the Environment Agency (EA), the site lies mainly within Flood Zone 1 considered a low risk of flooding from fluvial and tidal sources with northern parts of the site within Flood Zones 2 and 3. This report therefore focuses on the site-specific flood risk assessment and surface water management in line with the requirements of the Environment Agency and Havant Borough Council.

As there is no introduction of impermeable surfaces on this development, the proposed surface water drainage strategy will replicate the existing baseline hydrology with exception of benefits provided through the introduction of ecological scrapes and depressions.

2.0 Introduction

Rogers Cory Partnerships Limited have been instructed on behalf of Dandara Southern to prepare a Flood Risk Assessment (FRA) in support of the full planning application for the development at Northney Farm, Hayling Island which comprises of the excavation of grassland scrapes with related landscaping, boundary treatments and associated works to create enhanced habitat for wetland birds.

The National Planning Policy Framework (NPPF) was published in March 2012 and updated in December 2024 by the Department of Communities and Local Government and replaced all planning policy statements, including Planning Policy Statement 25 (PPS 25): Development and Flood Risk. The NPPF sets out the Government's planning policy for England and how these are expected to be applied. The Planning Practice Guidance (PPG), published in March 2014 (updated August 2022), provides additional guidance, and retains key elements of the now superseded PPS 25.

Initial searches into the Environment Agency's (EA) website have identified the development site to be located mainly within Flood Zone 1 where the risk of flooding is very low. There are areas of the site within Flood Zone 2 and 3 (medium risk and high risk respectively) towards the north and eastern boundaries. The requirements in the NPPF (foot note 59) state the following:

"A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use."

The EA's standing advice (published in March 2014 and updated February 2017) highlights that a FRA is required to ensure flood risk to the proposed development is considered as well as the impact the development will have elsewhere on people and property. In addition, the FRA should consider the risk of flooding from other sources (groundwater, overland flow, sewers).

The PPG sets out the objectives of a site-specific FRA as to establish the following:

- *"Whether the proposed development is likely to be affected by current or future flooding from any source;*
- *Whether it will increase flood risk elsewhere;*
- *Whether the measures proposed to deal with these effects and risks are appropriate;*
- *The evidence for the local planning authority to apply (if necessary) the Sequential Test, and;*

- *Whether the development will be safe and pass the Exception Test, if applicable.”*

As such this report has been prepared in accordance with the requirements of the NPPF, PPG and EA Guidance.

3.0 Proposed Development Site

3.1 Site Location

The site is located on Hayling Island and comprises of two fields which form part of the Northney Farm.

The total area of the site is approximately 28.18 hectares and comprises of arable land.

3.2 Development Proposals

The proposed development comprises of the creations of grassland scrapes with associated landscaping, boundary treatments to create enhanced habitat for wetland birds. The proposed works are detailed within the Wetland Bird Mitigation Habitat Management and Monitoring (HMMP) and are summarised as below:

- Grassland scrapes- these include for excavations within existing ground to allow water depths between 0.25 to 0.5m. Spoil from the excavation will be spread solely within Flood Zone 1.
- Public Rights of Ways Screening, Information Panel and Gates
- Grazing infrastructure

It should be noted that the above proposals do not have any adverse impact on the existing flood risk or surface water drainage at this location.

3.3 Existing Geological Information

Based on the British Hydrogeological Survey Maps, the site is underlain by the Lewes Nodular Chalk Formation with a superficial deposit of River Terrace Deposit. The site does not fall within a Source Protection Zone (SPZ).

3.4 National Policy Context

National policy regarding flood risk is contained within the National Planning Policy Framework (updated December 2024) and Planning Practice Guidance (updated 20th August 2021)

The Department for Environment, Food and Rural Affairs (DEFRA) released the Non-statutory technical standards for sustainable drainage systems in March 2015. The document sets out non-statutory technical standards for SuDS to be read in conjunction with the NPPF and PPG.

As of the 15th April 2015, Hampshire County Council as the Lead Local Flood Authority (LLFA) has now become a statutory consultee on all major planning

applications and as such will assess planning applications in respect of surface water drainage and sustainable drainage systems which was previously the responsibility of the Environment Agency. The LLFA's primary duties will be to ensure that flood risks from surface water run-off, groundwater and ordinary watercourses are identified and managed properly.

3.5 Local Planning Policies

As the site is located within Havant administrative boundary, any future development would need to accord with the policies set out in Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment (2024).

3.6 Existing Flood Defences

The site does not benefit from any current flood defences.

3.7 NPPF Flood Zone and Vulnerability

The Planning Practice Guidance (**Table 1**) confirms the flood zone Classification based upon the probability of flooding. The site is shown to lie mainly within Flood Zone 1 with parts of the northern and north eastern extents within Flood Zones 2 and 3.

Table 2 of the Planning Practice Guidance confirms the 'Flood Risk Vulnerability Classification' of a site, depending on its proposed use. The classification is then applied to Table 3 to determine whether:

- The proposed development is suitable for the flood zone in which it is located; and whether:
- An Exception Test is then required for the proposed development.

The proposed development is classified as "Water Compatible" according to the NPPF and suited for the flood zone in which it is located.

4.0 Flood Risk to the Site

The degree of detail appropriate to an FRA depends upon the scale and potential impact of the proposed development to and from the surrounding boundaries. In this case, the applicant has the intention of re-developing an area of land which is located wholly mainly within Flood Zone 1 and northern parts of the site within Flood Zone 2 and 3. There are areas of the site which are subject to existing surface water flooding.

4.1 Strategic Flood Risk Assessment

The National Planning Policy Framework confirms that Regional Planning Bodies (RPBs) or local planning authorities (LPAs) should prepare strategic Flood Risk Assessments (SFRAs) in consultation with the EA. The SFRA is then used to refine information on areas liable to flooding by taking into account other sources of flooding and the impacts associated with climate change in addition to the EA flood map data.

The document informs the Council's policies in the emerging Local Development framework and a strategic approach to the allocation of sites for development and the future management of flood risk, in line with the National Planning Policy Framework.

The Partnership for South Hampshire (PfSH) commissioned AECOM to update the Strategic Flood Risk Assessment (SFRA) and replace the previous 2016 SFRA,

4.2 Existing Information on Flooding

Tidal and Fluvial Flood Risk

Based on a review of the Environment Agency flood risk maps (see **Figure 1**), indicates that the development site to lies mainly within Flood Zone 1 with the north and north eastern parts in Flood Zone 2 and 3 respectively.

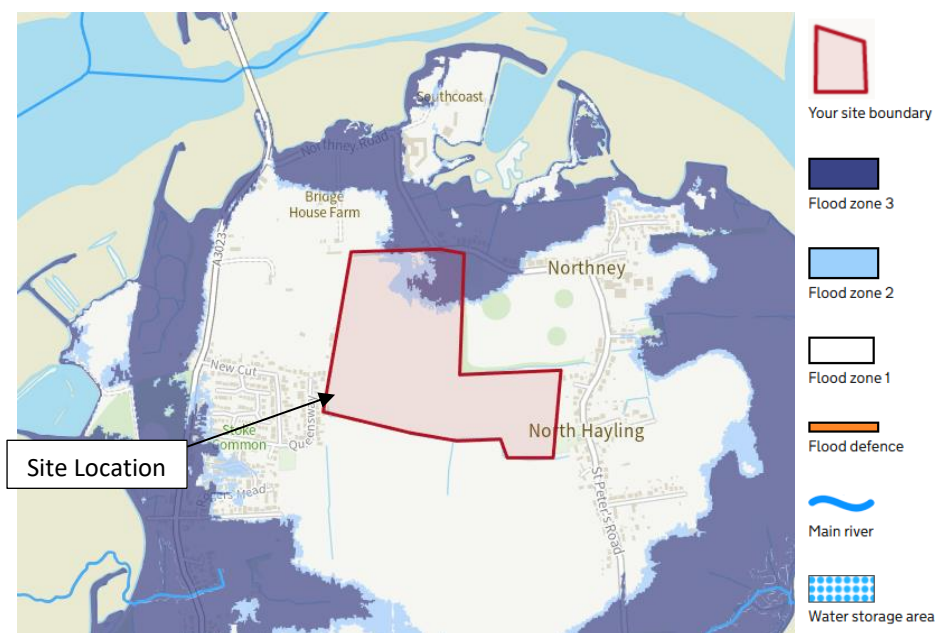


Figure 1: Extract of Flood Zone Map from .GOV.UK

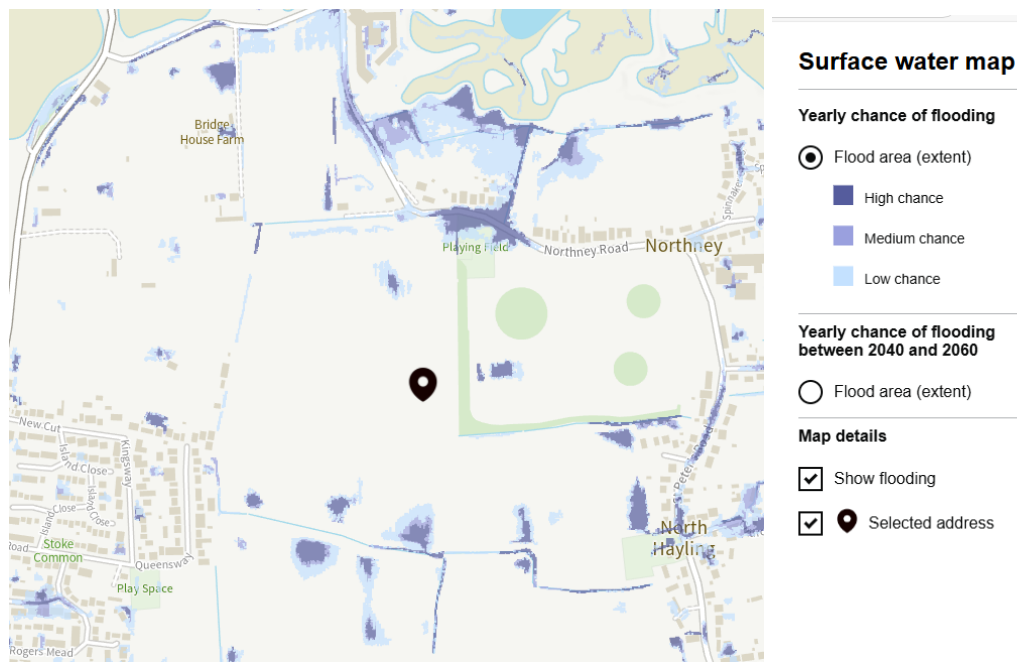


Figure 2: Extract of Flood Zone Map from .GOV.UK

Surface Water Flood Risk

The site does experience localised areas of surface water flooding (see **Figure 2** above). The risk of flooding ranges from low to high and likely to be associated with localised depressions.

The development proposals will not increase the existing risk of surface water flooding either on-site or offsite

Ground Water Flooding

Risks associated with groundwater flooding are considered negligible for the development proposals.

Flood Risk from Sewers

Sewer flooding occurs when the network capacity is exceeded, surcharged sewer networks can lead to flooding from backed up manholes and gully connections.

There are no records of sewer flooding occurring on-site and therefore, the risk of flooding from this source is considered low.

Flood Risk from Other Sources

The SFRA, EA and GOV.UK websites indicate the site does not fall within the extent of flooding from reservoirs, canals or other artificial sources.

Therefore, the site has been found to be at low risk of flooding from these sources.

4.4 The Sequential Test

The site based sequential test approach is aimed to steer new development to areas within the site of lowest probability of flooding. In this regard to determine the suitability and classification of the development, as a check of the proposed scheme, consultation has been made to tables 2 and 3 of the NPPF.

Table 2 of the NPPF technical guidance determines that the proposed development is considered to be a 'Water-compatible development' land class usage, in terms of flood risk, as illustrated in **Figure 3**

Water-compatible development

- 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 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 sport 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*.

Figure 3: Extract of Table 2: Flood Risk Vulnerability Classification

Table 3 of the NPPF considers sites providing a 'Water-compatible Development' land-class usage in a Flood Risk Zone 1, 2 and 3 area as acceptable in terms of compatibility (see **Figure 4**):

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

Key: ✓ Development is appropriate.
 ✗ Development should not be permitted.

Figure 5: Table 3 - Flood Risk Vulnerability and Flood Zone 'Compatibility'

5.0 Surface Water Management

Hampshire County Council are the Lead local flood Authority and the statutory consultee on surface water management on all planning applications within the Borough.

As the development proposals include for soft landscaping and boundary treatment works, there is not proposed increase in surface water run-off from the site and the site will continue to drain as per the current baseline hydrology.

6.0 Conclusions

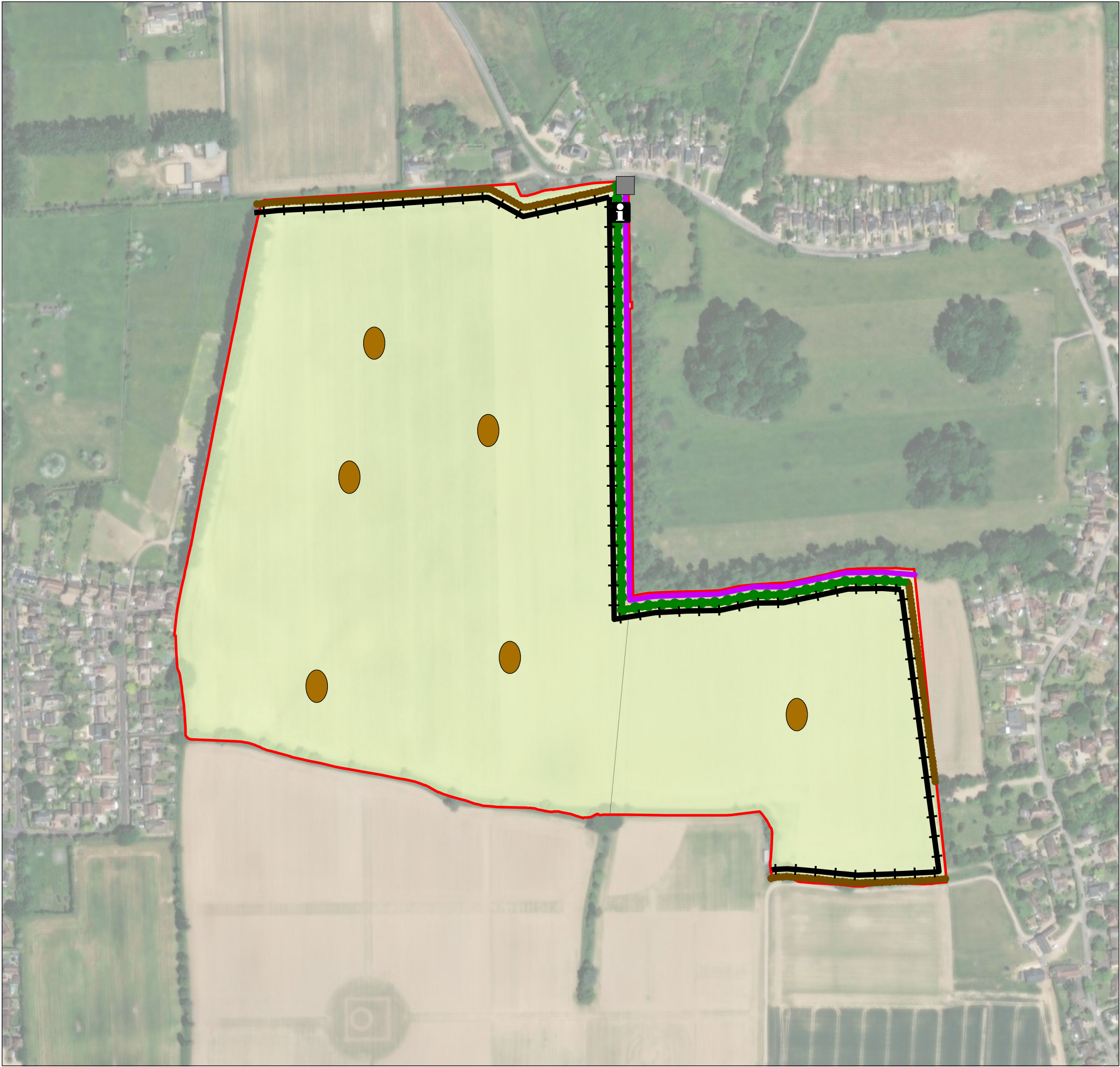
A site-specific flood risk assessment has been carried out for the proposed land use in accordance with the NPPF, PPG and HCC requirements.

In view of this assessment, the report concludes that:

- i. That the site is located mainly within Flood Zone 1, with parts of the site within Flood Zones 2 and 3;
- ii. The Development is not at an increased risk of flooding;
- iii. The Development does not increase the risk of flooding elsewhere;
- iv. The Development can be drained in a sustainable manner following its existing baseline hydrology.

Appendix (A)

Proposed Site Layout



PLAN 1 Layout of Proposed Mitigation Interventions

KEY

-  Site boundary
-  Access gate
-  Interpretation board
-  Public rights of way (PROW)
-  Dog proof fence
-  New instant hedgerow to screen PROW
-  New hedgerows
-  Other neutral grassland
-  Scrapes

SCALE: 1:3,500 at A3

0 50 100 150 200 Metres



CLIENT: Dandara Southern Ltd

PROJECT: Roman Fields and Northney

DATE: 06 January 2025