



Earth Environmental
& Geotechnical

234 Seafront
Hayling Island, PO11 0AU

Flood Risk Assessment

June 2025
Revision B

Earth Environmental & Geotechnical Ltd
Houldsworth Mill Business & Arts Centre
Houldsworth Street
Stockport, Cheshire, SK5 6DA

Tel : 0161 9756088

Email info@earthenvironmental.co.uk
www.earthenvironmental.co.uk

CONTENTS

1.	Introduction	1
2.	National Policy and Water Management Guidance	2
3.	Site Setting and Description	3
4.	Potential Sources of Existing Flooding	4
5.	Flood Risk Assessment – Sourced Data	5
6.	Probability of Flooding	8
7.	Flood Risk and Vulnerability	9
8.	The Sequential Test	11
9.	Safe Development over Lifetime	12

APPENDICES

Appendix A	-	Topographical Survey
Appendix B	-	Proposed Site Plans
Appendix C	-	OS Water Network Lines Map
Appendix D	-	British Geological Survey Data
Appendix E	-	Landmark EnviroCheck Flood Map Data
Appendix F	-	PfSH Strategic Flood Risk Assessment Flood Map Data
Appendix G	-	EA Modelled Flood Level (Product 4) Data

Report Title:	234 Seafront, Hayling Island, PO11 0UA Flood Risk Assessment
Report Reference:	R4731 1128
Revision	B
Issue Date:	25 th June 2025
Drafted By:	Mark Symonds
Reviewed By:	John Grave
Authorised By:	John Grace

This document has been prepared for the titled project (or named part thereof) and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authorisation being obtained from Earth Environmental & Geotechnical. Earth Environmental & Geotechnical accepts no responsibility or liability for the consequences of the use of this document, wholly or in part, for any other purpose than that for which it was commissioned. Any person using or relying upon this document for such other purpose does so at their own risk.

This report was prepared for the sole use of the Client and shall not be relied upon or transferred to any other party without the express written authorisation of Earth Environmental & Geotechnical. It may contain material subject to copyright or obtained subject to license; unauthorised copying of this report will be in breach of copyright/license.

The findings and opinions provided in this document are given in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined within this document. The findings and opinions are relevant to the dates when the assessment was undertaken but should not necessarily be relied upon to represent conditions at a substantially later date.

The findings and opinions conveyed in this report are based on information obtained from a variety of sources as detailed and which Earth Environmental & Geotechnical assumes to be reliable but have not been independently confirmed. Therefore, Earth Environmental & Geotechnical cannot and does not guarantee the authenticity or reliability of third-party information it has relied upon.

Where opinions expressed in this report are based on current available guidelines and legislation, no liability can be accepted by Earth Environmental & Geotechnical for the effects of any future changes to such guidelines and legislation.

The limitations of liability of Earth Environmental & Geotechnical for the contents of this document have been agreed with the Client, as set out in the terms and conditions of offer and related contract documentation.

1. Introduction

Earth Environmental and Geotechnical Ltd have prepared this flood risk assessment in support of an application for a 7-unit residential development at 234 Seafront, Hayling Island, PO11 0UA (hereafter referred to as 'the Site').

This report provides a detailed overview of the proposed development and an assessment of it in relation to the flood risk, and how the proposals have been developed in relation to current flood map data and current planning policy and requirements, including:

- National Planning Policy Framework (NPPF), December 2024, Paragraphs 161-163 and 170-182;
- National Planning Practice Guidance (NPPG) ('Flood Risk and Coastal Change' section), released in March 2014 and updated in August 2022;
- Environment Agency and Department for Environment, Food and Rural Affairs guidance;
- Environment Agency and JBA Consulting via Landmark Envirocheck data service.

And local policies including:

- Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment;
- Hampshire County Council Preliminary Flood Risk Assessment (April 2011);
- Havant Borough Core Strategy (March 2011) Local Development Framework;
- Havant Borough Council – Flood Risk in Development: Overview of Information Sources for Applicants;
- Havant Borough Council – Flood Risk Sequential Test and Exception Test – Policy Guidance for Applicants and Planning Officers (March 2023).

Havant Borough Council need to be satisfied that the proposed development design principles will address the risk of flooding to the Site, and that the proposals will not in turn increase the risk of flooding to neighbouring land and property.

This FRA has therefore been prepared to identify and evaluate the various possible sources of flood risk, to which the Site might be subjected to, and identify any mitigation, protection, or compensation measures deemed necessary or feasible.

2. National Policy and Water Management Guidance

2.1. National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

The NPPF (December 2024) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. This document is used to form this surface water management report, with particular attention to Paragraphs 161-163 (Planning for Climate Change) and 170-182 (Planning and Flood Risk).

NPPF Paragraphs 170-182 provide guidance for planning and flood risk, where plans should apply a sequential, risk-based approach to the location of development taking into account current and future impacts of climate change; to ensure that flood risk is not increased elsewhere due to the development; and to incorporate sustainable drainage systems.

NPPG, Paragraph 020 (Reference ID: 7-020-20220825), outlines that the objectives of this FRA are to establish whether a 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; whether there is 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.

2.2. Havant Borough Core Strategy (March 2011) Local Development Framework

Relevant Sections of Policy CPS15 Flood and Coastal Erosion Risk, state:

'Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

- 1. It meets the sequential and exception test (where required) in relation to PPS25.*
- 2. The site is located in a low hazard area as defined in the Strategic Flood Risk Assessment.*
- 3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*
- 4. The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.*
- 5. Appropriate flood warning and evacuation plans are in place.*
- 6. New site drainage systems are designed taking account of events which exceed the normal design standard.*

All development will be required to ensure that there is no net increase in surface water runoff. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance'.

3. Site Setting and Description

3.1. Site Location

The Site is in a residential area of South Hayling, is approximately 10 km east of Portsmouth city centre, and is bound by a residential dwelling to the north (No.2 Green Lane), commercial buildings to the east, Seafront to the south, and Green Lane to the west.

The postcode at the Site is PO11 0AU, with the co-ordinates being – E: 471350, N: 098988.

3.2. Existing Site

As detailed on the topographical survey in Appendix A, the Site, in a pre-development state, consists of a commercial / residential building to the south (adjacent to Seafront), with parking areas to the centre, and a partially collapsed building to the north.

3.3. Proposed Development

As detailed in Appendix B, the Site, in a post development state, will consist of the demolition of the existing commercial / residential and partially collapsed building, and the erection of a 7-unit residential building.

The ground floor will consist of residential units to the south, with access, parking and cycle stores to the centre and north. Access to and from the residential building will be from the west of the Site at Green Lane.

3.4. Topography

In terms of topography, the Site has external levels ranging from approximately 5.22m AOD in the central car park area to 5.18m AOD at the western site entrance. The existing ground floor level of the commercial / existing building is also 5.22m AOD.

Levels within Seafront (south of the Site) are lower than the Site and building levels and fall from approximately 4.68m AOD to 4.54m AOD along the Site's southern boundary.

The footpath levels of Green Lane (west of Site) rise from 5.18m AOD, at the new site entrance, to 5.20m AOD at the north-west point of the Site boundary.

3.5. Waterbody / Rivers / Canals / Reservoirs

The OS Water Network Lines Map in Appendix C shows the nearest waterbody, river, canal or reservoir to the Site, is the coastline approximately 150m to the south, and unnamed watercourses approximately 1 km to the north.

3.6. Ground Conditions

The ground conditions for the Site can be determined via the British Geological Survey (BGS) website, where borehole logs at locations within the vicinity of the site can be sourced.

A Borehole logs taken within a 200m radius of the Site (Copse Lane), shows that the ground consists of sands and gravels over clay, with no water stickers above the clay layer. See Appendix D for BGS borehole data.

3.7. On-Site Drainage and Public Sewers

It is believed that there are public sewers within Seafront and Green Lane to the south and west of the Site, respectively.

Rainwater down pipes currently serve the existing commercial / residential and partially collapsed building, and therefore it is assumed that the surface water run-off from the existing site discharge to a below ground drainage network and into the public sewer system.

4. Potential Sources of Existing Flooding

In accordance with the NPPF, flood risk must be assessed for all sources of flooding and development of the Site should be carried out in such a way as to mitigate any potential flood risk to both the Site and third parties and their property. This section identifies all possible sources of flooding.

4.1. Fluvial Flooding

Fluvial flooding results from watercourses / rivers surcharging and flooding the surrounding areas.

4.2. Coastal Flooding

Coastal flooding results from high tides from the sea.

4.3. Pluvial Flooding

'Pluvial' flooding is that which results from rainfall generated overland flow before the run-off enters any watercourse, drain or sewer. It is more often linked to high intensity rainfall events (typically in excess of 30mm per hour). However, it can also result from lower intensity rainfall or melting snow where the ground is saturated, frozen, developed or has low permeability. This results in overland flow and ponding in depressions in the topography. In urban areas 'pluvial' flows are likely to follow the routes of highways and other surface connectivity to low spots where flooding can occur. In some cases, it can deviate from this route into adjacent developments via dropped kerbs (either for access to driveways or disability access).

4.4. Groundwater Flooding

Groundwater flooding is caused by the emergence of water from sub-surface permeable strata. Fluctuations in the groundwater table can cause flooding should the table rise above the existing ground level. Groundwater flooding events tend to have long durations, lasting days, or weeks.

4.5. Flooding from Drains and Sewers

Flooding from drains and sewers is caused when the capacity of the drains and sewers is exceeded, and will result in flooding from the manholes.

4.6. Canals, Reservoirs and Other Artificial Sources

Flood is from canals, reservoirs and artificial sources is caused when the capacity of the sources is exceeded, or if there is an infrastructure failure.

5. Flood Risk Assessment – Sourced Data

5.1. Landmark Envirocheck Data Maps

Refer to Appendix E for Landmark Envirocheck flood map data. The data shown on the maps have been sourced from studies by JBA Consulting, the EA and NRW. The summary of each of the maps are as follows:

Flood Zone Map

The EA/NRW flood data map identifies the Site is in Flood Zone 1.

Seafront (south of the Site) is in Flood Zones 2 and 3, the road areas of Green Lane (west of the Site) are in Flood Zone 2, and the footpath areas of Green Lane at the Site entrance are in Flood Zone 1.

JBA Flood Maps (Fluvial, Pluvial and Coastal)

The Envirocheck (EA/NRW) 75-year return period flood map indicates that there is no pluvial, fluvial or coastal flooding at the Site.

The Envirocheck (EA/NRW) 100-year return period flood map indicates that there is no fluvial or coastal flooding at the Site.

The Envirocheck (EA/NRW) 200-year return period flood map indicates that there is no pluvial fluvial or coastal flooding at the Site.

The Envirocheck (EA/NRW) 1000-year return period flood map indicates that there is no pluvial fluvial or coastal flooding at the Site.

EA / NRW Flood Map (Surface Water / Pluvial Flooding)

The EA 30-year return period flood map indicates that there is no surface water / pluvial flooding in the Site.

The EA 100-year return period flood map indicates that there is no surface water / pluvial flooding in the Site.

The EA 1000-year return period flood map indicates that there is no surface water / pluvial flooding in the Site.

Ground Water

The BGS flood data map indicates that there is limited potential for groundwater flooding at the Site.

The ESI groundwater flood map indicates that there is a moderate to negligible risk of ground water flooding at the Site.

Canal Failure

The Envirocheck (JBA) canal failure map indicates that the Site is not in a canal flood coverage and is not in an area of flooding in the event of a canal failure.

Historic Flood Map

The Envirocheck historic flood map indicates that there has been no flooding at the Site from any source.

5.2. Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment

Refer to Appendix F for Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment (PfSH – SFRA) flood maps. A summary of each of the maps / figures, for all flood sources are as follows:

- Figure 1F - Map shows the Site to be within Flood Zone 1.
- Figure 2F - Map identifies flood defences in the form of embankments are in place along the coastline to the south of the Site.
- Figure 3F - Map shows the Site to be outside the 0.1% AEP extents.
- Figure 4F - Map shows the Site to have more than 25% but less than 50% chance of groundwater flooding.
- Figure 5F - Map shows the Site has potential for groundwater flooding of properties situated below ground level.
- Figure 6F - Map shows the Site to be outside reservoir flood extents when river levels are normal.
- Figure 7 - Map shows the Site is in the medium flood risk area of cumulative impact of development.
- Figure 8F - Map shows the Site to be outside the 3.3% AEP run-off attenuation area.
- Figure 9F - Map shows the Site to be outside the flood warning area (extents to Seafront – south).
- Figure 10F - Map shows the policy is to maintain the flood defences along the coastline to the south of the Site.
- Figure 11F - Map shows the Site to be outside the areas sensitive to change in water level, and subsequently outside the EA flood zone.
- Figure 12F - Map shows the Site to be outside the pluvial flood extents including climate change.
- Figure 13F - Map shows the Site to be outside the 3.3% AEP tidal flood extent when defended.

A summary of each of the maps / figures, for tidal flood source are as follows:

- Figure 4 - Map shows the Site to be outside the **0.5% AEP 2055 Defended (Higher Central)** flood extent.
- Figure 5 - Map shows the Site to be outside the **0.5% AEP 2122 Defended (Higher Central)** flood extent.
- Figure 6 - Map shows the Site to be outside the **0.5% AEP 2122 Defended (Upper End)** flood extent.
- Figure 7 - Map shows the Site to be outside the **0.1% AEP 2122 Defended (Upper End)** flood extent.
- Figure 8 - Map shows the Site to be outside the **0.5% AEP 2122 Undefended (Upper End)** flood extent.
- Figure 9 - Map shows the Site to be outside the **0.1% AEP 2122 Undefended (Upper End)** flood extent.
- Figure 10 - Map shows the Site to be outside the **0.5% AEP 2022 Defended (Higher Central)** flood hazard area.
- Figure 11 - Map shows the Site to be outside the **0.5% AEP 2055 Defended (Higher Central)** flood hazard area.
- Figure 12 - Map shows the Site to be outside the **0.5% AEP 2122 Defended (Higher Central)** flood hazard area.

- Figure 13 - Map shows the Site to be outside the **0.5% AEP 2122 Defended (Upper End)** flood hazard area.
- Figure 14 - Map shows the Site to be outside the **0.1% AEP 2122 Defended (Upper End)** flood hazard area.
- Figure 15 - Map shows the Site to be outside the **0.5% AEP 2122 Undefended (Upper End)** flood hazard area.
- Figure 16 - Map shows the Site to be outside the **0.1% AEP 2122 Undefended (Upper End)** flood hazard area.

5.3. EA Modelled Flood Level Data

EA modelled flood level data and flood maps have been obtained via a Product 4 request. A summary of the Product 4 data provided by the EA is as follows:

The EA map also identifies the Site is in Flood Zone 1, with Seafront (south of the Site) being in Flood Zones 2 and 3, the road areas of Green Lane (west of the Site) being in Flood Zone 2, and the footpath areas of Green Lane at the Site entrance being in Flood Zone 1.

The EA map confirms that there are flood defences along the coastline to the south of the Site, with the effective crest level of the flood defence nearest the Site (No.6) being 5.00m AOD.

The EA map shows **with defences** the Site to be outside the 0.5% AEP and 0.1% AEP extents. Seafront the road areas of Green Lane being area within the extents, but the footpath areas of Green Lane at the Site entrance being outside the extents.

The EA map shows **without defences** the Site to be outside the 0.5% AEP and 0.1% AEP extents.

The EA map shows **with defences, and climate change** the Site to be outside the 0.5% AEP and 0.1% AEP extents. Seafront the road areas of Green Lane being area within the extents, but the footpath areas of Green Lane at the Site entrance being outside the extents.

The EA map shows **without defences, and climate change** the Site to be outside the 0.5% AEP and 0.1% AEP extents.

The highest **0.5% AEP** tidal flood level (Flood Zone 3) is shown to be - **4.58m AOD** (Seafront)

The highest **0.1% AEP** tidal flood level (Flood Zone 2) is shown to be - **5.14m AOD** (Green Lane)

6. Probability of Flooding

6.1. Fluvial Flooding Probability: **LOW**

Flood map data indicates that the Site is in Flood Zone 1, with Seafront (south of the Site) being in Flood Zones 2 and 3, the road areas of Green Lane (west of the Site) being in Flood Zone 2, and the footpath areas of Green Lane at the Site entrance being in Flood Zone 1.

Landmark EnviroCheck flood map data shows the Site to be outside the fluvial flood extents up to the 1000-year event.

PfSH – SFRA flood maps show the Site is outside the defended and undefended 0.5% AEP – 0.1% AEP (including climate change) flood extents.

EA Product 4 data show the Site is outside the defended and undefended 0.5% AEP – 0.1% AEP (including climate change) flood extents. EA Product 4 data show the 0.5% AEP flood level to be 4.58m AOD and the 0.1% AEP flood level to be 5.14m AOD. The external levels range from approximately 5.22m AOD in the central car park area to 5.18m AOD at the eastern site entrance, with ground floor level of the commercial / existing building is also 5.22m AOD.

As all levels of the Site are above the 0.1% AEP flood level the Site is deemed to be in Flood Zone 1 with a low probability of fluvial flooding.

6.2. Pluvial Flooding Probability: **LOW**

Landmark EnviroCheck flood map data shows the Site to be outside the pluvial flood extents up to the 1000-year event.

PfSH – SFRA flood maps show the Site is outside the pluvial flood extents including climate change.

Therefore, based on the current data, the risk of pluvial flooding at the Site is deemed to be low.

6.3. Ground Water Flooding Probability: **LOW**

The BGS flood data map indicates that there is limited potential for groundwater flooding to occur at the Site.

The ESI groundwater flood map indicates that there is a moderate to negligible risk of ground water flooding at the Site.

PfSH – SFRA flood maps shows the Site has potential for groundwater flooding of properties situated below ground level.

The new building is not situated below ground with the probability of groundwater flooding is deemed to be low.

6.4. Canals, Reservoirs and Other Artificial Sources Probability: **LOW**

The Envirocheck (JBA) canal failure map indicates that the Site is not in the canal flood coverage, and is not in an area of flooding in the event of a canal failure.

PfSH – SFRA Map shows the Site to be outside reservoir flood extents when river levels are normal.

Therefore, based on current data, the risk of flooding from artificial sources at the Site is deemed to be low.

6.5. Flooding from Drains and Sewers Probability: **LOW**

Public sewers are within Seafront and Green Lane (south and west of the Site). The roads are lower than the Site, and therefore flood water wouldn't flow towards the Site, but would flow in a southerly and easterly direction.

7. Flood Risk and Vulnerability

The NPPG Paragraphs 077 to 078 set out the flood risk for the Site by assessing the flood zones, flood risk vulnerability classification, and flood risk vulnerability and flood zone 'compatibility'.

7.1. Flood Zones

NPPG Paragraph 077, Table 1 indicates that the flood zones are:

Flood Zones	
Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% 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)
Flood Zone 3b The Functional Flood Plain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). 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)

The assessed flood map data identifies the Site to be in **Flood Zone 1**.

7.2. Flood Risk Vulnerability Classification

NPPG Paragraph 077, refers to NPPF Annex 3 where it states the flood risk vulnerability classifications as:

Flood Risk Vulnerability Classification
Essential Infrastructure Essential transport infrastructure (including mass evacuation routes) which should cross the area at risk; Essential utility infrastructure which must be 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 and ambulance stations; fire stations and command centres; 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.
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, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; 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.
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 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.

The Site is deemed to be '**More Vulnerable**' as the Site will consist of a building used for dwellings.

7.3. Flood Risk Vulnerability and Flood Zone ‘Compatibility’

NPPG Paragraph 078 Table 2, gives guidance on flood risk vulnerability compared with flood zone, to determine the compatibility.

Flood Risk Vulnerability and Flood Zone ‘Compatibility’					
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	✗	Exception Test required	✓	✓
Zone 3b*	* Exception Test required	✗	✗	✗	✓*

“†” 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 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.

The development is deemed to be ‘**More Vulnerable**’. However, as the relevant flood maps show the Site is in **Flood Zone 1**, Table 2 of the NPPG states that the Site is **appropriate for development**, with **no requirement for an exception test**.

8. The Sequential Test

8.1. The Guidance

Paragraph 174 of the NPPF states that: ‘Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying for this test’.

8.2. The Test

The current flood data identifies that the Site is in Flood Zone 1, with a low probability of flooding from all other sources. Therefore, the Site is in an area with a lower flood risk than the surrounding areas, and subsequently passed the sequential test.

9. Safe Development over Lifetime

The Site has passed the sequential test and there is no requirement for an exception test. However, to ensure the Site is safe for its lifetime, there are several design principles for the Site, which will include:

- Suitable floor levels for the new residential building;
- Preventing flood flows to be displaced to areas outside the Site and not increasing flood risk;
- Safe and access and egress to and from the residential building;
- Sustainable surface water drainage methods to ensure the surface water run-off rates and volumes from the development are reduced to not increase flood risk elsewhere.

Each of the design principles to be applied to the development of the Site are detailed below:

9.1. Ground Floor Levels

The EA - Preparing a flood risk assessment: standing advice (10th April 2025) states:

'We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least 600mm above the estimated flood level.'

You may be able to reduce this to 300mm if there is a high level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased.

Flood water can put pressure on buildings, causing structural issues. If your design aims to keep out a depth of more than 600mm of water, you should get advice from a structural engineer.

The EA modelled flood level data states that the 0.5% AEP flood level is 4.58m AOD. This flood levels marches the PfSH – SFRA flood extent including climate change when compared to the topographical survey (Appendix A).

Therefore, based on this the lowest finished floor level for the new residential building is to be 600mm higher than the 0.5% AEP flood level at **5.18m AOD**.

This level is also higher than the modelled 0.1% AEP flood level of 5.14m AOD.

9.2. Flood Flows and Water Displacement

Based on current data, there is no pluvial or fluvial flooding within the Site, and therefore building the new residential building

- will not displace surface water to other areas outside the site boundary,
- will not increase the flood levels in areas outside the site boundary,
- and subsequently will not increase flood risk to any areas outside the site boundary.

9.3. Safe Access and Egress

Safe access and egress are to be gained to and from Green Lane to the west of the Site, as this is the access points for the new residential building.

The EA /NRW 1000-Year Return Hazard Rating Map (Figure 1 and Appendix E) shows that there are no hazard ratings in Green Lane, and therefore surface water / pluvial flooding will not prevent safe access and egress.



Figure 1 – EA /NRW 1000-Year Return Hazard Rating Map

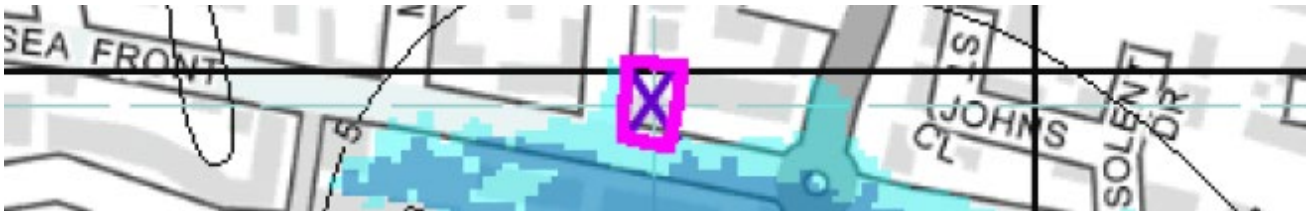


Figure 2 – EA/NRW Fluvial Flood Map Extract

The back footpath levels of Green Lane (west of Site) rise from 5.18m AOD, at the new site entrance, to 5.20m AOD at the north-west point of the Site boundary.

The EA modelled flood level data states that the 0.5% AEP flood level is 4.58m AOD and the 0.1% AEP flood level is 5.14m AOD.

The modelled flood levels are lower than the entrance and footpath levels and therefore safe access and egress can be made to and from the site entrance and along Green Lane.

Image 1 below shows the levels rising from the road areas of Green Lane to the footpath levels where safe access and egress can be gained.



Image 1 – Green Lane Levels (Image Capture July 2019 Copyright of Google 2024)

Therefore, based on the data and topography, fluvial flooding will not prevent safe access and egress to and from the Site.

9.4. Surface Water Management

The surface water for the Site is to be managed so that it adheres to the current regulations (DEFRA), and local authority requirements, where the principles of the surface water management will be as follows:

Run-Off Destination

Surface water run-off is to discharge to one or more of the following in the order of priority shown: Discharge into the ground (infiltration); Discharge to a surface water body; Discharge to a surface water sewer, highway drain or other drain; Discharge to combined sewer.

The BGS data shows that the Site consists of sands and gravels, which is suitable for infiltration. However, in accordance with Approved Document H, soakaways are to be at least 5m from any existing or proposed structure. As the access / parking area to the north is relatively small, the 5m distance cannot be achieved, and therefore discharge to ground is not feasible. There are no known waterbodies near the Site.

It is believed that there are public sewers within Seafront and Green Lane to the south and west of the Site, respectively. Rainwater down pipes currently serve the existing commercial / residential and partially collapsed building, and therefore it is assumed that the surface water run-off from the existing site discharge to a below ground drainage network and into the public sewer system. Surface water from the Site in a post development state will discharge to the existing drainage networks and to the public sewer system in Green Lane.

The Management Train

A concept fundamental to implementing a successful SuDS scheme is the management train. This is a sequence of SuDS components that serve to reduce run-off rates and volumes and reduce pollution. The hierarchy of techniques that are to be used for the surface water management of the development are: Prevention - Prevention of run-off by good site design and reduction of impermeable areas; Source Control - Dealing with water where and when it falls (e.g. infiltration techniques); Site Control - Management of water in the local area (e.g. swales, detention basins); Regional Control - Management of run-off from sites (e.g. balancing ponds, wetlands).

Design Principles

The design principles for the surface water management of the development will be to: Ensure that people, property and critical infrastructure are protected from flooding; Ensure that the development does not increase flood risk off site; Ensure that SuDS can be economically maintained for the development.

Peak Surface Water Flow

DEFRA Non-Statutory Technical Standards for Sustainable Drainage Systems states: *'S3 For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event'*

Volume Control

DEFRA National Non-Statutory Technical Standards for Sustainable Drainage Systems states: *'S5 Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100-year, 6-hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event.'*

S6 Where it is not reasonably practicable to constrain the volume of runoff to any drain, sewer or surface water body in accordance with S5 above, the runoff volume must be discharged at a rate that does not adversely affect flood risk.'

Flood Risk within Development

DEFRA Non-statutory technical standards for sustainable drainage systems states:

'S7 The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 1 in 30-year rainfall event.'

'S8 The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1 in 100-year rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.'

'S9 The design of the site must ensure that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100-year rainfall event are managed in exceedance routes that minimise the risks to people and property'.

Climate Change

The NPPF makes it a planning requirement to account for climate change in the proposed design. The recommended allowances are taken from the Environment Agency guidance summarised in Figure 11 below.

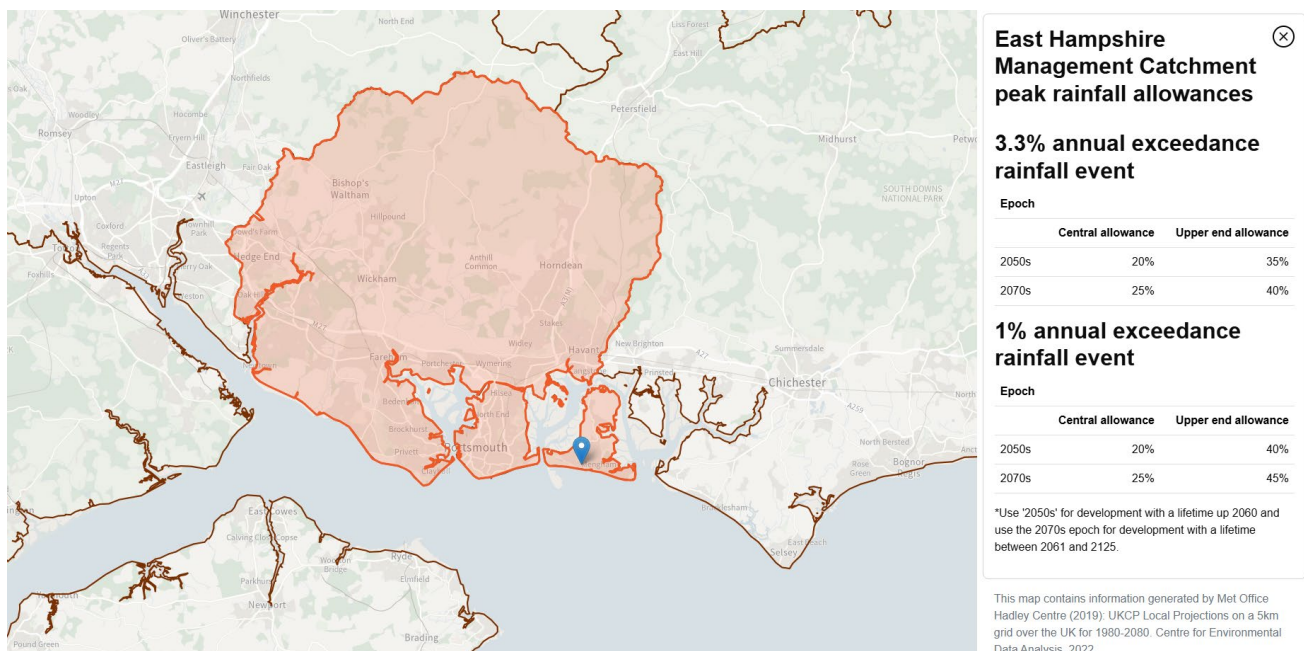


Figure 11 – DEFRA Climate Change Allowance

The lifetime of the Site is likely to be beyond 2061, and therefore the Epoch 2070's is to be used with Central Allowance. Therefore, the climate change allowance for the post development Site surface water run-off will be 40% and 45% for the 30-year and 100-year event, respectively.

9.5. Safe for Lifetime Summary

The above details have demonstrated that the Site will be safe for its lifetime, and has taken account of the vulnerability of its users by having suitable finished floor levels; not increasing risk of flooding elsewhere; ensuring safe access and egress; and managing the surface water run-off rate and volume to decrease risk of flooding elsewhere.

Appendix A Topographical Survey



- NOTES
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
 - Proposals subject to consultation and approval from Local Authority Planning Department and Building Control (or an Approved Inspector).
 - All setting out dimensions should be checked on site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.
 - Do not scale from drawings, any dimensions shown are indicative only and are subject to verification on site.
 - This drawing is to be read in conjunction with all other plans, structural calculations and specifications.

CAD

Critchley Architecture And Design Ltd.

Contact: 02392 474 919 | info@caad.online

The Old Bakery, 34 North Street, Havant, PO9 1PT

INFORMATION

Revisions

P1 - For information - KM (29.01.25)

Project Address

Twines
234 Sea Front,
Hayling Island,
PO11 0AU

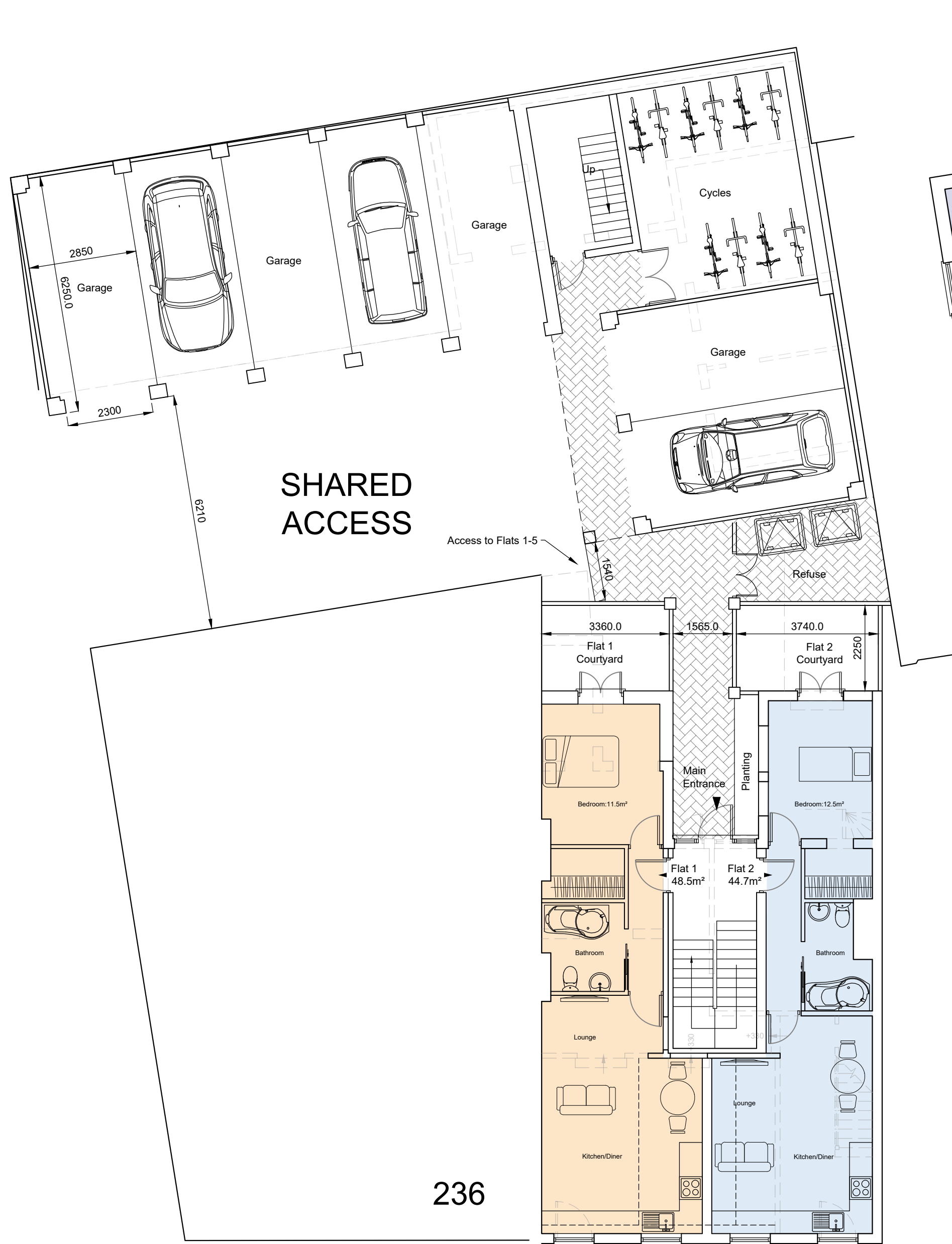
TOPOGRAPHIC PLAN

Scale A3 = 1:200
Drawn By OS
Date 29.01.2025

Project No. Sheet No. Rev.

23072 102 P1

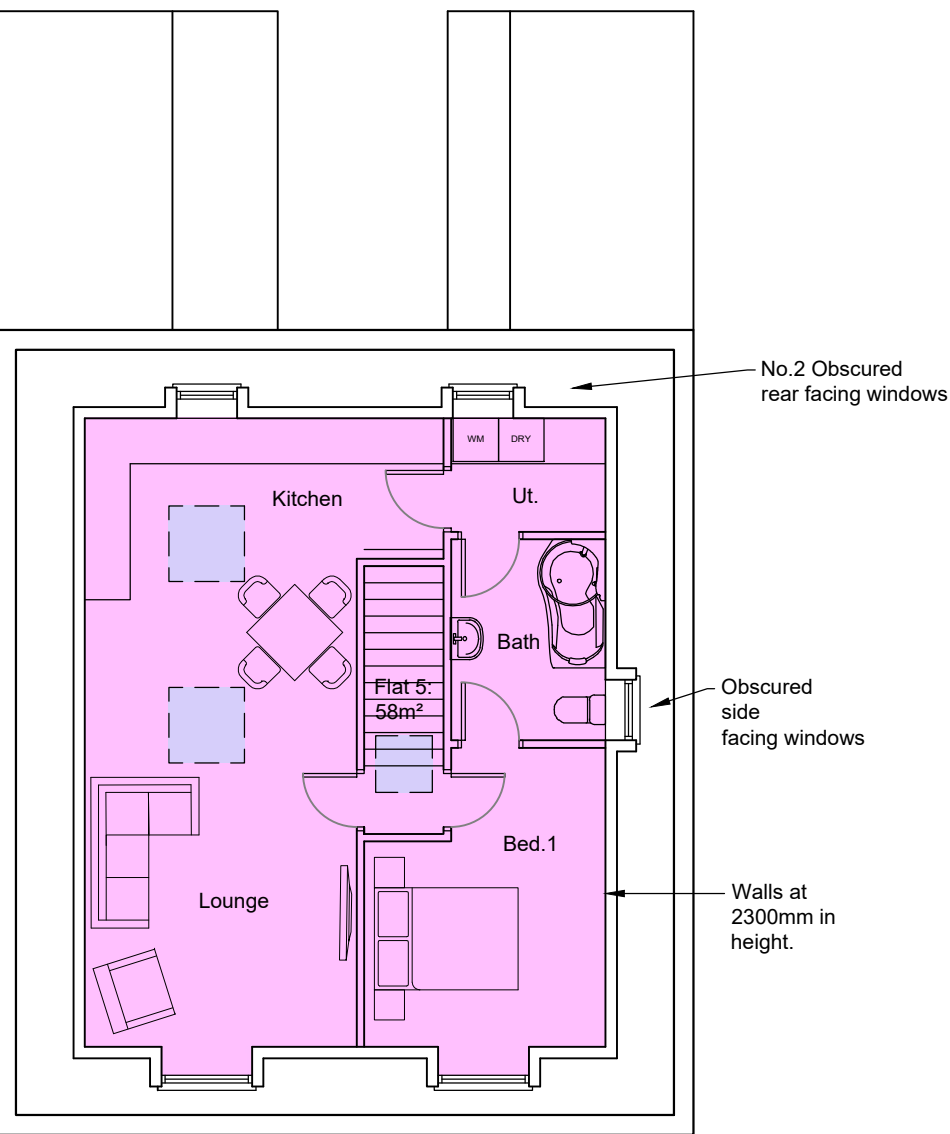
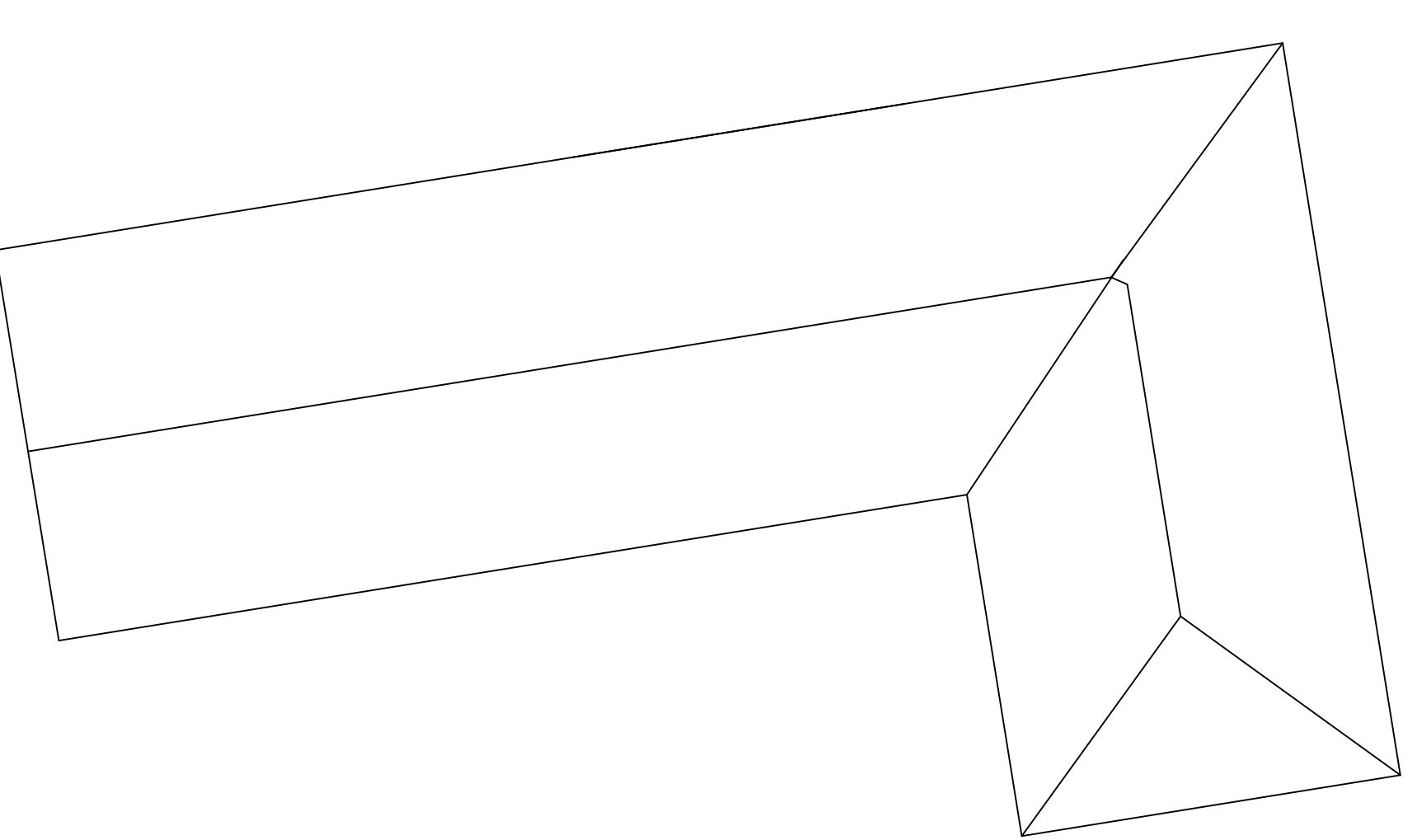
Appendix B Proposed Site Plans



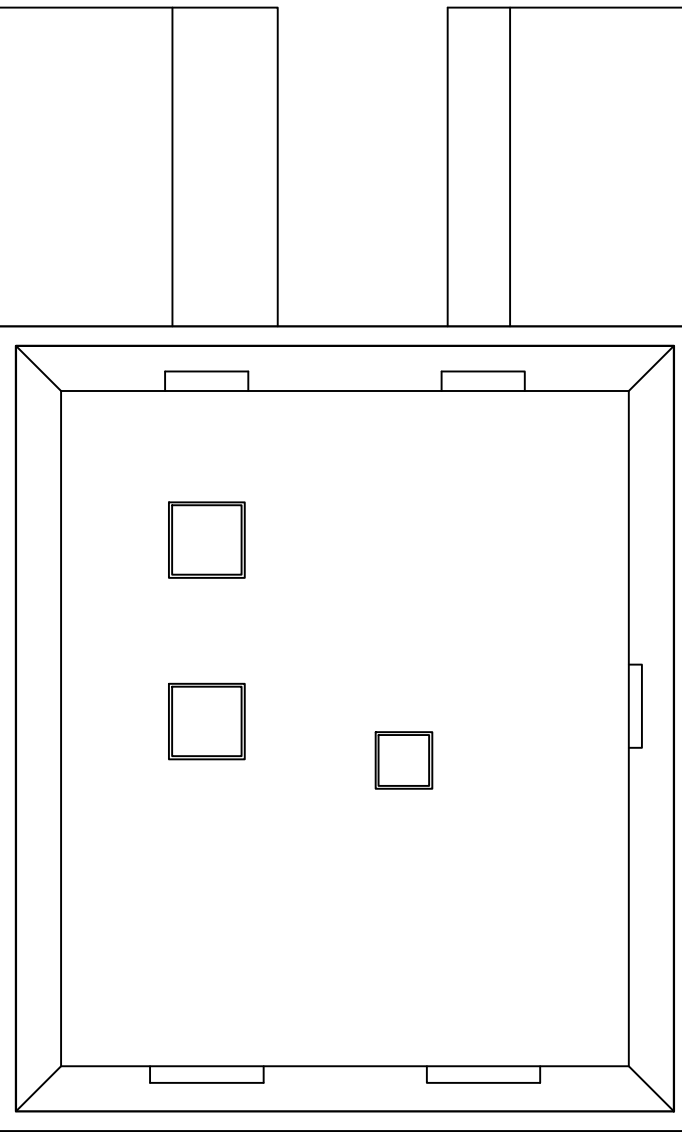
GROUND
Floor Plan



FIRST
Floor Plan



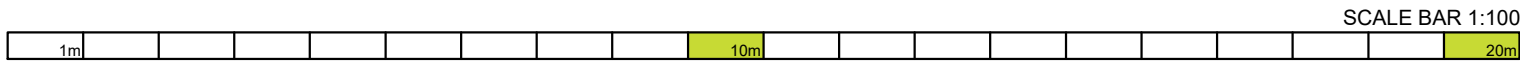
SECOND
Floor Plan



ROOF
Plan

ACCOMMODATION SCHEDULE

- Flat 1 (50m²) - 1bed, 2person
- Flat 2 (45m²) - 1bed, 1person
- Flat 3 (50m²) - 1bed, 2person
- Flat 4 (45m²) - 1bed, 1person
- Flat 5 (74m²) - 2bed, 4person
- Flat 6 (58m²) - 1bed, 2person
- Flat 7 (58m²) - 1bed, 2person



SCALE BAR 1:100

- NOTES
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
 - Proposals subject to consultation and approval from Local Authority Planning Department and Building Control (or an Approved Inspector).
 - All setting out dimensions should be checked on site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.
 - Do not scale from drawings, any dimensions shown are indicative only and are subject to verification on site.
 - This drawing is to be read in conjunction with all other plans, structural calculations and specifications.

CAD
Critchley Architecture And Design Ltd.
Contact: 02392 474 919 | info@caad.online
The Old Bakery, 34 North Street, Havant, PO9 1PT

PRELIMINARY DESIGN

Revisions
P1 - For information - KM (29.01.25)
P2 - issue for comment - SR (13.02.25)

Project Address
Twines
234 Sea Front,
Hayling Island,
PO11 0AU

PROPOSED FLOOR PLAN

Scale A1 = As Shown
Drawn By SAR
Date 29.01.2025

Project No. Sheet No. Rev.

23072 401 P2



- NOTES
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
 - Proposals subject to consultation and approval from Local Authority Planning Department and Building Control (or an Approved Inspector).
 - All setting out dimensions should be checked on site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.
 - Do not scale from drawings, any dimensions shown are indicative only and are subject to verification on site.
 - This drawing is to be read in conjunction with all other plans, structural calculations and specifications.



Critchley Architecture And Design Ltd.
Contact: 02392 474 919 | info@caad.online

The Old Bakery, 34 North Street, Havant, PO9 1PT

INFORMATION

Revisions
P1 - For information - KM (29.01.25)

Project Address

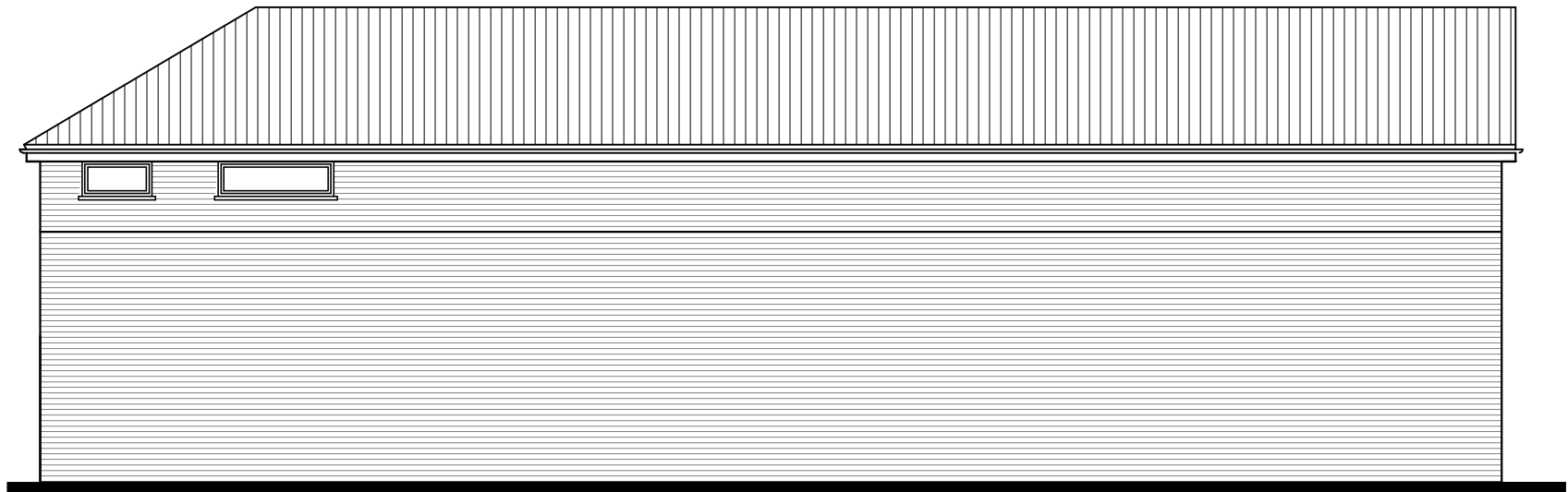
Twines
234 Sea Front,
Hayling Island,
PO11 0AU

PROPOSED OUTBUILDING
ELEVATIONS

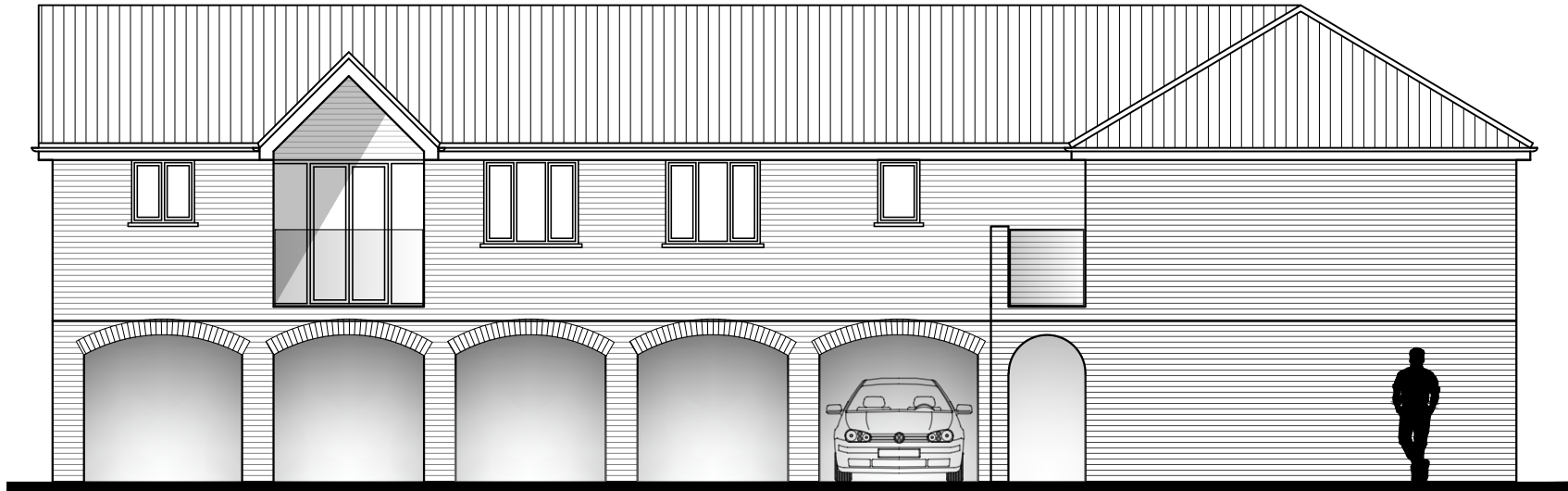
Scale	A3 = 1:100
Drawn By	KM
Date	29.01.2025

Project No.	Sheet No.	Rev.
-------------	-----------	------

23072 502 P1



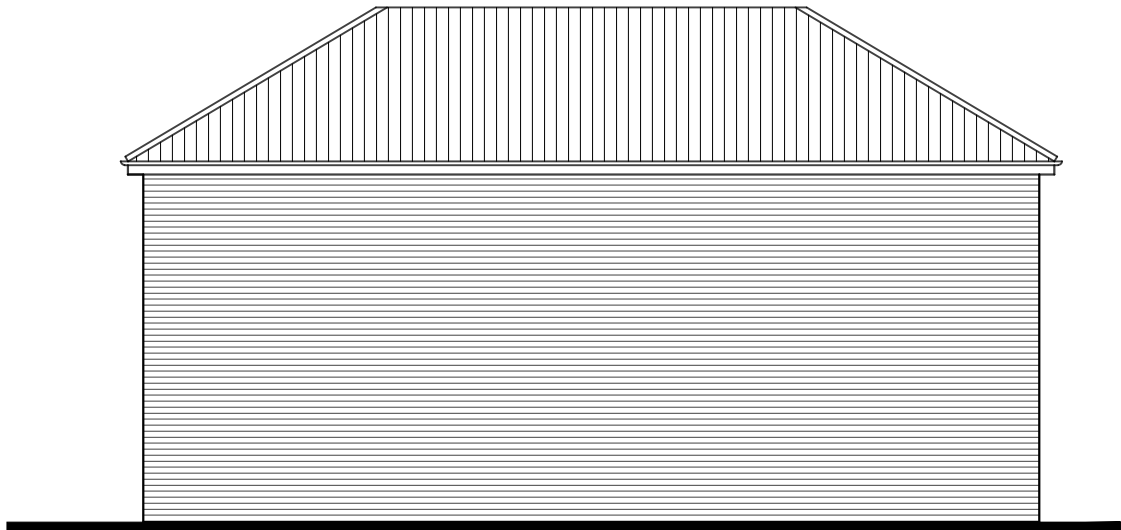
NORTH
Elevation



SOUTH
Elevation



EAST
Elevation

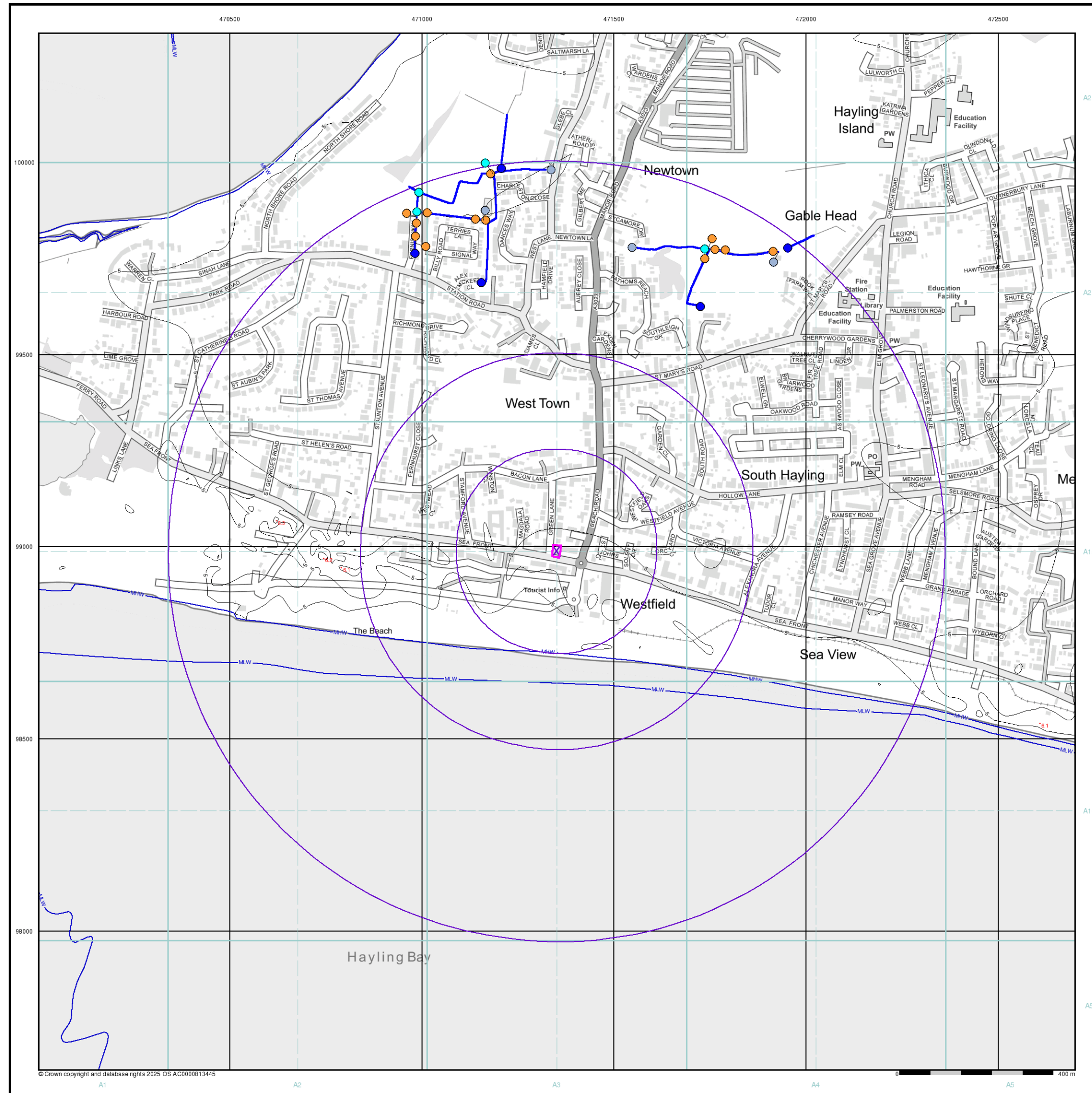


WEST
Elevation
SCALE BAR 1:100



Appendix C

OS Water Network Lines Map



© Crown copyright and database rights 2025 OS AC0000813445

Envirocheck®

LANDMARK INFORMATION GROUP®

OS Water Network Lines Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

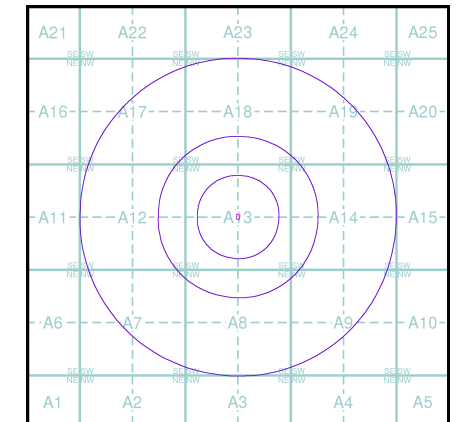
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |
| Junction | Source |
| Outlet | Other |
| Pseudo | |

Contours (height in meters)

- Standard Contour 105 100 95
- Master Contour 100 95
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU

Landmark®
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Appendix D British Geological Survey Data

SZ 79 NW/40
7107 9901

FIG.11

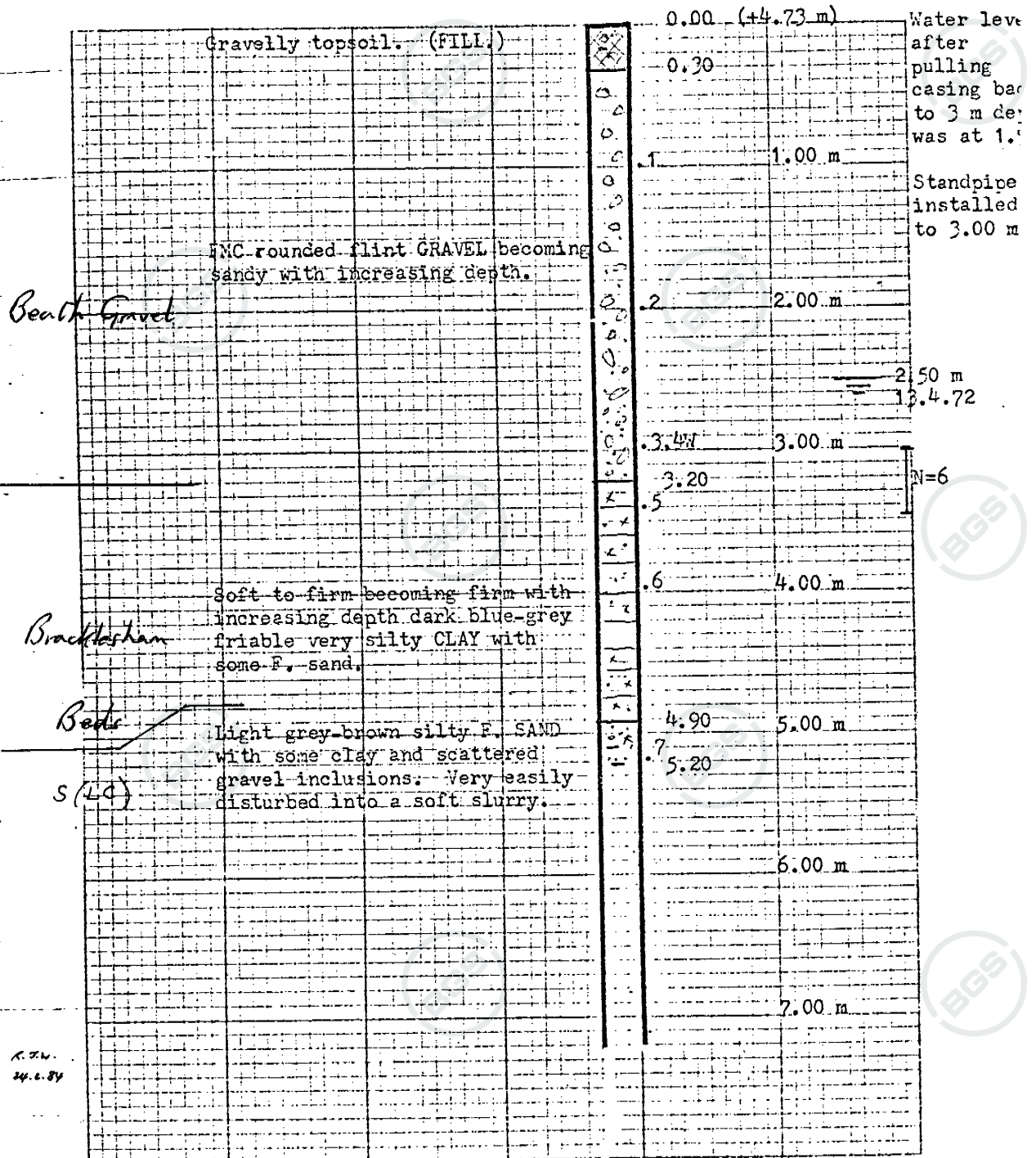
SITE SOUTH HAYLING SURFACE WATER DRAINAGE SCHEME

BOREHOLE 12

DIAMETER 200 mm

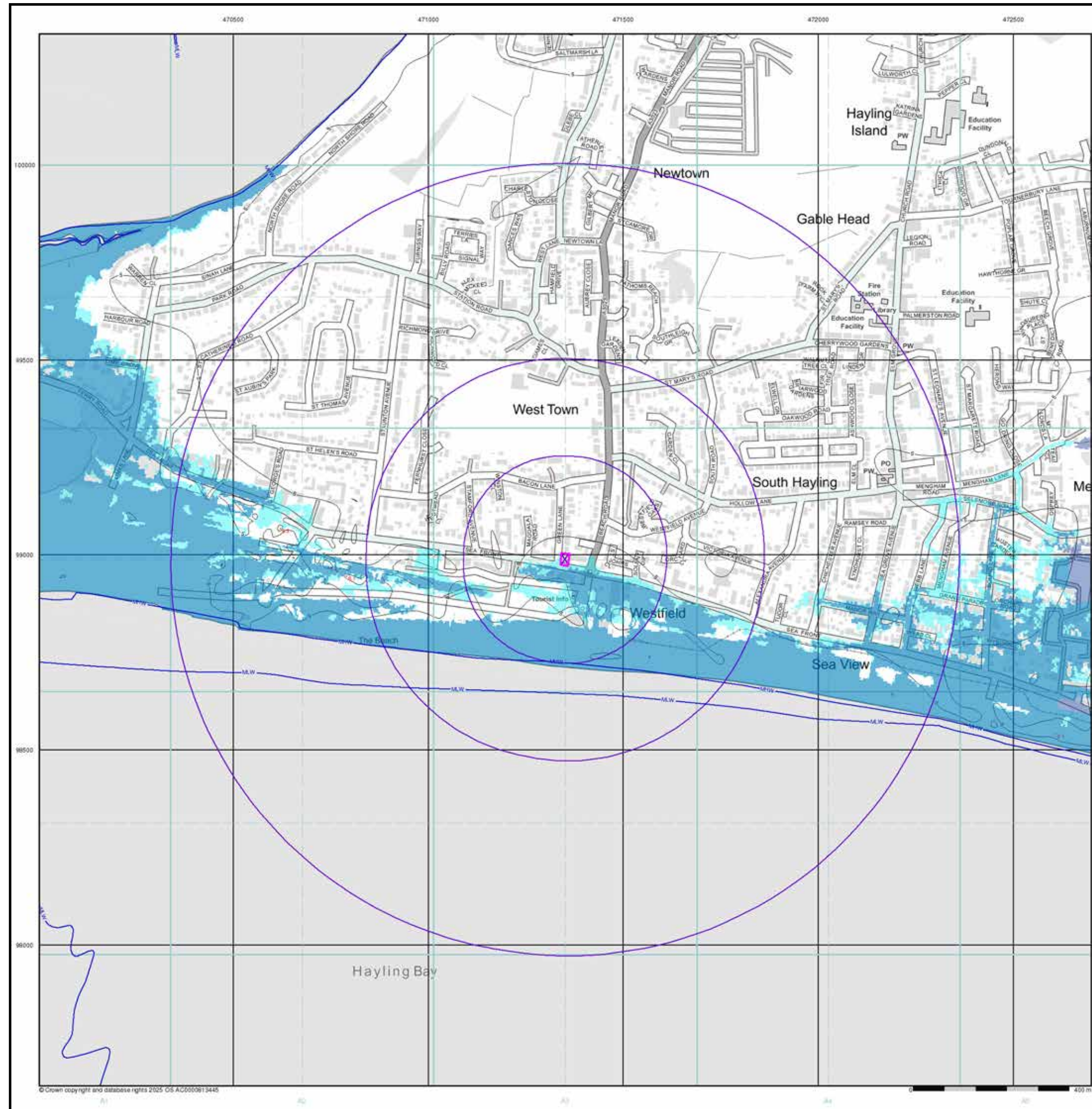
DEPTH 5.20 m

DATE 6.4.72



Appendix E

Landmark EnviroCheck Flood Map Data



© Crown copyright and database rights 2025 OS AC0000913448

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

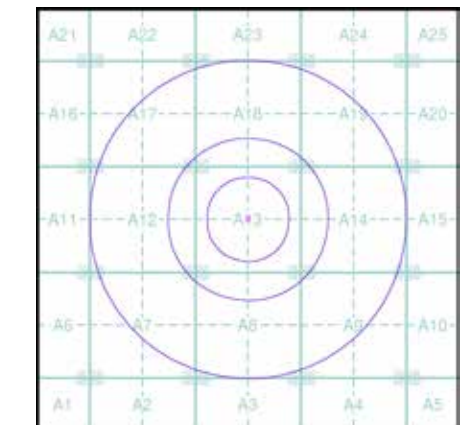
Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

EA/NRW Flood Data Map - Slice A



Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU



© Crown copyright and database rights 2025 OS AC0000913445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025.

JBA 75 Year Return Flood Map (Undefended)

(1:10,000)

General

Specified Site

Specified Buffer(s)

Bearing Reference Point

Modelled Flood Depth

Pluvial Depth

0.1m

0.1m - 0.3m

0.3m - 1m

>1m

Fluvial Depth

0.01m - 0.05m

0.05m - 0.1m

0.1m - 0.3m

0.3m - 1m

>1m

Coastal Depth

0.01m - 0.05m

0.05m - 0.1m

0.1m - 0.3m

0.3m - 1m

>1m

Contours (height in metres)

Standard Contour

Master Contour

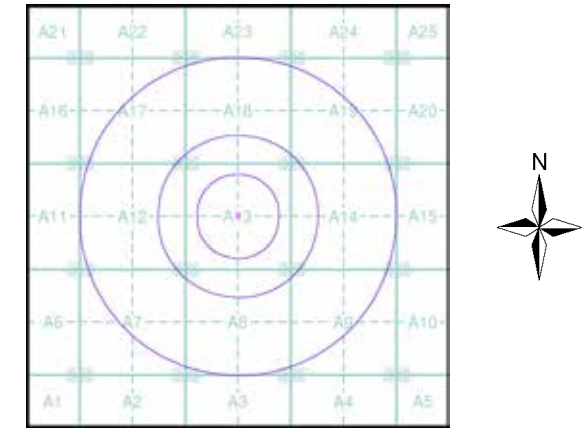
Spot Height

Mean Low Water

Mean High Water

JBA 75 Year Return Flood Map (Undefended) -

Slice A



Order Details

Order Number:

372651354_1_1

Customer Ref:

1128

National Grid Reference:

471350, 98990

Slice:

A

Site Area (Ha):

0.06

Search Buffer (m):

1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU



© Crown copyright and database rights 2025 OS AC0000913445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025.

JBA 100 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

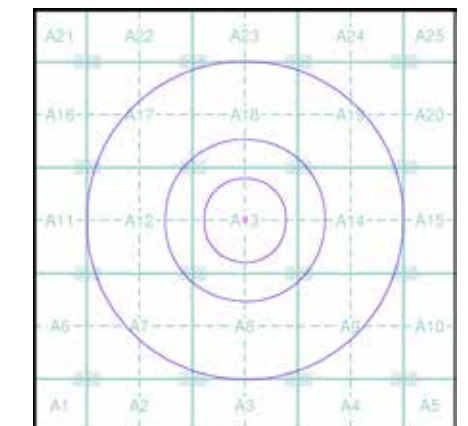
Modelled Flood Depth

Fluvial Depth	Coastal Depth
0.01m - 0.05m	0.01m - 0.05m
0.05m - 0.1m	0.05m - 0.1m
0.1m - 0.3m	0.1m - 0.3m
0.3m - 1m	0.3m - 1m
>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 100 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU



© Crown copyright and database rights 2025 OS AC0000913445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025.

JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

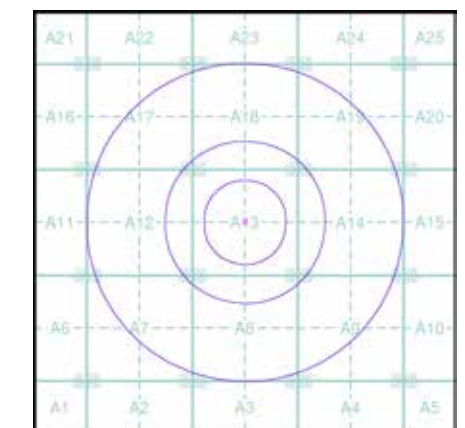
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 200 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU

JBA 1000 Year Return Flood Map (Undefended)
(1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

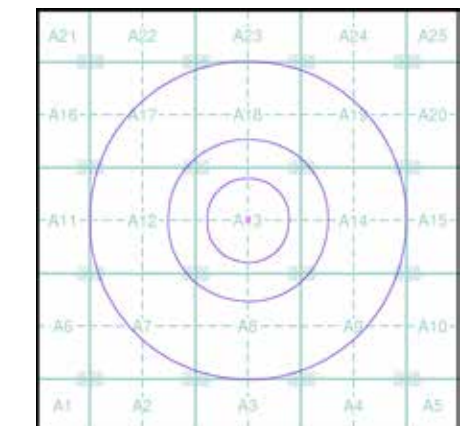
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

JBA 1000 Year Return Flood Map (Undefended) - Slice A

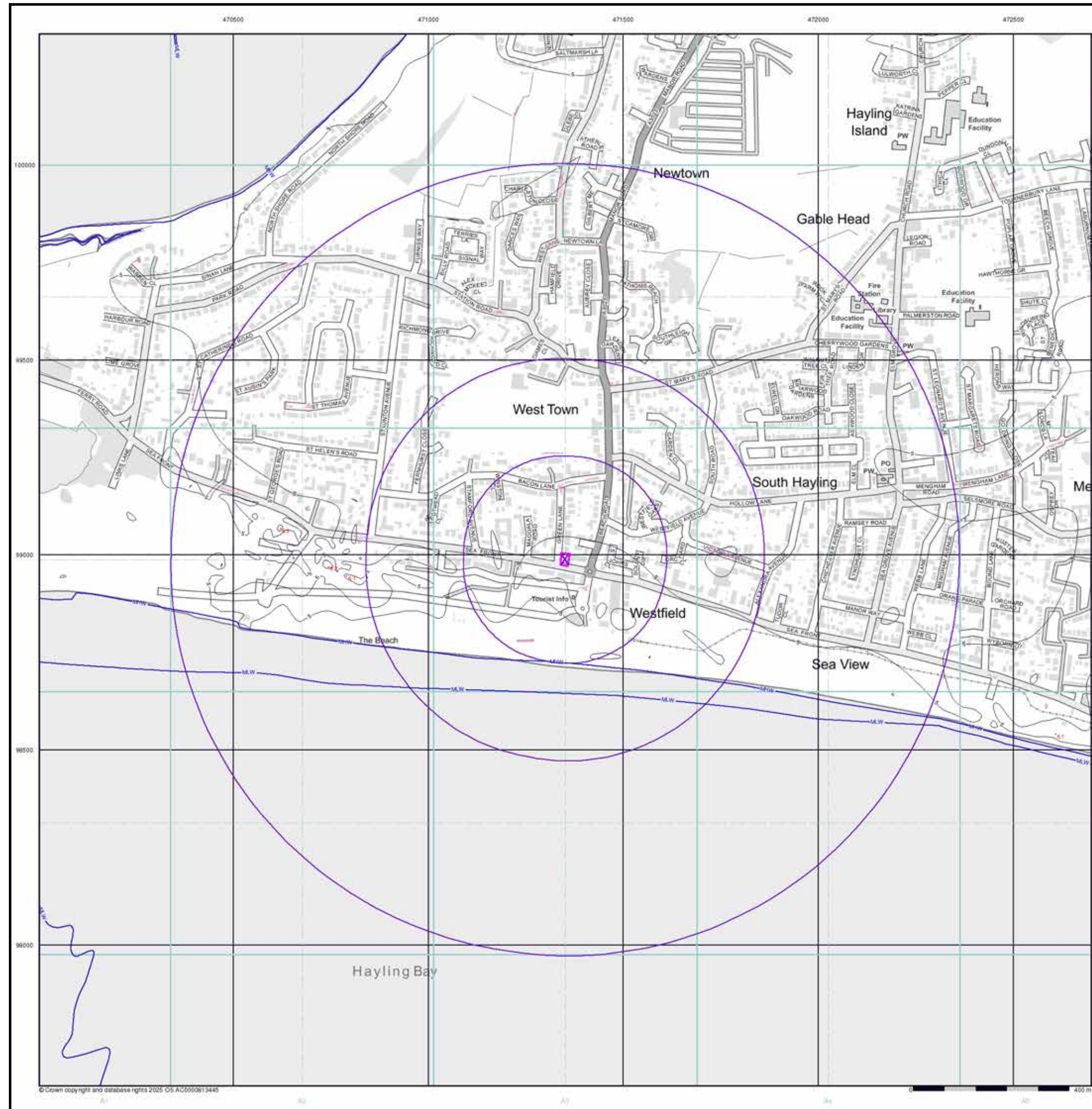


Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU



EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Depth

0 - 0.15m
0.15 - 0.30m
0.30 - 0.60m
0.60 - 0.90m
0.90 - 1.20m
> 1.20m

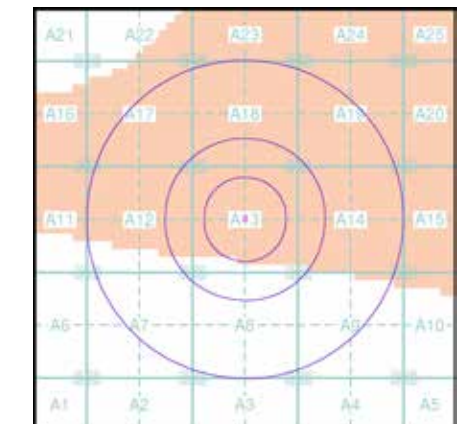
Contours (height in metres)

Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below
National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A

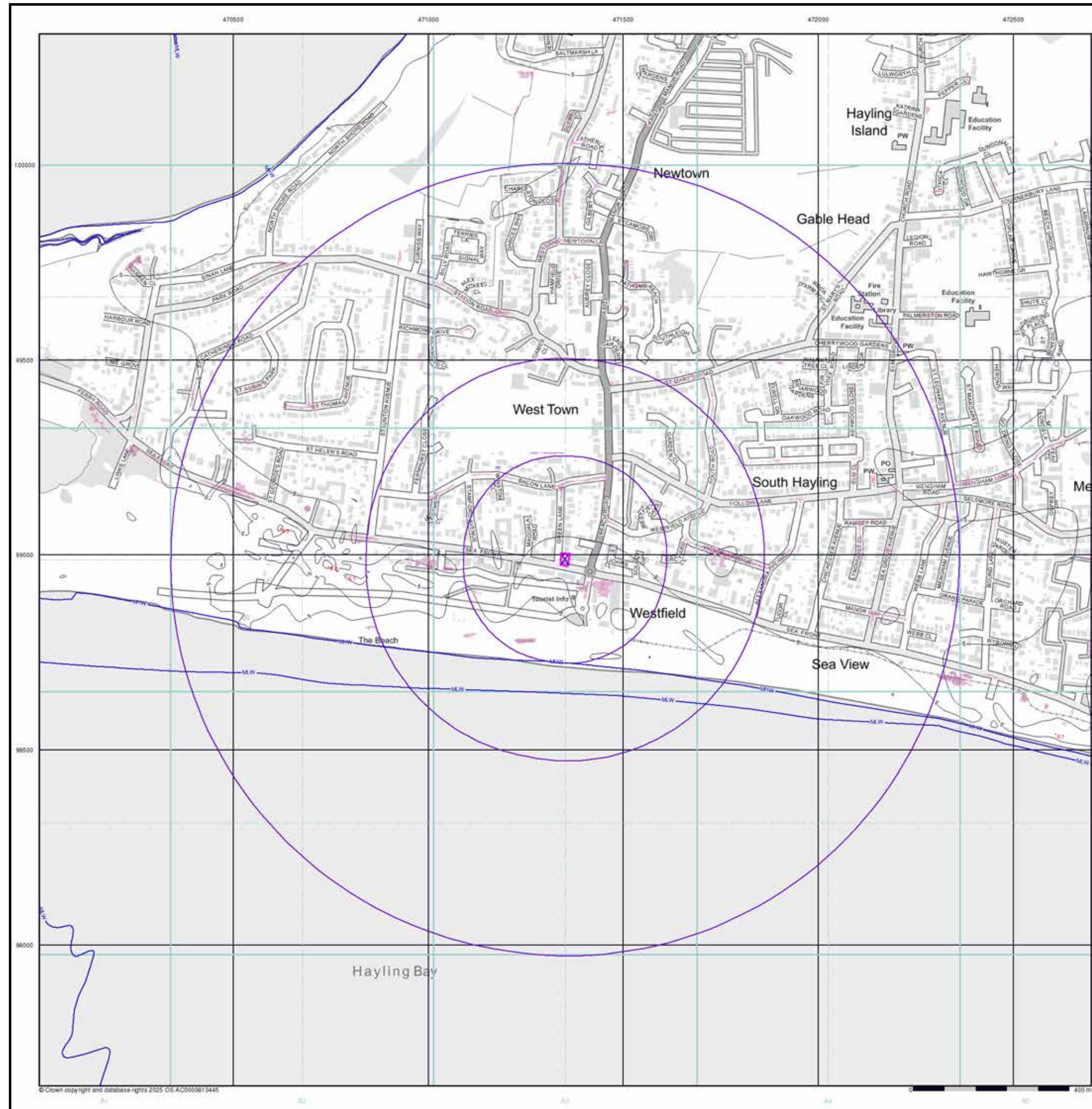


Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU



EA/NRW Surface Water 100 Year Return Depth Map

General

Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Depth

0 - 0.15m
0.15 - 0.30m
0.30 - 0.60m
0.60 - 0.90m
0.90 - 1.20m
> 1.20m

Contours (height in metres)

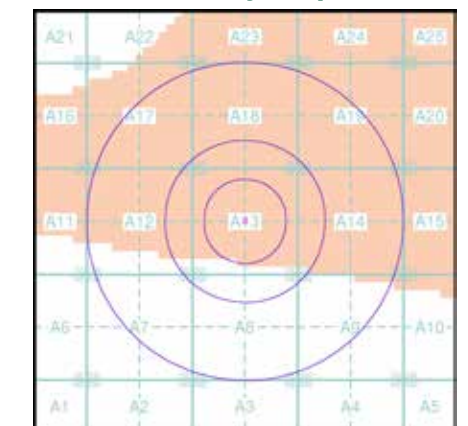
Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below

National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A

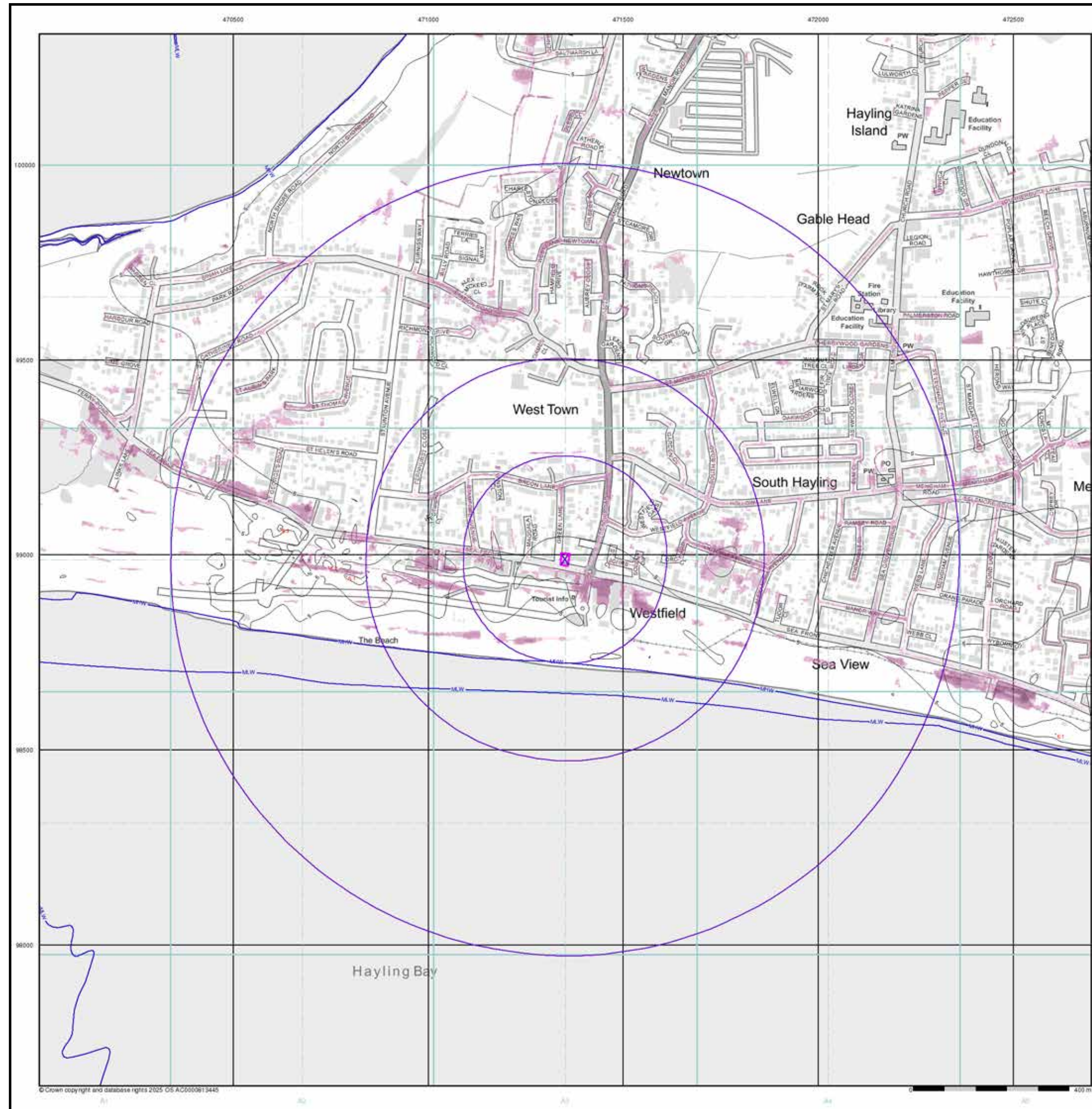


Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU



© Crown copyright and database rights 2025 OS AC0000913448

EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

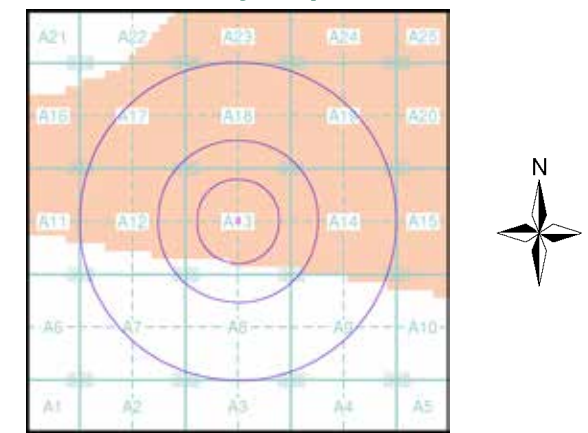
- Standard Contour
- Master Contour
- Spot Height

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A

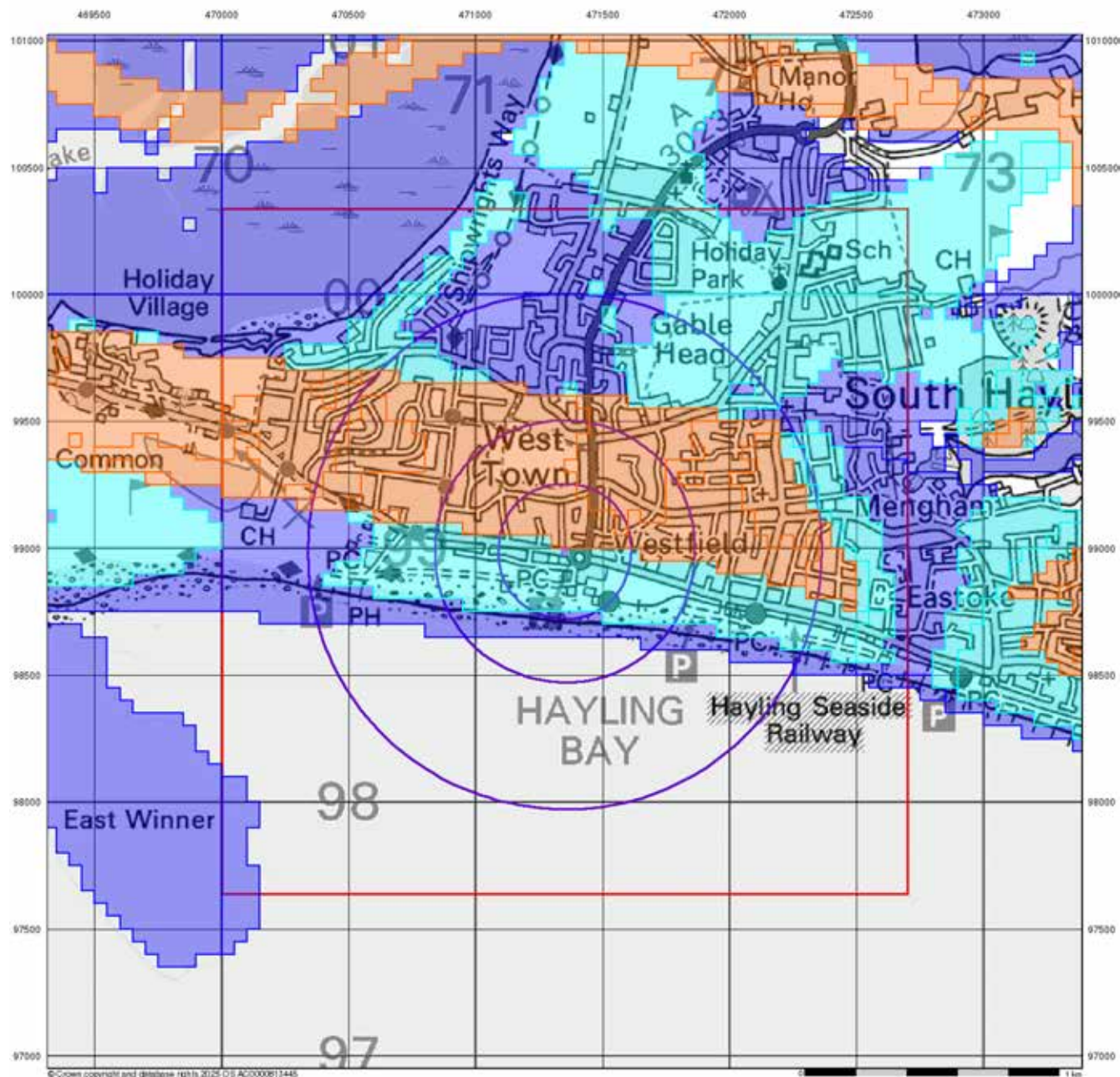


Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU



© Crown copyright and database rights 2025 OS A20000813445

Envirocheck®

LANDMARK INFORMATION GROUP®

BGS Flood Data (1:50,000)

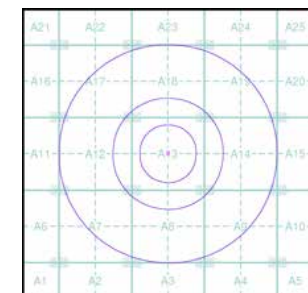
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



Order Details

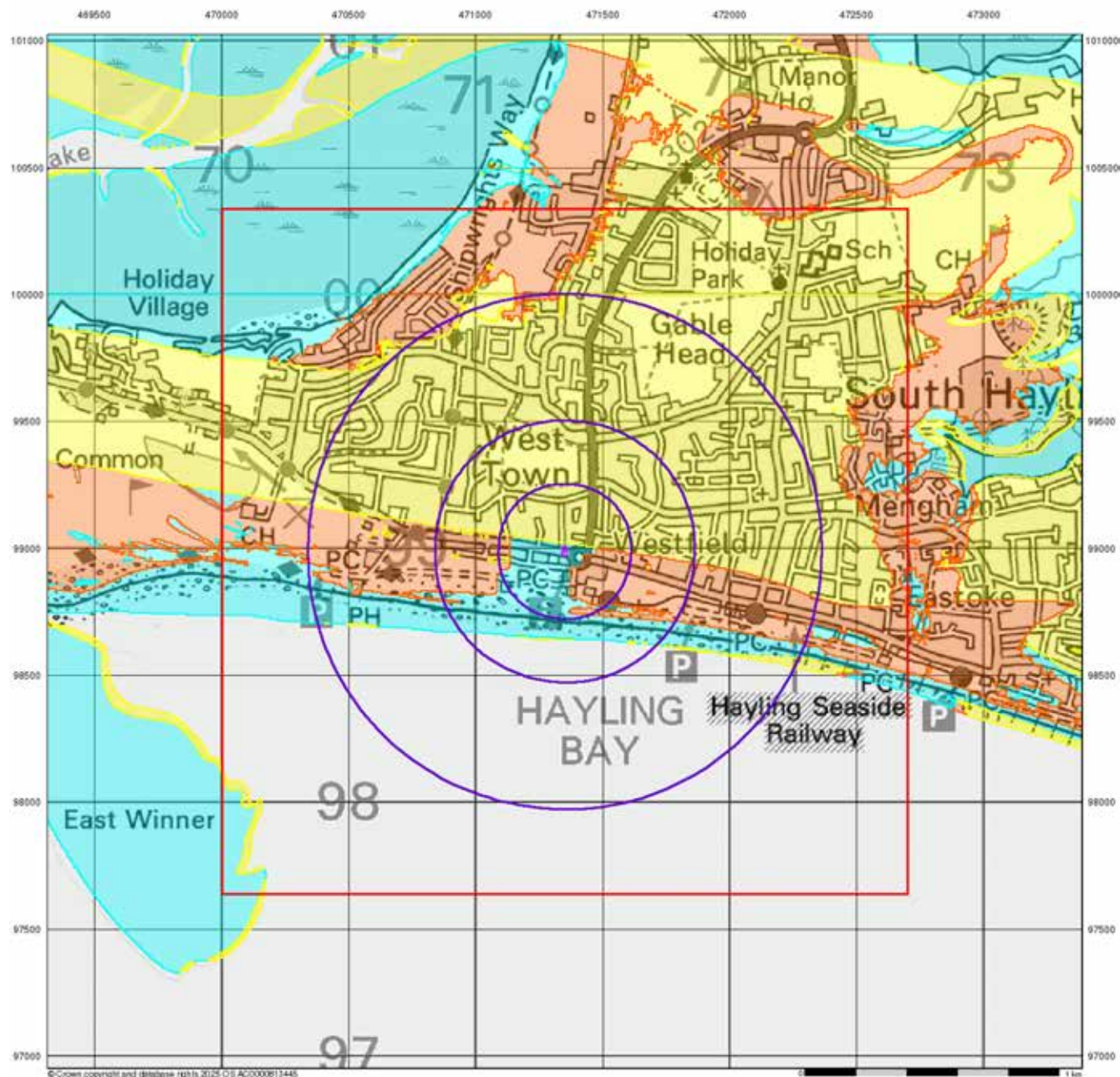
Order Number: 372651354_1_1
 Customer Ref: 1128
 National Grid Reference: 471350, 98990
 Slice: A
 Site Area (Ha): 0.06
 Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



© Crown copyright and database rights 2025 OS. All rights reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

GeoSmart Information Groundwater Flood Map (1:50,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Slice

GeoSmart Information Groundwater Flooding Risk

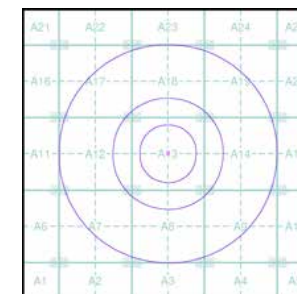
High Risk

Moderate Risk

Low Risk

Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

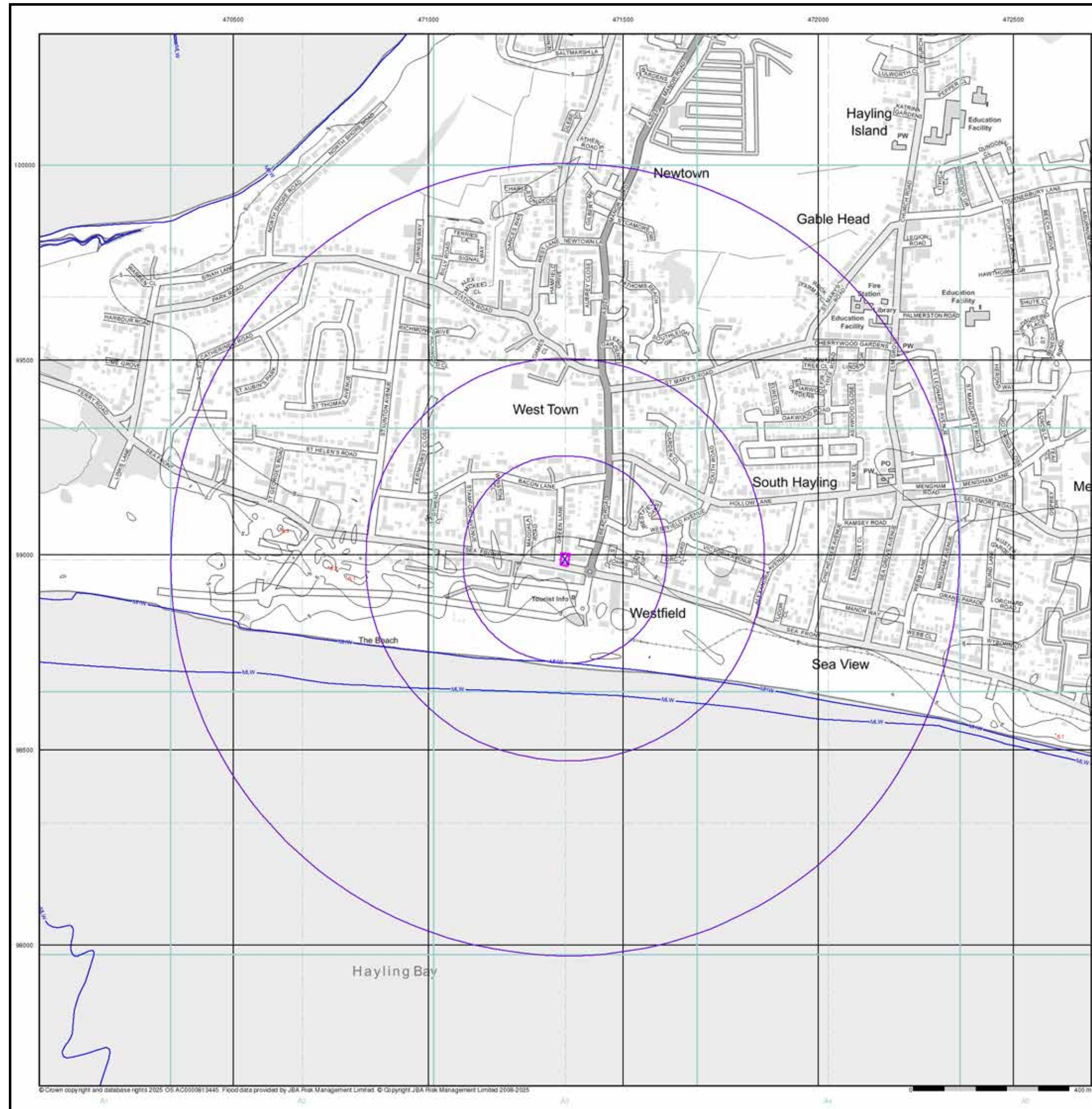
Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU

Landmark®
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and database rights 2025 OS AC0000913445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025.

JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

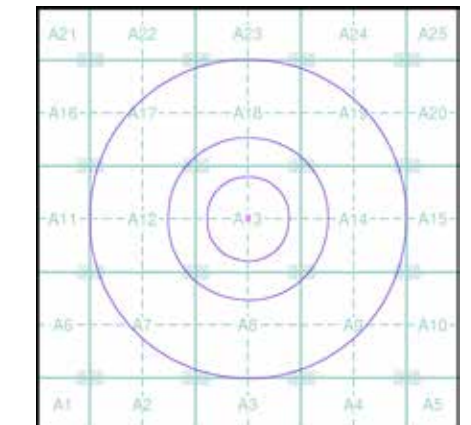
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA Canal Failure Flood Map - Slice A

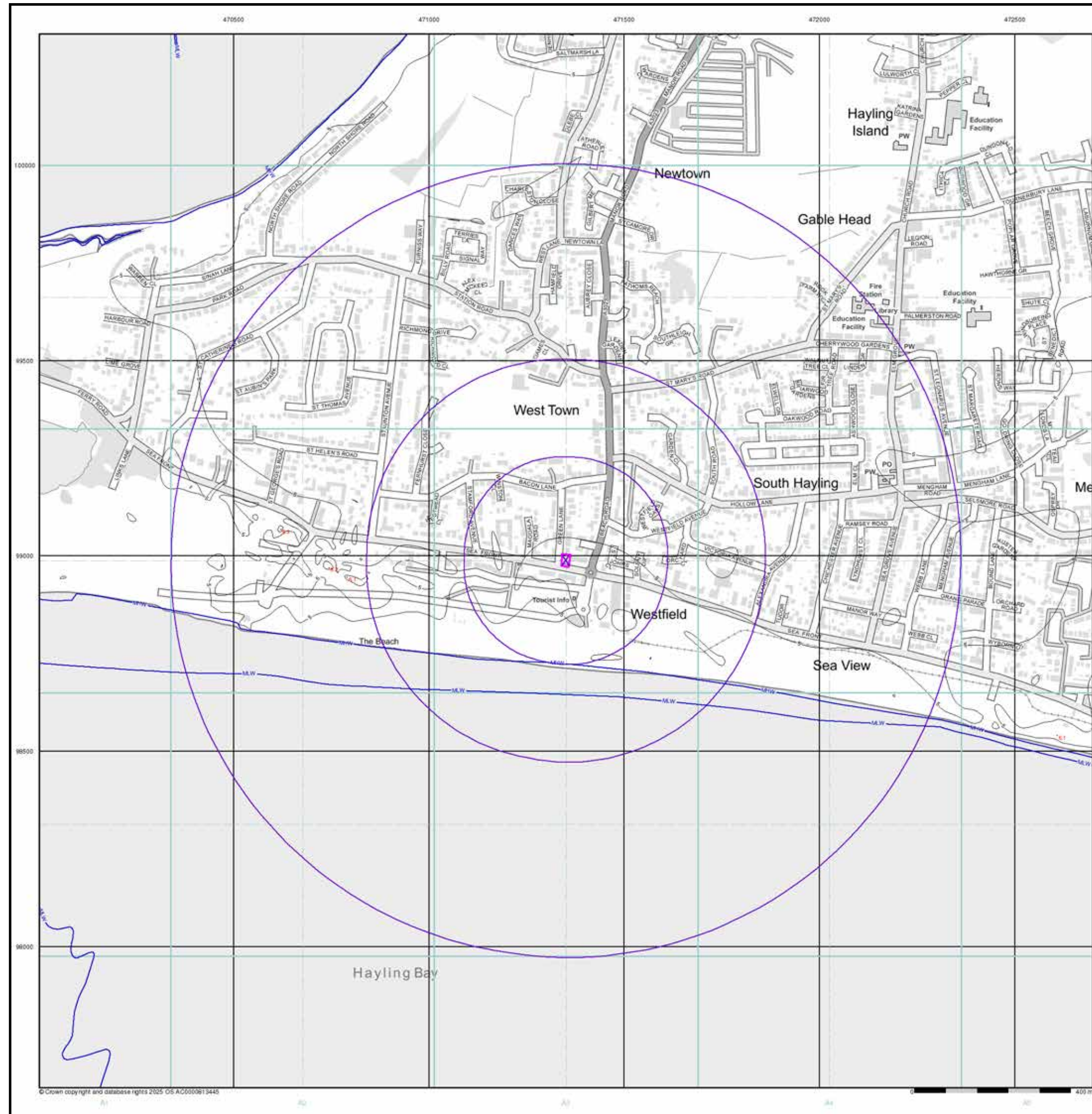


Order Details

Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU



© Crown copyright and database rights 2025 OS AC0000913448

Envirocheck[®]

LANDMARK INFORMATION GROUP[®]

EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

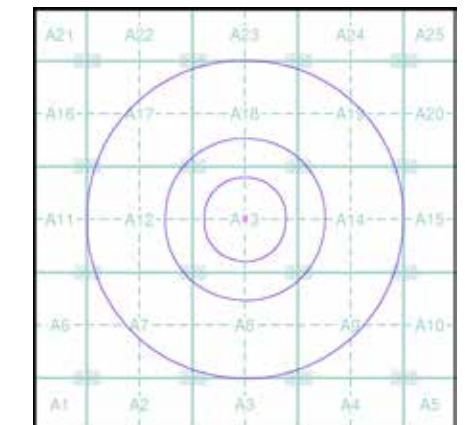
Historic Flood Events Data

- | | |
|--|--|
| Channel Capacity Exceeded (no raised defences) | Obstruction/Blockage - Culvert |
| Channel Capacity Exceeded /Surface Water | Obstruction/Blockage - Debris Screen |
| Groundwater/High Water Table | Operational Failure/ Breach of Defence |
| Local Drainage/Surface Water | Other |
| Mechanical Failure | Overtopping of Defences |
| Obstruction/Blockage - Bridge | Surface Water |
| Obstruction/Blockage - Channel | Unknown |
| Historical Flood Liabilities | |

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Historic Flood Map - Slice A



Order Details

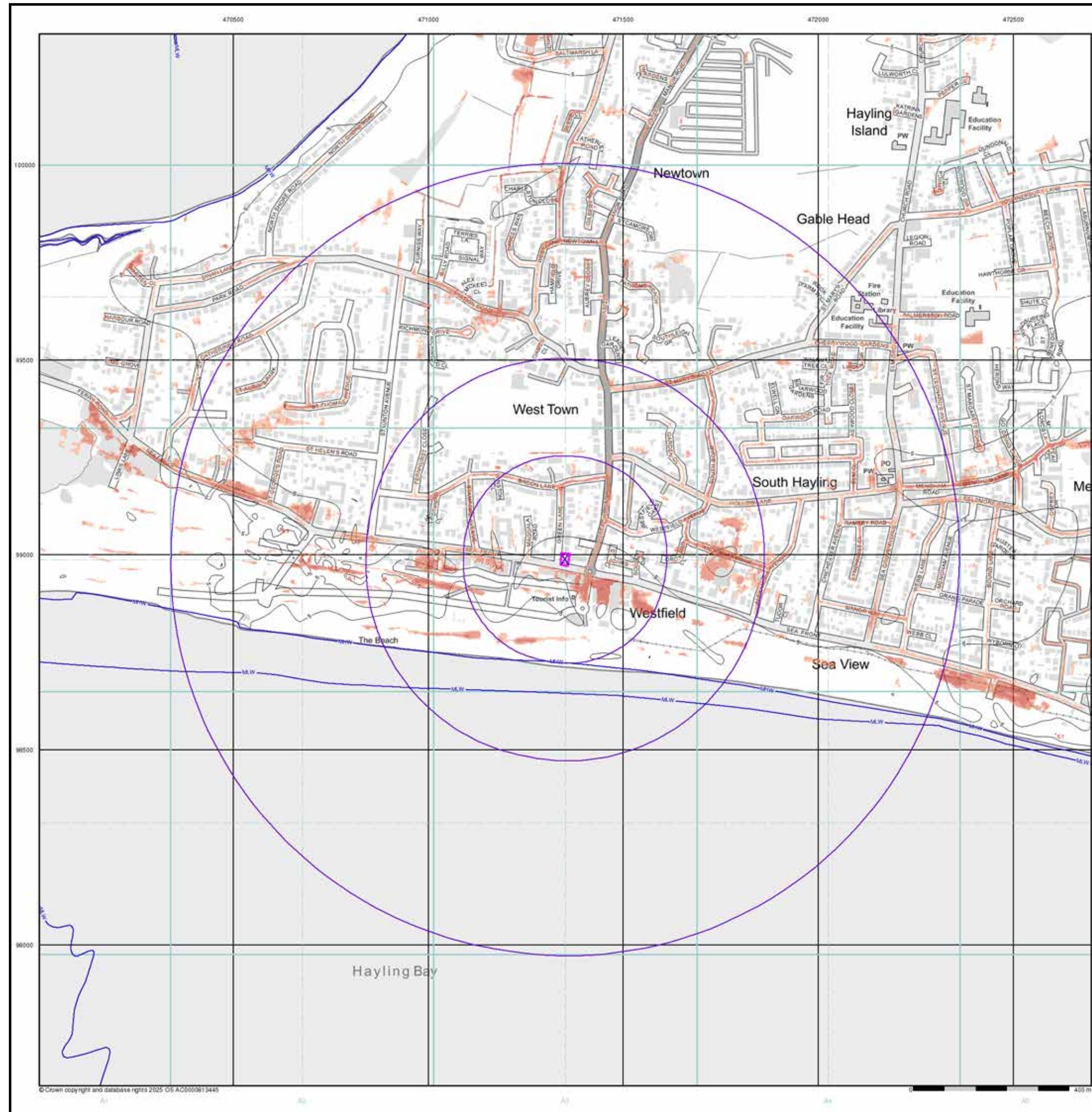
Order Number: 372651354_1_1
Customer Ref: 1128
National Grid Reference: 471350, 98990
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU

Landmark[®]
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and database rights 2025 OS AC0000613448

EA/NRW Surface Water 1000 Year Return Hazard Rating Map (1:10,000)

General

Specified Site

Specified Buffer(s)

Bearing Reference Point

Surface Water Hazard Rating

Low (0.5 – 0.75)

Moderate (0.75 – 1.25)

Significant (1.25 – 2.0)

Extreme (>2.0)

Contours (height in metres)

Standard Contour

Master Contour

Spot Height

105

100

95

167.8

MLW

MHW

Mean Low Water

Mean High Water

Suitability

See the suitability map below

National to county

County to town

Town to street

Street to parcels of land

Property

EA/NRW Suitability Map - Slice A

Order Details

Order Number:

Customer Ref:

National Grid Reference:

Slice:

Site Area (Ha):

Search Buffer (m):

372651354_1_1

1128

471350, 98990

A

0.06

1000

Site Details

234, Sea Front, HAYLING ISLAND, PO11 0AU

Landmark[®]

INFORMATION GROUP

Tel:

Fax:

Web:

0844 844 9952

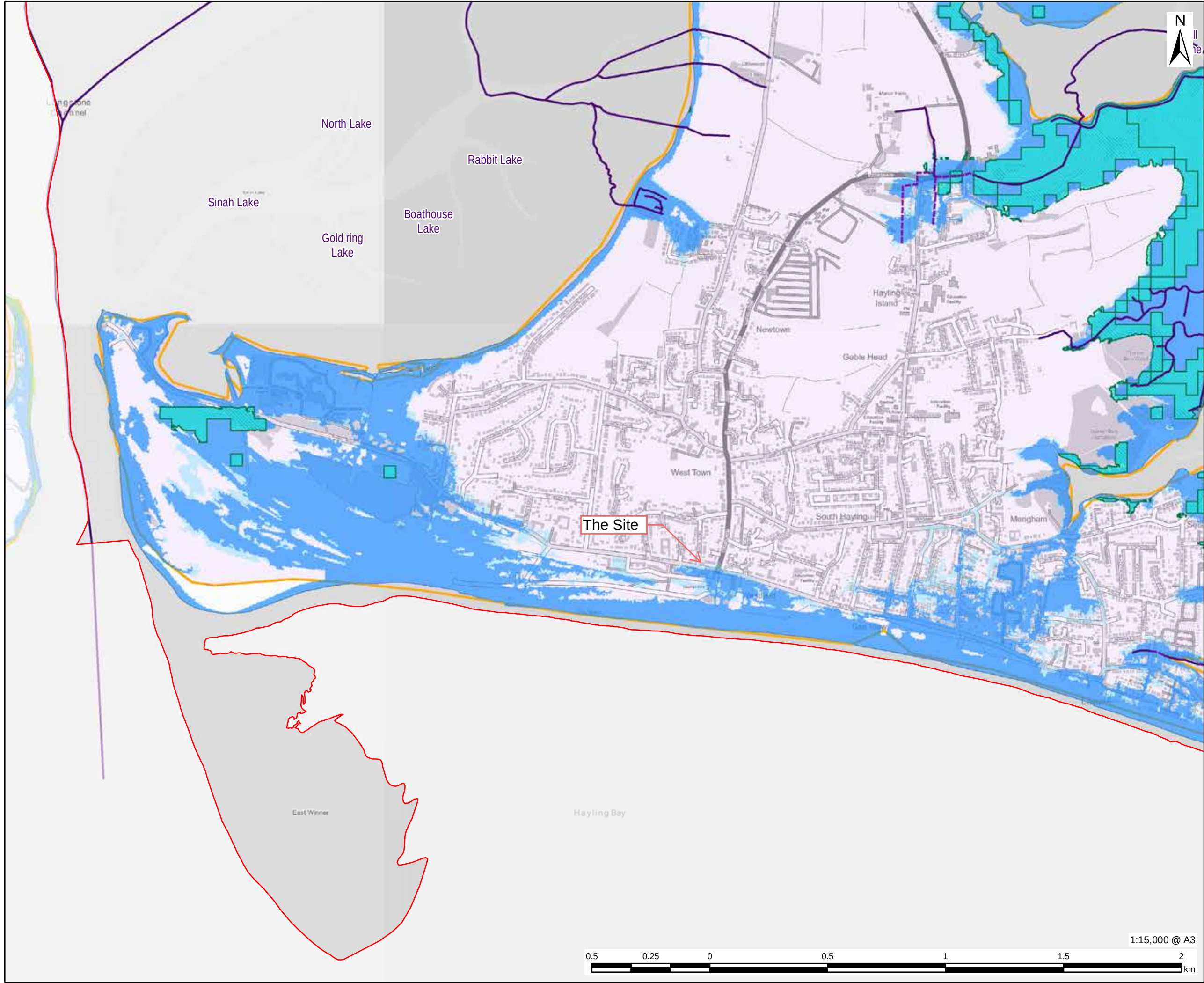
0844 844 9951

www.envirocheck.co.uk

A Landmark Information Group Service v50.0 20-Mar-2025 Page 15 of 17

Appendix F

PfSH Strategic Flood Risk Assessment Flood Map Data



AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

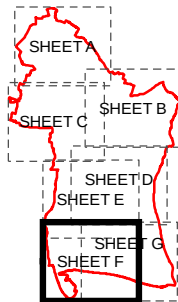
CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

- Havant Borough Boundary
- Reduction in Risk of Flooding from Rivers and Sea due to Defences
- Catchments
- Flood Zone 2
- Flood Zone 3
- Tidal Flood Extent, Defended 3.3% AEP
- Watercourses
- Surface
- Below Surface

OVERVIEW



0 2.5 5
km

NOTES

© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673. Some features of this map are based on digital spatial data from the Centre for Ecology & Hydrology, © NERC (CEH) © Crown copyright and database rights 2022 Ordnance Survey 100024198.
Additional layers provided by Hampshire County Council, March, 2022.
This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Flood Zones
Sheet 6 of 7

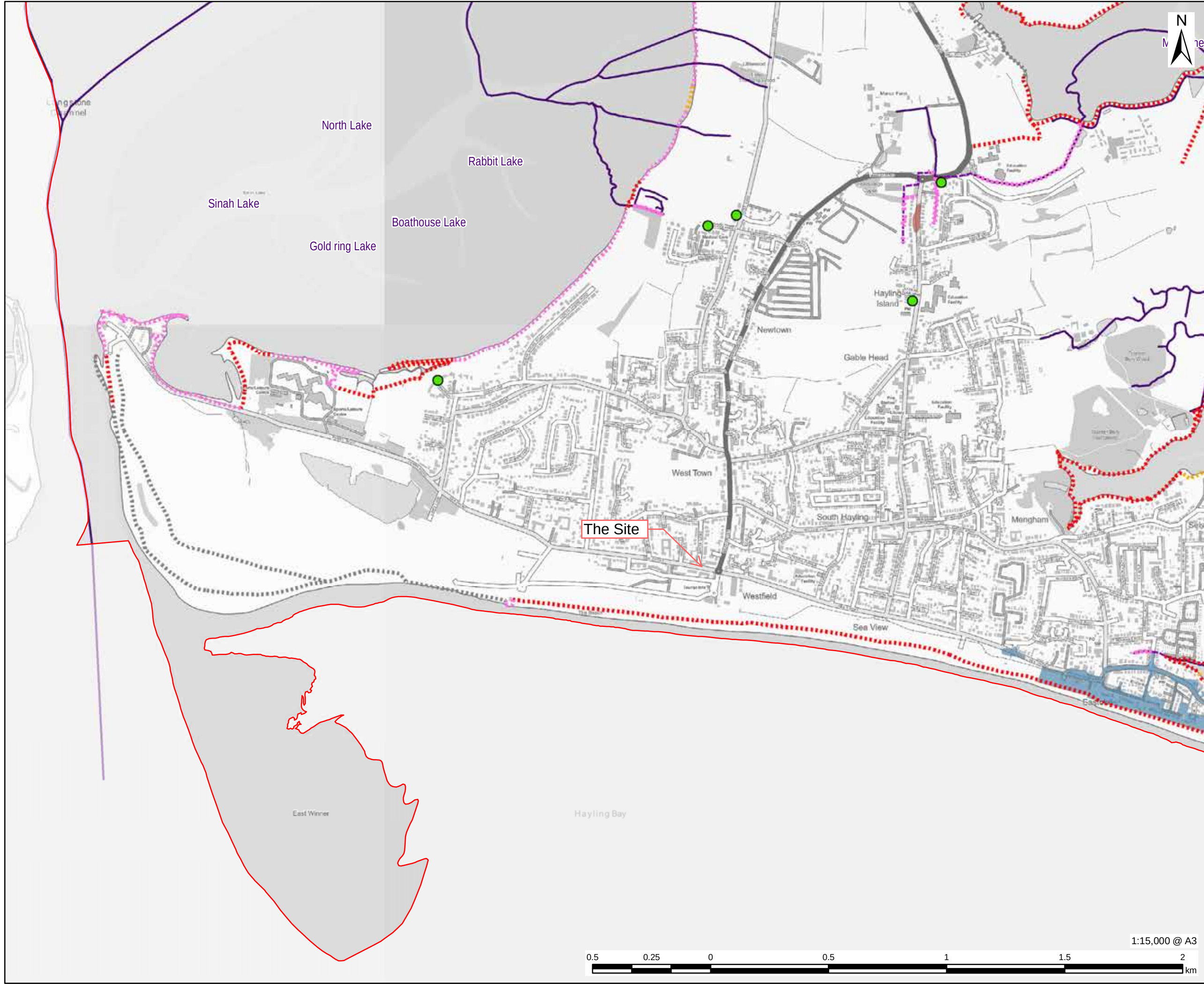
FIGURE NUMBER

Figure 1F

0.5 0.25 0 0.5 1 1.5 2
km

1:15,000 @ A3

This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

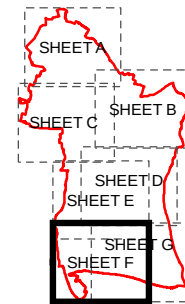
CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

- Havant Borough Boundary
- Southern Water Observed Flooding
- Watercourses
 - Surface
 - - - Below Surface
- Flood Defences
 - - - - Other
 - - - - Embankment
 - - - - High Ground
 - - - - Wall
- Recorded Flood Outlines
 - Sea
 - Unknown

OVERVIEW



0 2.5 5
km

NOTES

© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.
Additional layers provided by Hampshire County Council, March, 2022.
This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Recorded Flood Outlines

Sheet 6 of 7

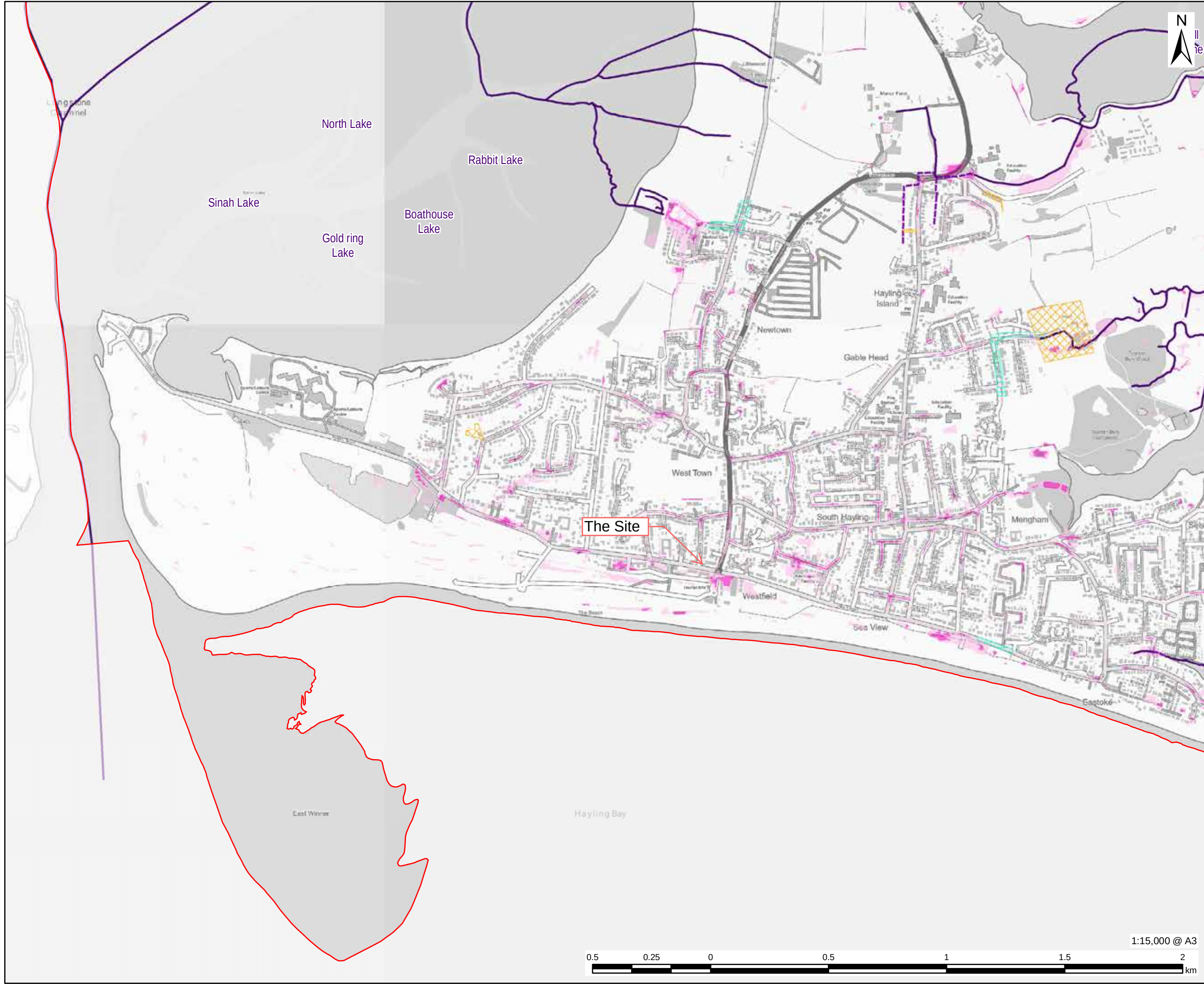
FIGURE NUMBER

Figure 2F

1:15,000 @ A3

0.5 0.25 0 0.5 1 1.5 2
km

This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT
Partnership for South Hampshire Strategic Flood Risk Assessment

CLIENT
Portsmouth City Council on behalf of Havant Borough Council

CONSULTANT
AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

- Havant Borough Boundary
- Recorded Highway Flooding
- Flood Investigation
- Watercourses
 - Surface
 - Below Surface
- Risk of Flooding from Surface Water (RoFSW)
 - 3.3% AEP (High Probability)
 - 1% AEP (Medium Probability)
 - 0.1% AEP (Low Probability)

OVERVIEW

NOTES

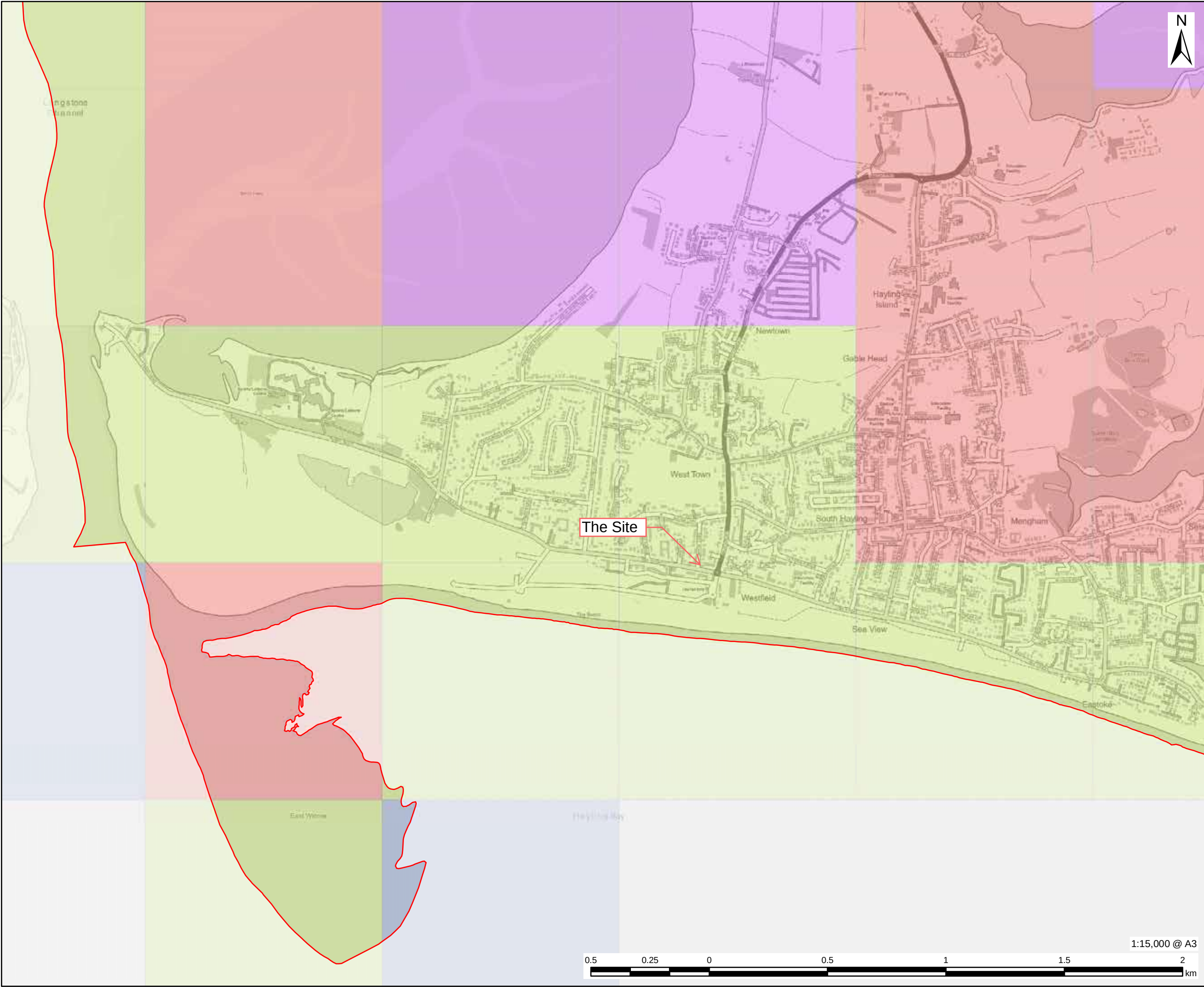
© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.
Additional layers provided by Hampshire County Council, March, 2022.
This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE
For Information

PROJECT NUMBER
60653132

FIGURE TITLE
Risk of Flooding from Surface Water Sheet 6 of 7

FIGURE NUMBER
Figure 3F



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

Havant Borough Boundary

Areas Susceptible to Groundwater
Flooding

< 25%

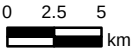
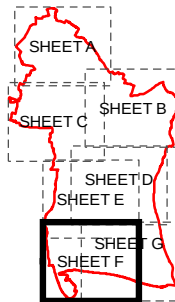
>= 25% <50%

>= 50% <75%

>= 75%

Elsewhere: Not considered to be prone to
groundwater flooding: based on rock type.

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.
Additional layers provided by Hampshire
County Council, March, 2022.
This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

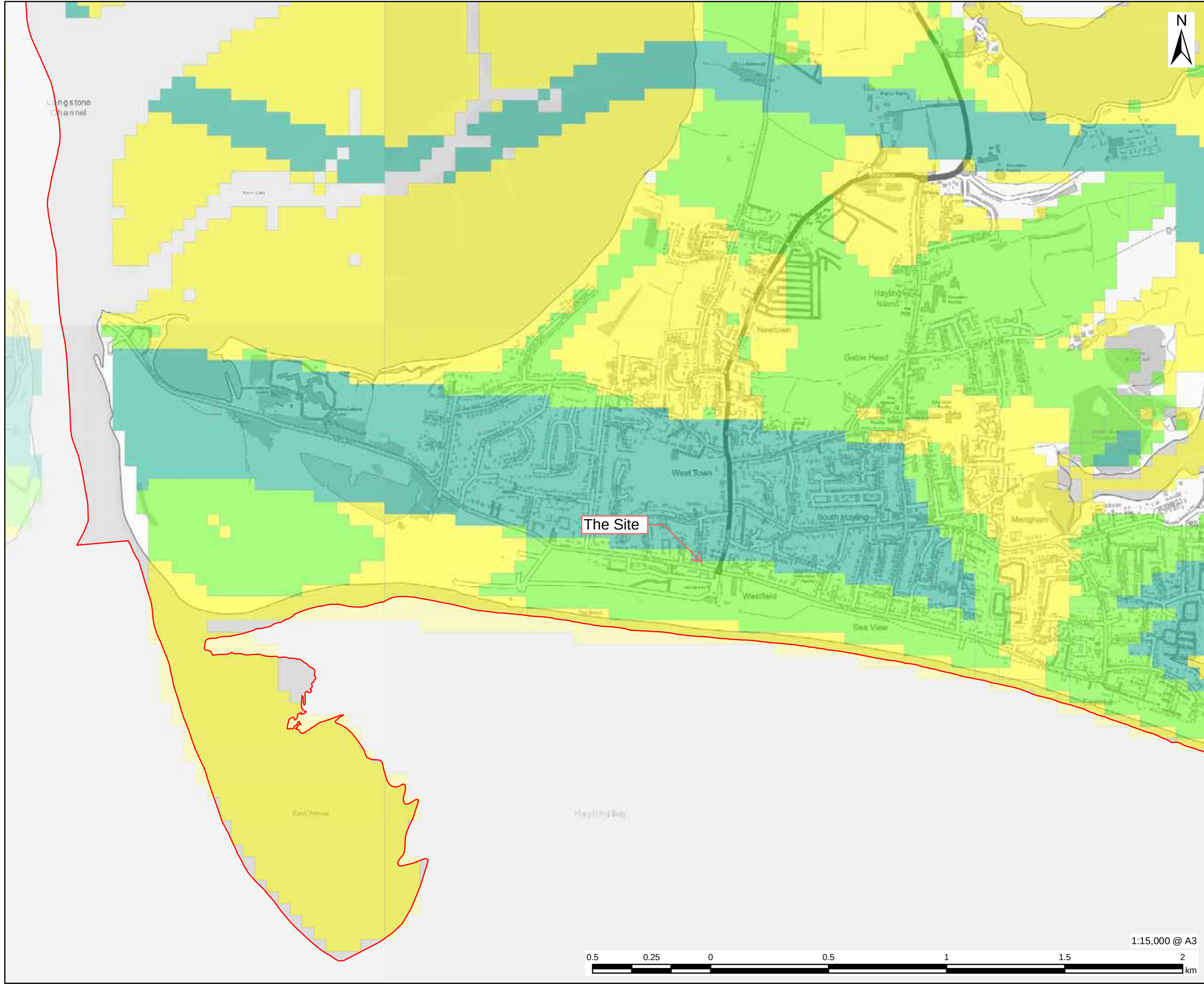
60653132

FIGURE TITLE

Area Susceptible to Groundwater
Flooding
Sheet 6 of 7

FIGURE NUMBER

Figure 4F



AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

 Havant Borough Boundary

Susceptibility to Groundwater Flooding

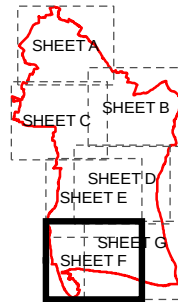
 Limited potential for groundwater
flooding to occur

 Potential for groundwater flooding of
property situated below ground level

 Potential for groundwater flooding to
occur at surface

Elsewhere: Not considered to be prone to
groundwater flooding: based on rock type.

OVERVIEW



0 2.5 5
km

NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.
Additional layers provided by Hampshire
County Council, March, 2022.
Derived from 1:50,000 scale BGS Digital
Data under Licence No. 2022/023A British
Geological Survey © and Database Right
UKRI. All rights reserved.
This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Susceptibility to Groundwater Flooding
Sheet 6 of 7

FIGURE NUMBER

Figure 5F

0.5 0.25 0 0.5 1 1.5 2
km

1:15,000 @ A3

This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

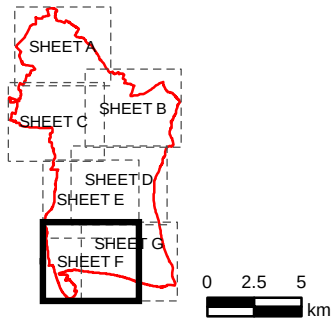
CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

- Havant Borough Boundary
- Risk of flooding from reservoirs
When river levels are normal

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.
Additional layers provided by Hampshire
County Council, March, 2022.
This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

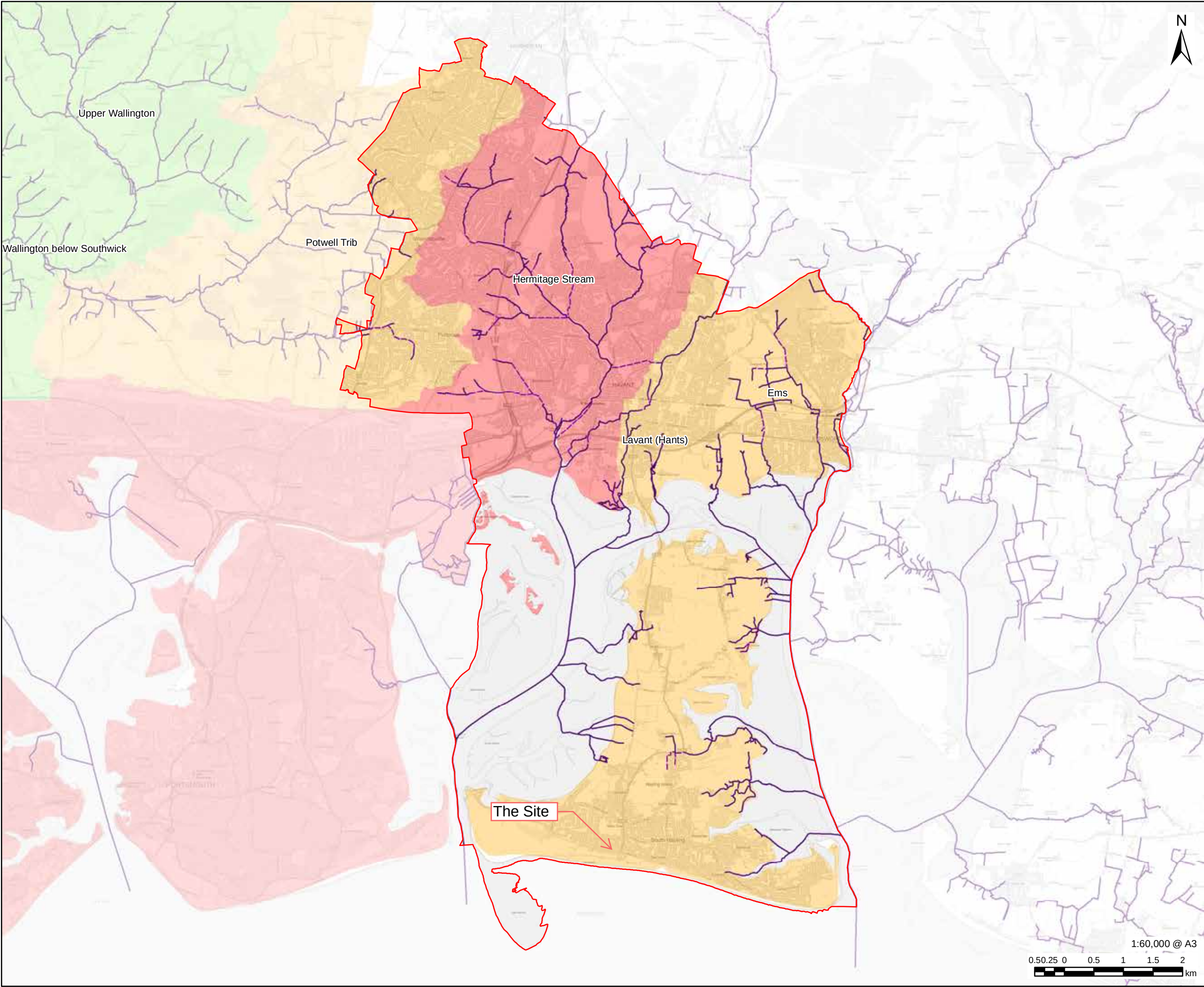
60653132

FIGURE TITLE

Risk of Flooding from Reservoirs
Sheet 6 of 7

FIGURE NUMBER

Figure 6F



PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

Havant Borough Boundary

Watercourses

— Surface

--- Below Surface

— Above Surface

Potential for Cumulative Impact of
Development on Flood Risk

■ High

■ Medium

■ Low

OVERVIEW



0 2.5 5
km

NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.
Additional layers provided by Hampshire
County Council, March, 2022.
This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

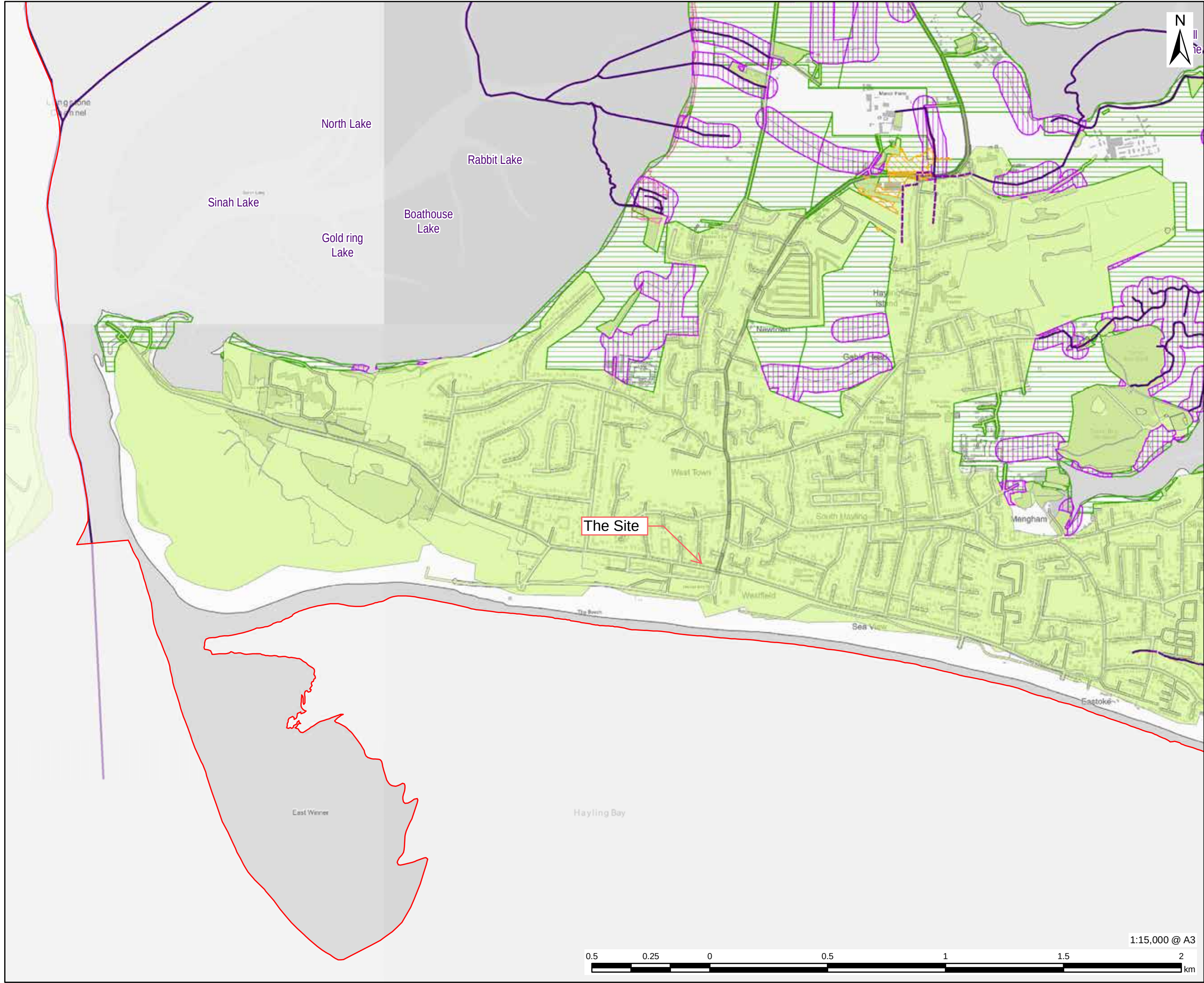
60653132

FIGURE TITLE

Potential for Cumulative Impact of
Development on Flood Risk

FIGURE NUMBER

Figure 7



AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

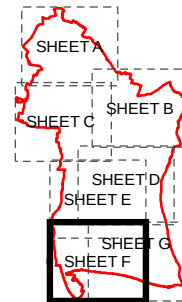
CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

- Havant Borough Boundary
- Woodland Constraints
- Watercourses
 - Surface
 - Below Surface
- Working with Natural Processes
 - Floodplain Woodland Planting Potential
 - Riparian Woodland Planting Potential
 - Wider Catchment Woodland
 - Floodplain Reconnection Potential
- Runoff Attenuation Features
 - 3.3% AEP

OVERVIEW



NOTES

© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.
Additional layers provided by Hampshire County Council, March, 2022.
This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Opportunities to reduce causes and
impacts of flooding
Sheet 6 of 7

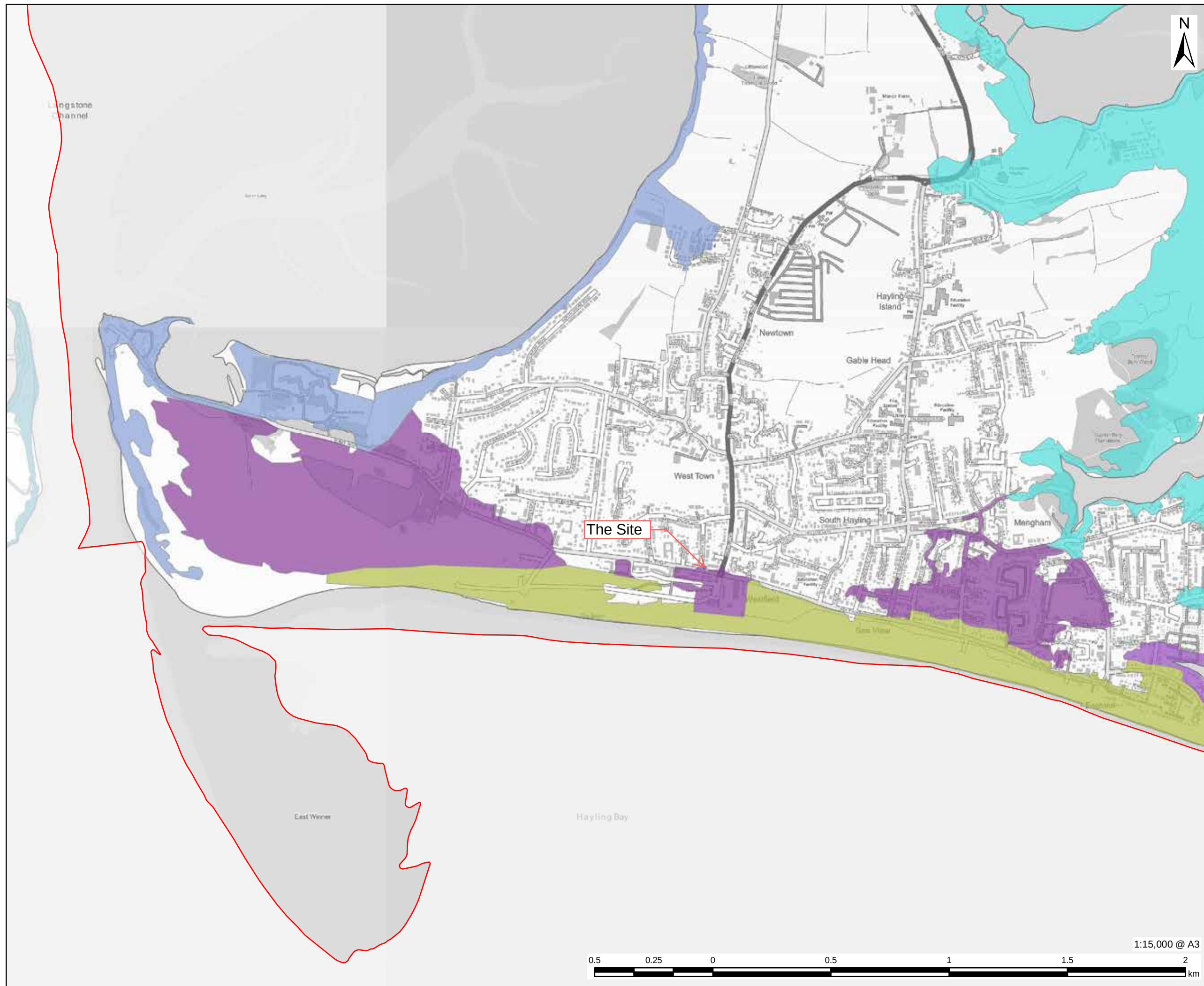
FIGURE NUMBER

Figure 8F

1:15,000 @ A3



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reprinted or relied upon by third parties, except as expressly agreed in writing by AECOM. AECOM accepts no responsibility, and denies any liability, whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT

Partnership for South Hampshire Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

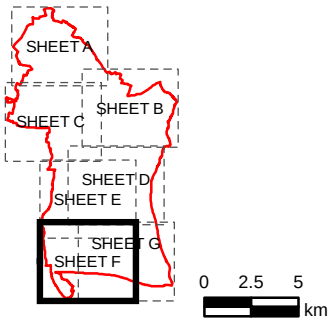
CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

-  Havant Borough Boundary
- Flood Warning Areas**
-  Eastern Portsmouth
 -  Eastoke
 -  Ferry Point, The Kench, Sinah Warren and Stoke, West Hayling
 -  North and East Hayling at Northney, Tye and Selsmore
 -  South Hayling and South Eastoke seafront
 -  South Hayling at Sinah Common, Westfield, Sea View and Mengham

OVERVIEW



NOTES

Environment Agency copyright and/or database right 2022.

Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.

Additional layers provided by Hampshire County Council, March, 2022.

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

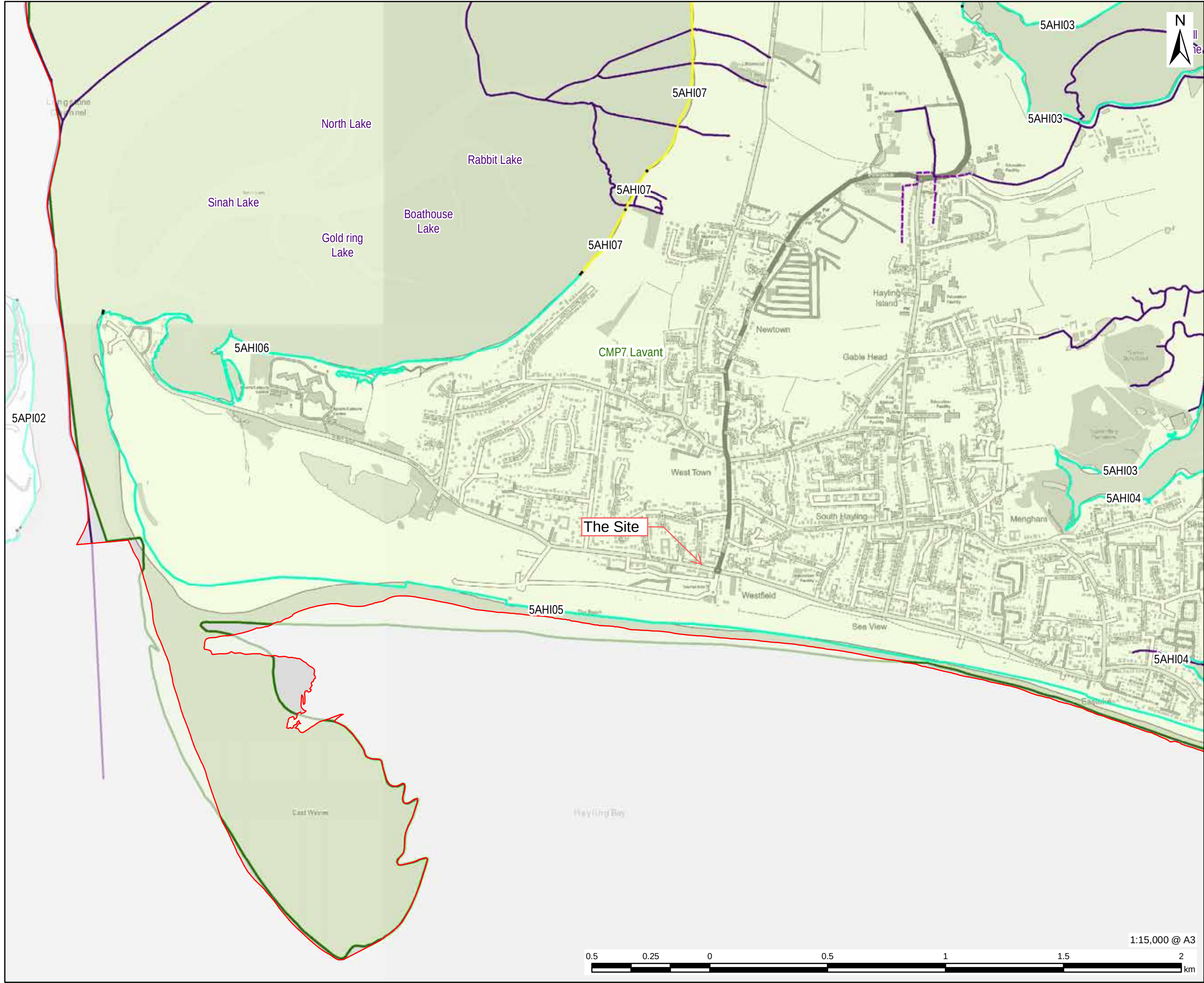
60653132

FIGURE TITLE

Flood Warning Areas
Sheet 6 of 7

FIGURE NUMBER

Figure 9F



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT
Partnership for South Hampshire Strategic Flood Risk Assessment

CLIENT
Portsmouth City Council on behalf of Havant Borough Council

CONSULTANT
AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

- Havant Borough Boundary
- Hampshire County Council Catchment Management Plans
- Watercourses
 - Surface
 - Below Surface
- Shoreline Management Plan
 - Hold the Line
 - Managed Realignment
 - No Active Intervention

OVERVIEW

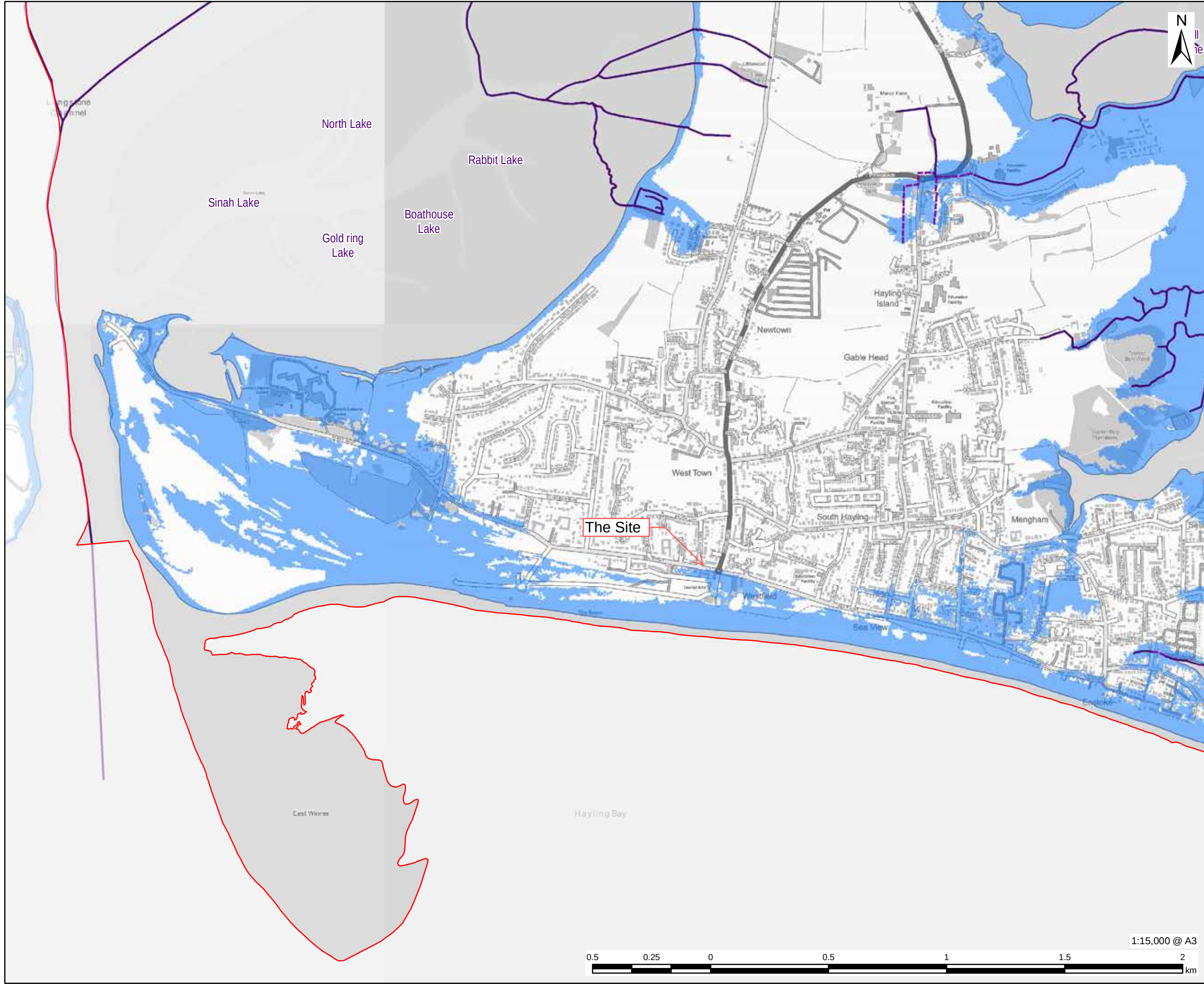
NOTES
© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.
Additional layers provided by Hampshire County Council, March, 2022.
This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE
For Information

PROJECT NUMBER
60653132

FIGURE TITLE
Flood Risk Management Policies
Sheet 6 of 7

FIGURE NUMBER
Figure 10F



AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

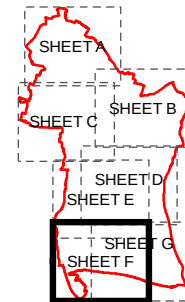
AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

- Havant Borough Boundary
- Environment Agency Flood Zone
- Watercourses
 - Surface
 - Below Surface

Users of this map should refer to the
SFRA Report for details of how these
outlines have been generated and how
they should be used.

OVERVIEW



0 2.5 5
km

NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.
This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Areas that may be sensitive to change
in water level
Sheet 6 of 7

FIGURE NUMBER

Figure 11F

0.5 0.25 0 0.5 1 1.5 2
km

1:15,000 @ A3

This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

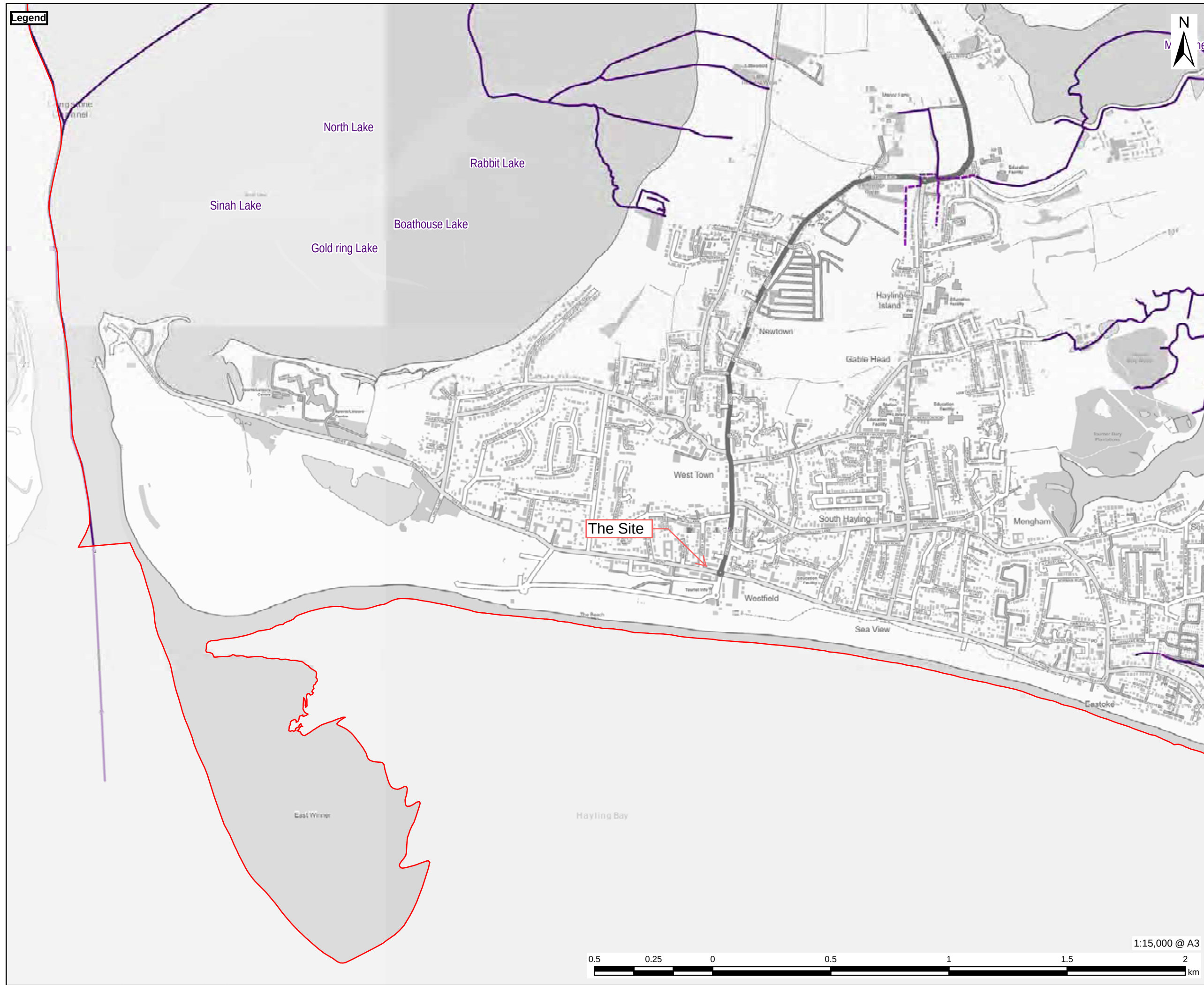


FIGURE NUMBER

Figure 12F



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT
Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT
Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT
AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND
 Havant Borough Boundary
 Tidal Flood Extent, Defended 3.3% AEP

OVERVIEW

NOTES

© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673. Some features of this map are based on digital spatial data from the Centre for Ecology & Hydrology, © NERC (CEH) © Crown copyright and database rights 2022 Ordnance Survey 100024198.
Additional layers provided by Hampshire County Council, March, 2022.
This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

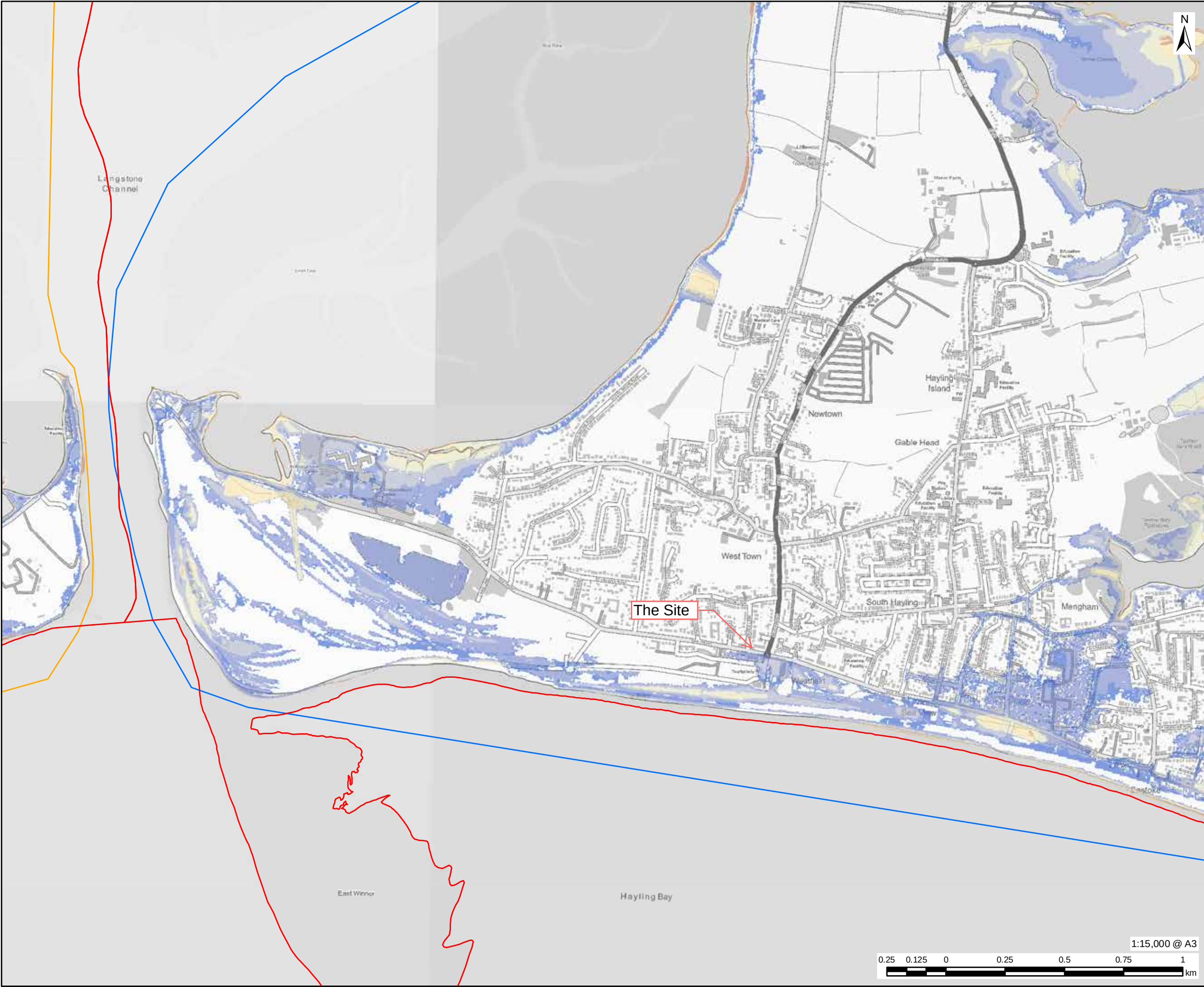
ISSUE PURPOSE
For Information

PROJECT NUMBER
60653132

FIGURE TITLE
Tidal Flood Extent, Defended 3.3% AEP

Sheet 6 of 7

FIGURE NUMBER
Figure 13F



AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

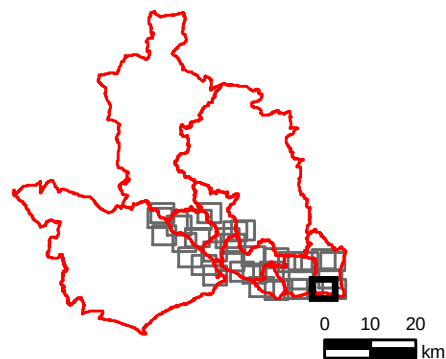
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Depth (m): Defended
1 in 200 Year (0.5% AEP) 2055
(Higher Central)

- 0.0 - 0.1
- 0.1 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- 2.0 - 2.5
- 2.5 - 5.0
- >5.0

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

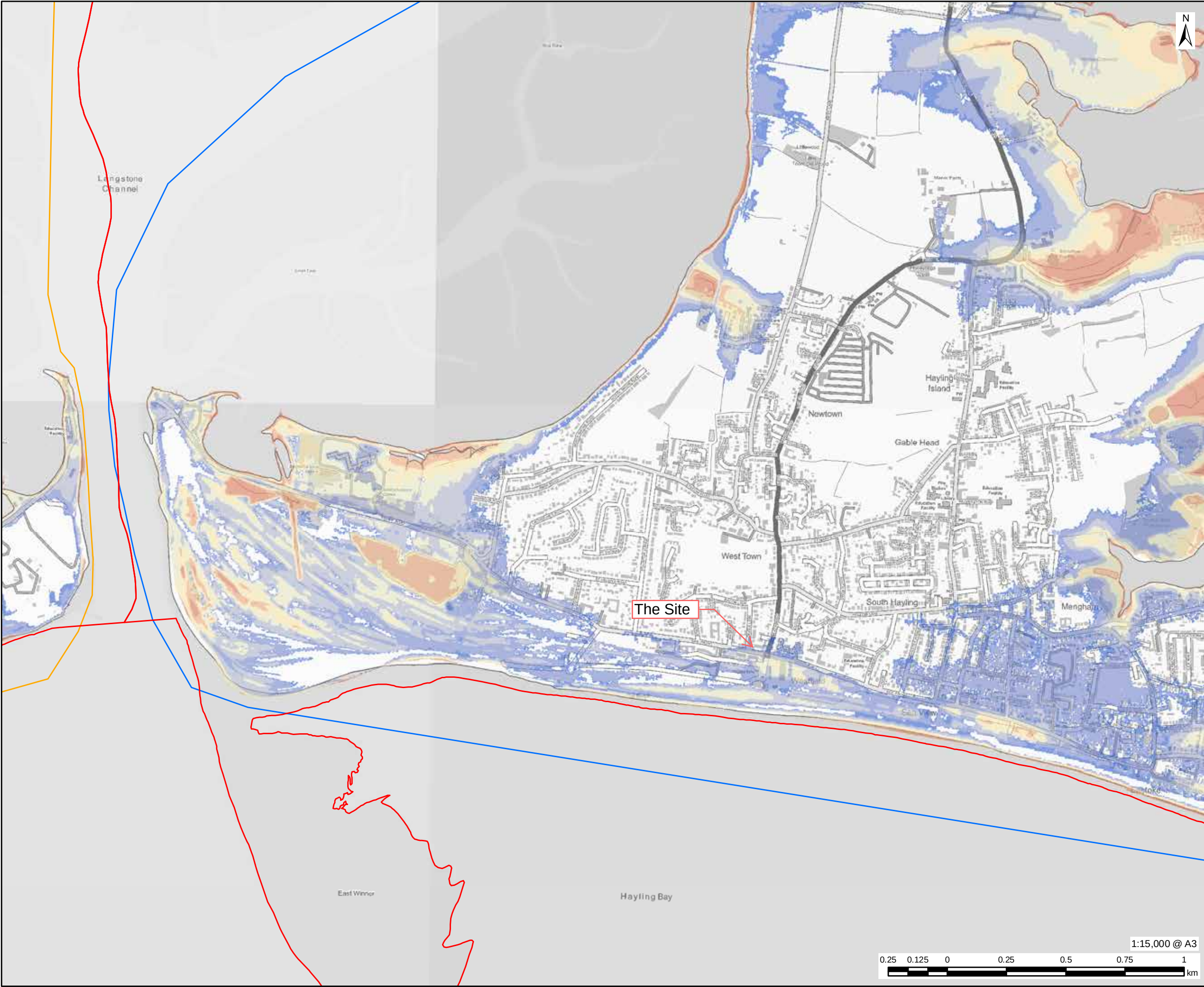
60653132

FIGURE TITLE

Maximum Flood Depth: Defended 1 in
200 Year (0.5% AEP) 2055 (Higher
Central)
Sheet 2 of 5

FIGURE NUMBER

Figure 4



AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

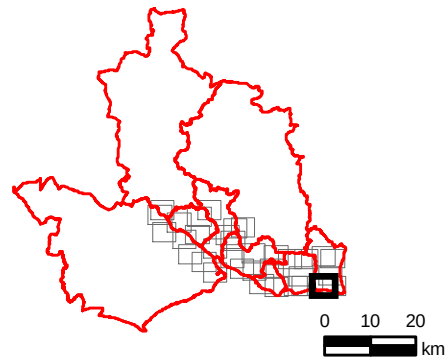
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Depth (m): Defended
1 in 200 Year (0.5% AEP) 2122
(Higher Central)

- 0.0 - 0.1
- 0.1 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- 2.0 - 2.5
- 2.5 - 5.0
- >5.0

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

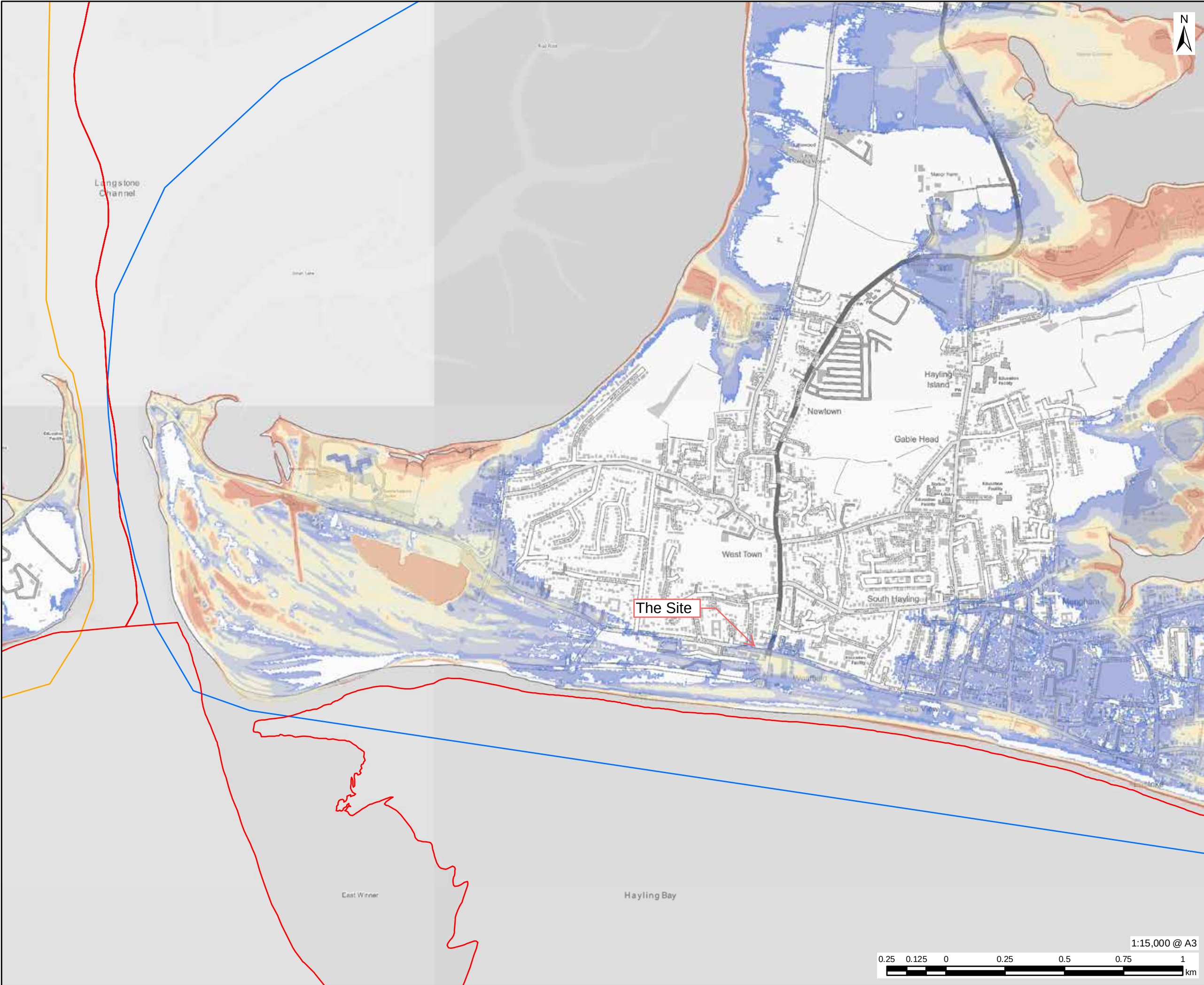
Maximum Flood Depth: Defended 1 in
200 Year (0.5% AEP) 2122 (Higher
Central)
Sheet 2 of 5

FIGURE NUMBER

Figure 5

Filename: \\na.aecomnet.com\ifs\EMEA\Croydon\UK CRD1\Legacy\UKCRD1\PP001\UKCRD1\PP001\Projects\General\GIS\Projects\PSH_SFRA\02_Maps\CoastalModelling\PSH_MaxFloodDepth_1in200_0_5_2122.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

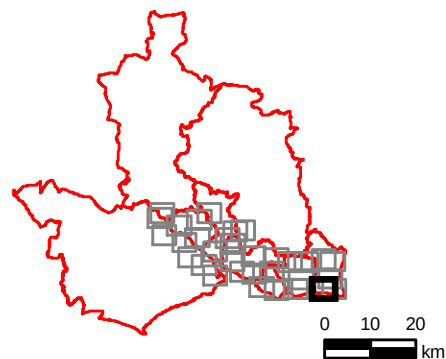
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Depth (m): Defended
1 in 200 Year (0.5% AEP) 2122 (Upper
End)

- 0.0 - 0.1
- 0.1 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- 2.0 - 2.5
- 2.5 - 5.0
- >5.0

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Maximum Flood Depth: Defended 1 in
200 Year (0.5% AEP) 2122 (Upper End)
Sheet 2 of 5

FIGURE NUMBER

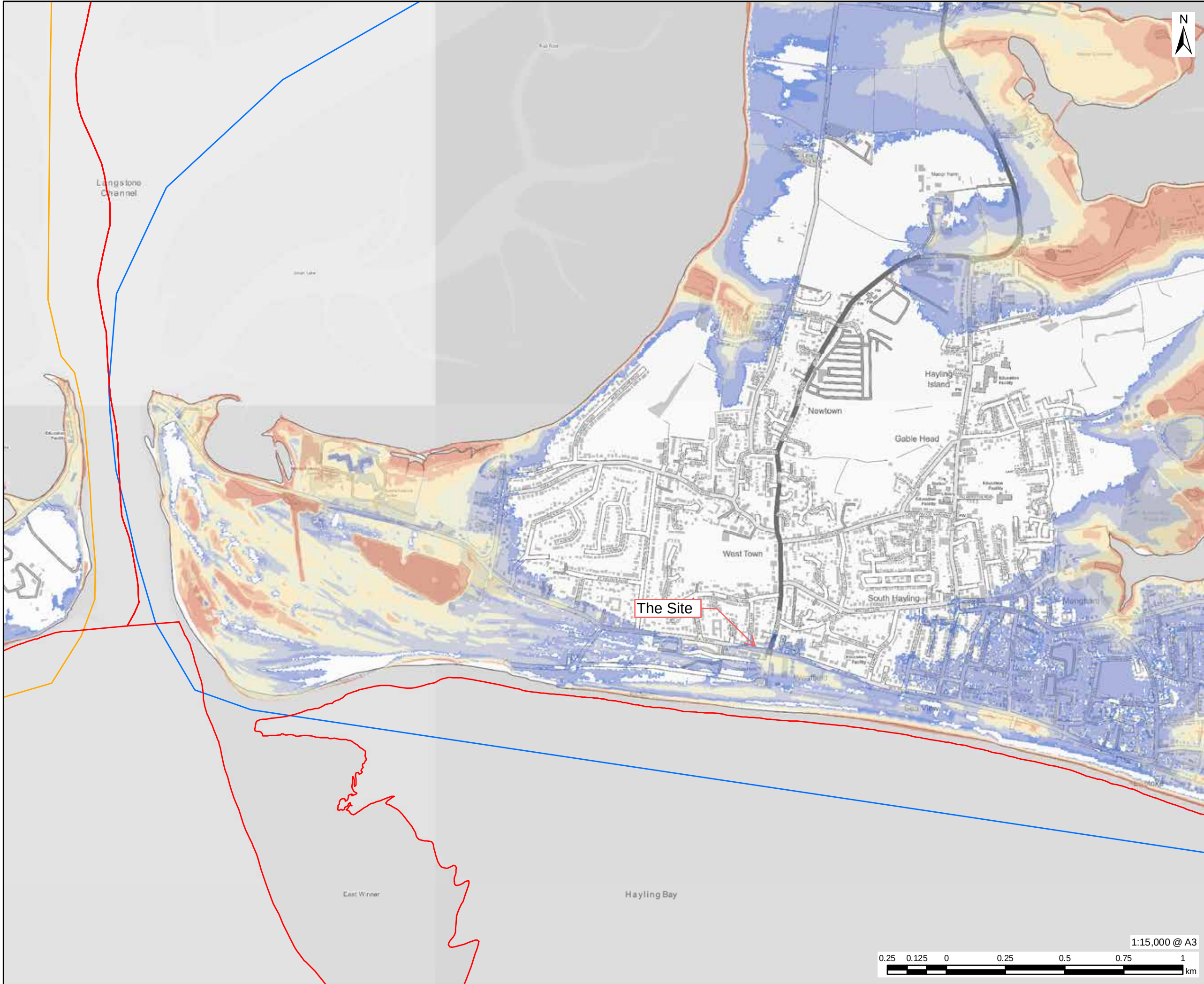
Figure 6

1:15,000 @ A3



Filename: \\na.aecomnet.com\ifs\EMEA\Croydon\UKCRD1\FP001\Legacy\UKCRD1\FP001\Projects\SFRA\02_Maps\CoastalModeling\FISH_MaxFloodDepth_1in1000_0.1_2122.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

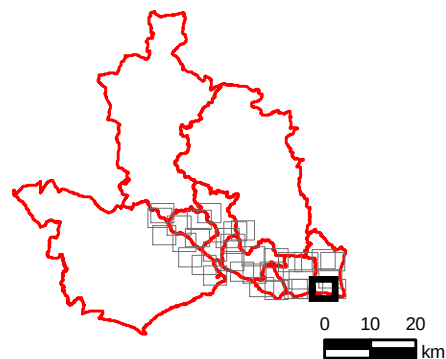
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Depth: Defended 1
in 1000 Year (0.1% AEP) 2122 (Upper
End)

- 0.0 - 0.1
- 0.1 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- 2.0 - 2.5
- 2.5 - 5.0
- >5.0

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Maximum Flood Depth: Defended 1 in
1000 Year (0.1% AEP) 2122 (Upper
End)

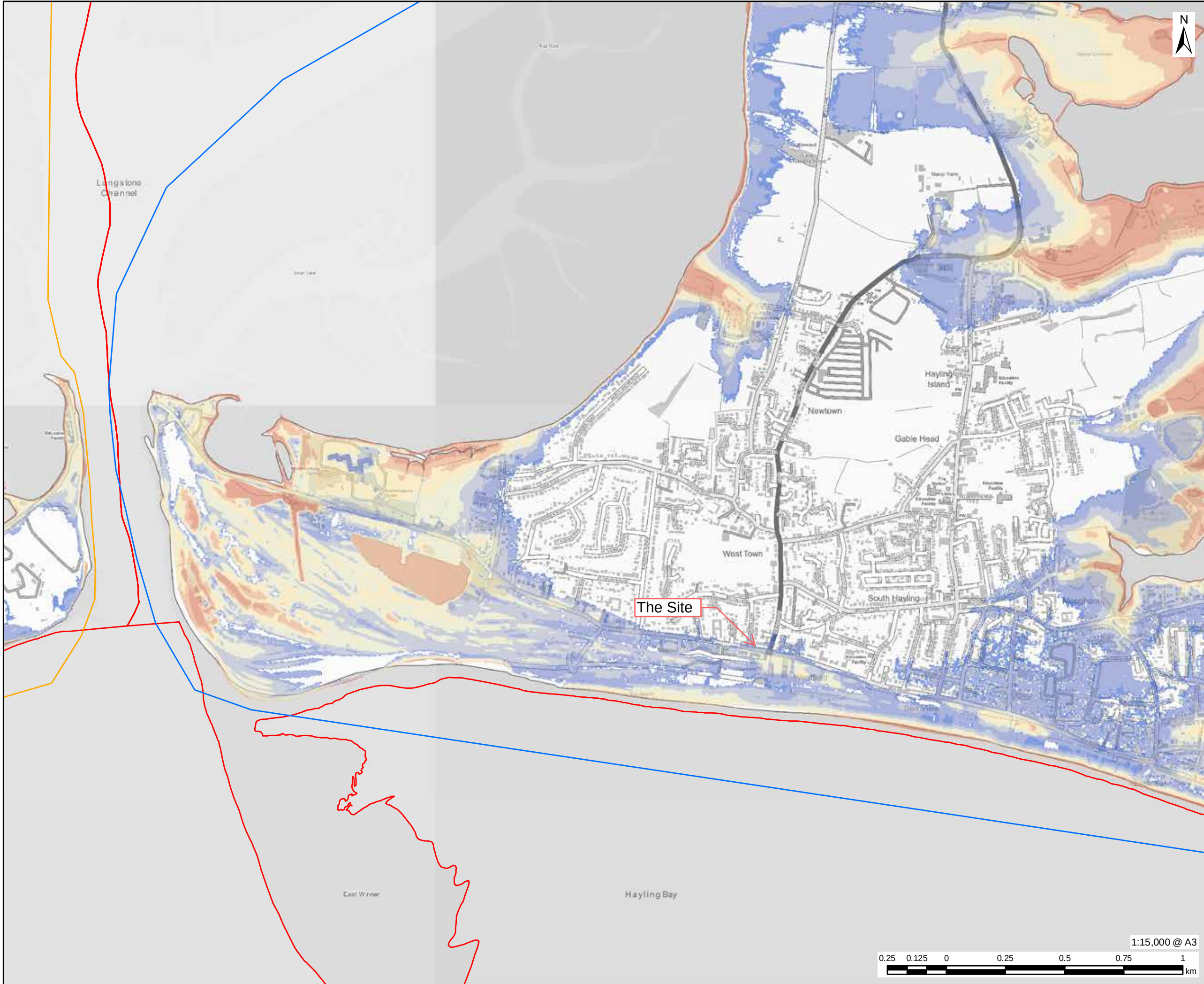
Sheet 2 of 5

FIGURE NUMBER

Figure 7

Filename: \\na.aecomnet.com\ifs\EMEA\Croydon\UKCRD1\Legacy\UKCRD1\FP001\Projects\SFRA\02_Maps\CoastalModelling\FISH_MaxFloodDepth_Undefended_0.5_2122.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

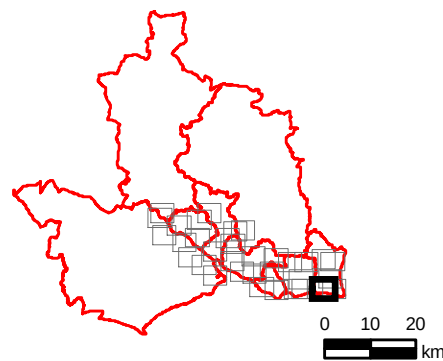
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Depth: Undefended
1 in 200 Year (0.5% AEP) 2122 Upper
End

- 0.0 - 0.1
- 0.1 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- 2.0 - 2.5
- 2.5 - 5.0
- >5.0

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

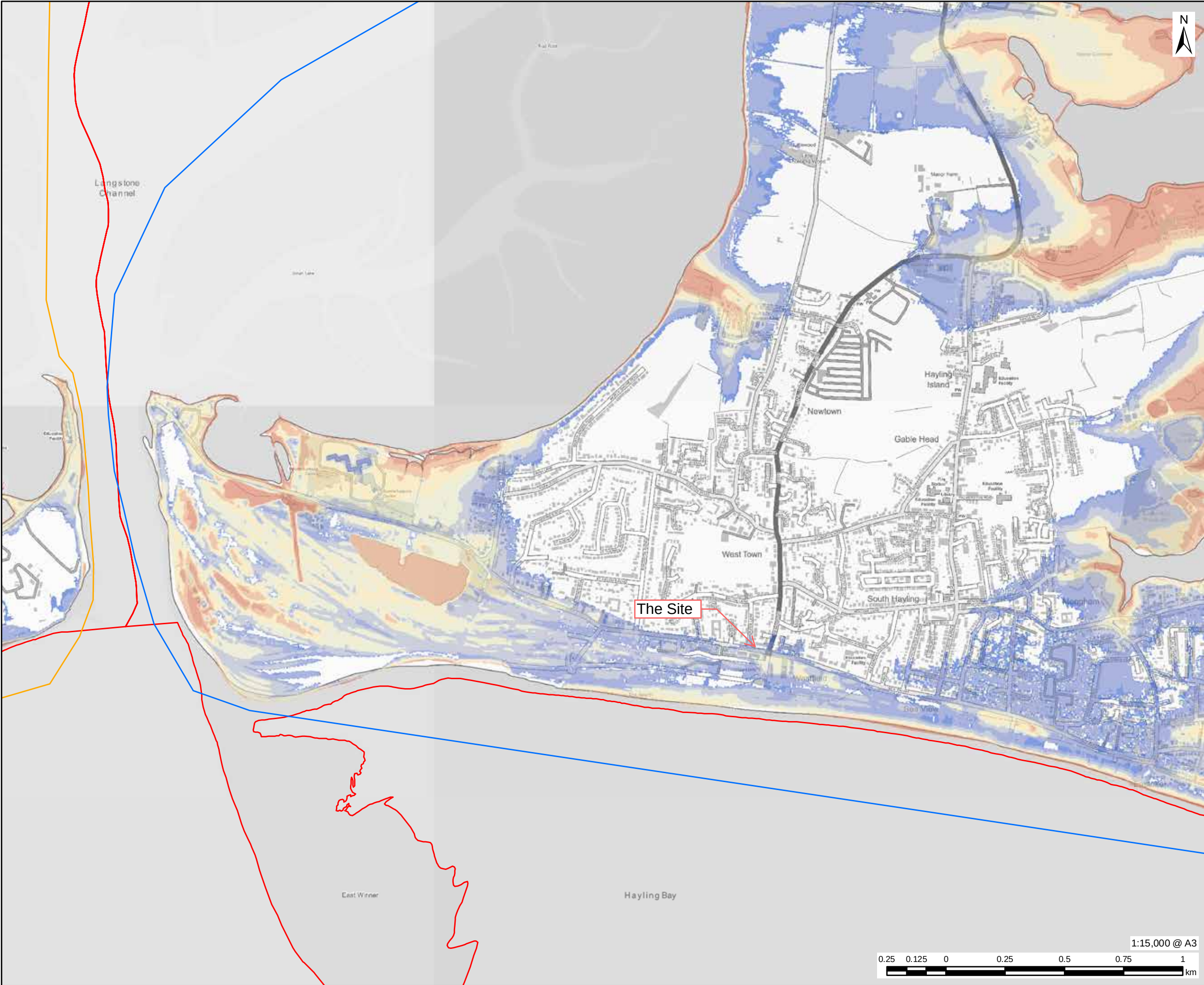
Maximum Flood Depth: Undefended 1
in 200 Year (0.5% AEP) 2122 Upper
End
Sheet 2 of 5

FIGURE NUMBER

Figure 8

Filename: \\na.aecomnet.com\ifs\EMEA\Croydon\UKCRD1\Legacy\UKCRD1\FP001\Projects\SFRA\02_Maps\CoastalModelling\FISH_MaxFloodDepth_Undefended_0.5_2122.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

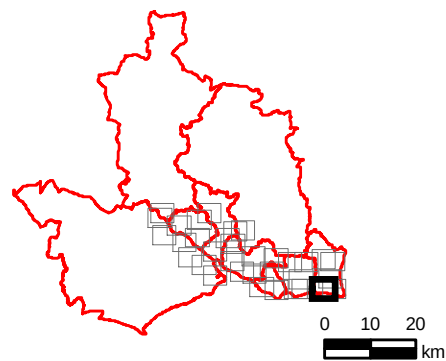
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Depth: Undefended
1 in 200 Year (0.5% AEP) 2122 Upper
End

- 0.0 - 0.1
- 0.1 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- 2.0 - 2.5
- 2.5 - 5.0
- >5.0

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Maximum Flood Depth: Undefended 1
in 200 Year (0.5% AEP) 2122 Upper
End
Sheet 2 of 5

FIGURE NUMBER

Figure 8

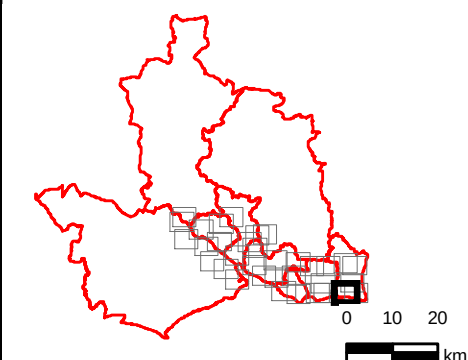
CLIENT

CONSULTANT

LEGEND

-

OVERVIEW



NOTES

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

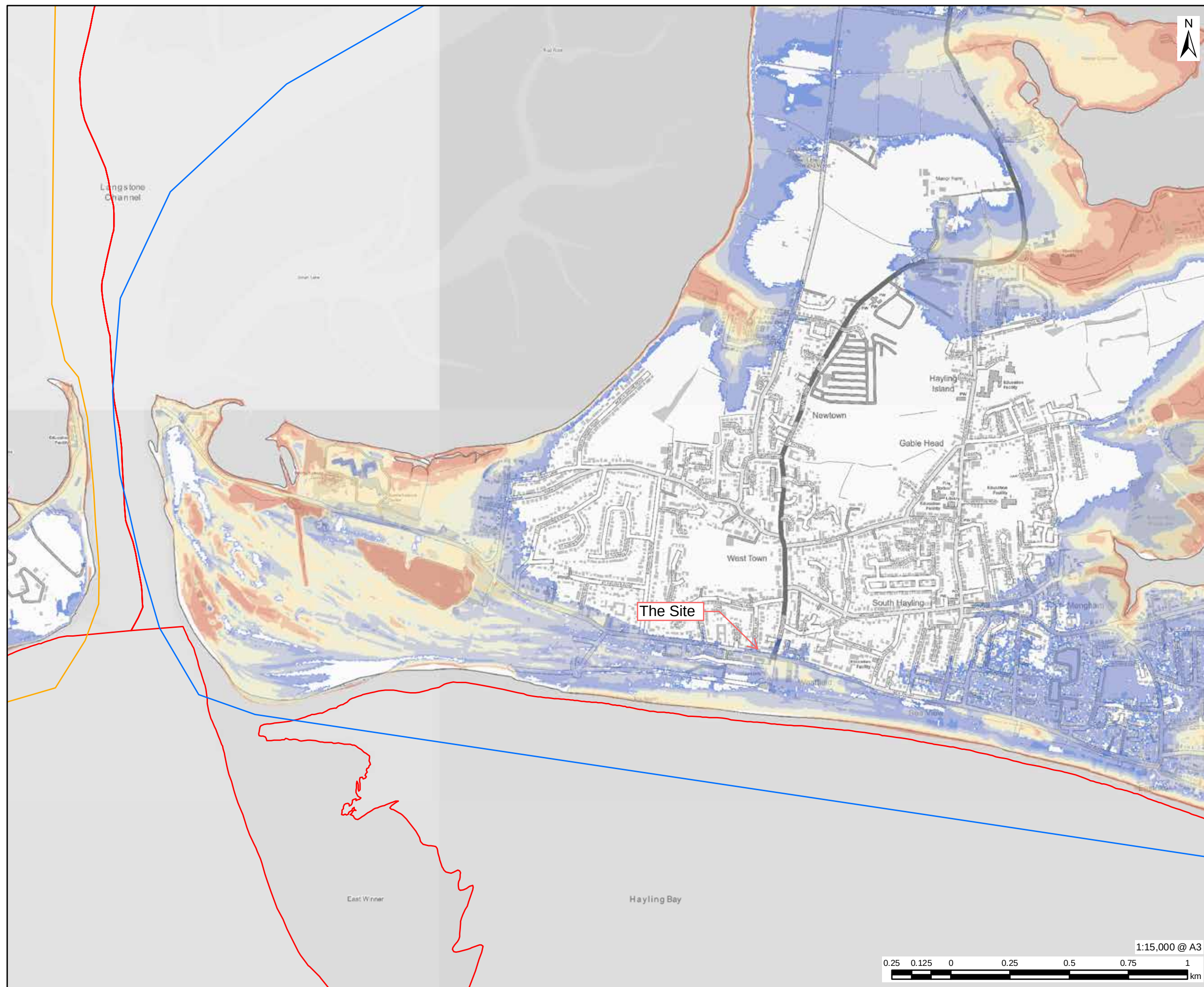
60653132

FIGURE TITLE

Maximum Flood Depth: Undeferred 1
in 1000 Year (0.1% AEP) 2122 Upper
End
Sheet 2 of 5

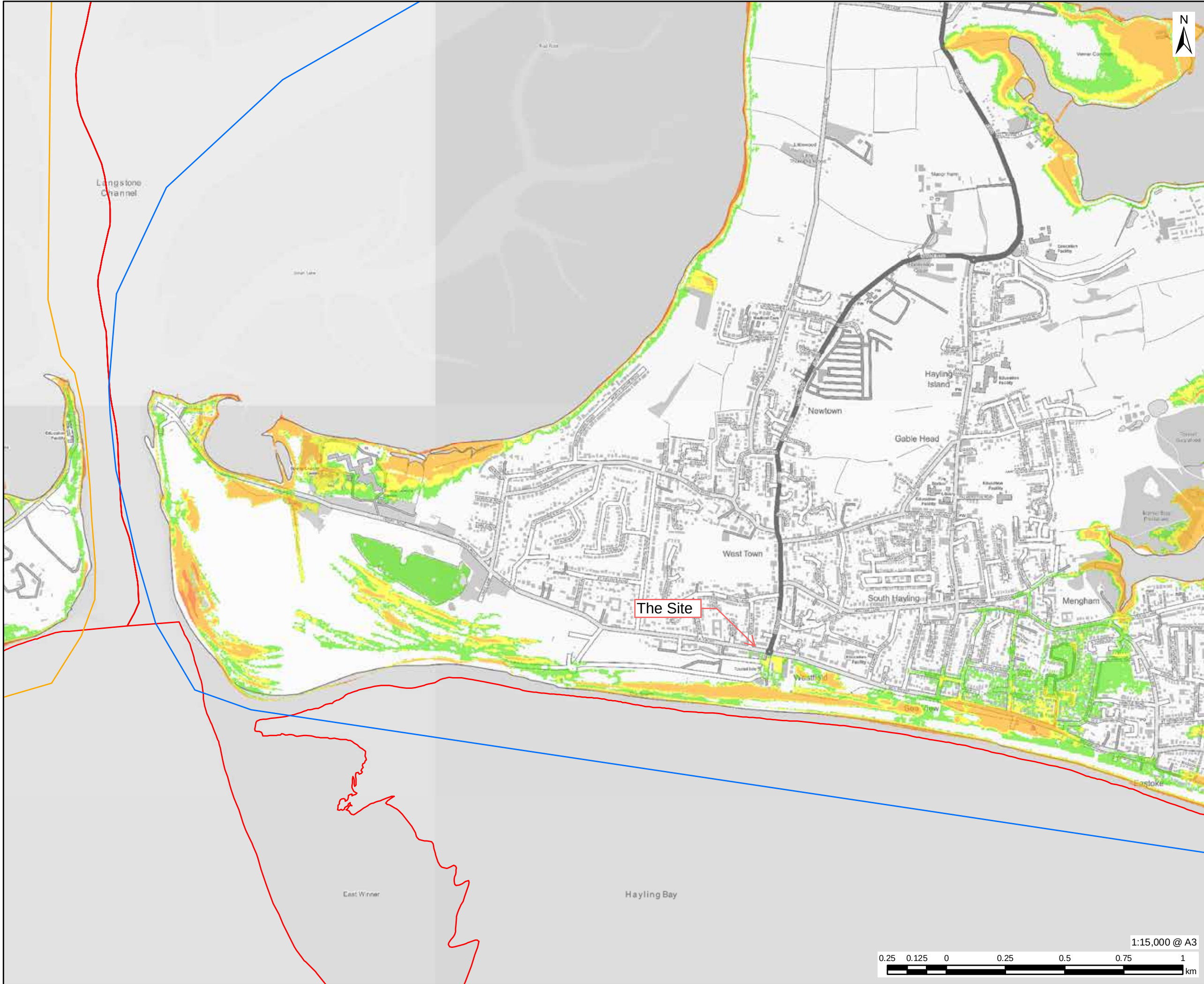
FIGURE NUMBER

Figure 9



Filename: \\na.aecomnet.com\ifs\EMEA\Croydon\UKCRD1\FP001\Legacy\UKCRD1\FP001\Projects\General\GIS\Projects\SFRA\02_Maps\CoastalModeling\PSH_MaxFloodHazard_1in200_2022.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

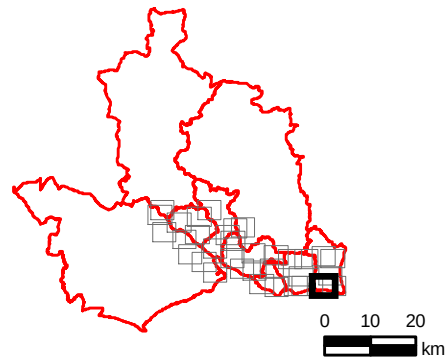
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Hazard: Defended 1
in 200 Year (0.5% AEP) 2022 (Higher
Central)

- Low
- Moderate
- Significant
- Extreme

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Maximum Flood Hazard: Defended 1 in
200 Year (0.5% AEP) 2022 (Higher
Central)
Sheet 2 of 5

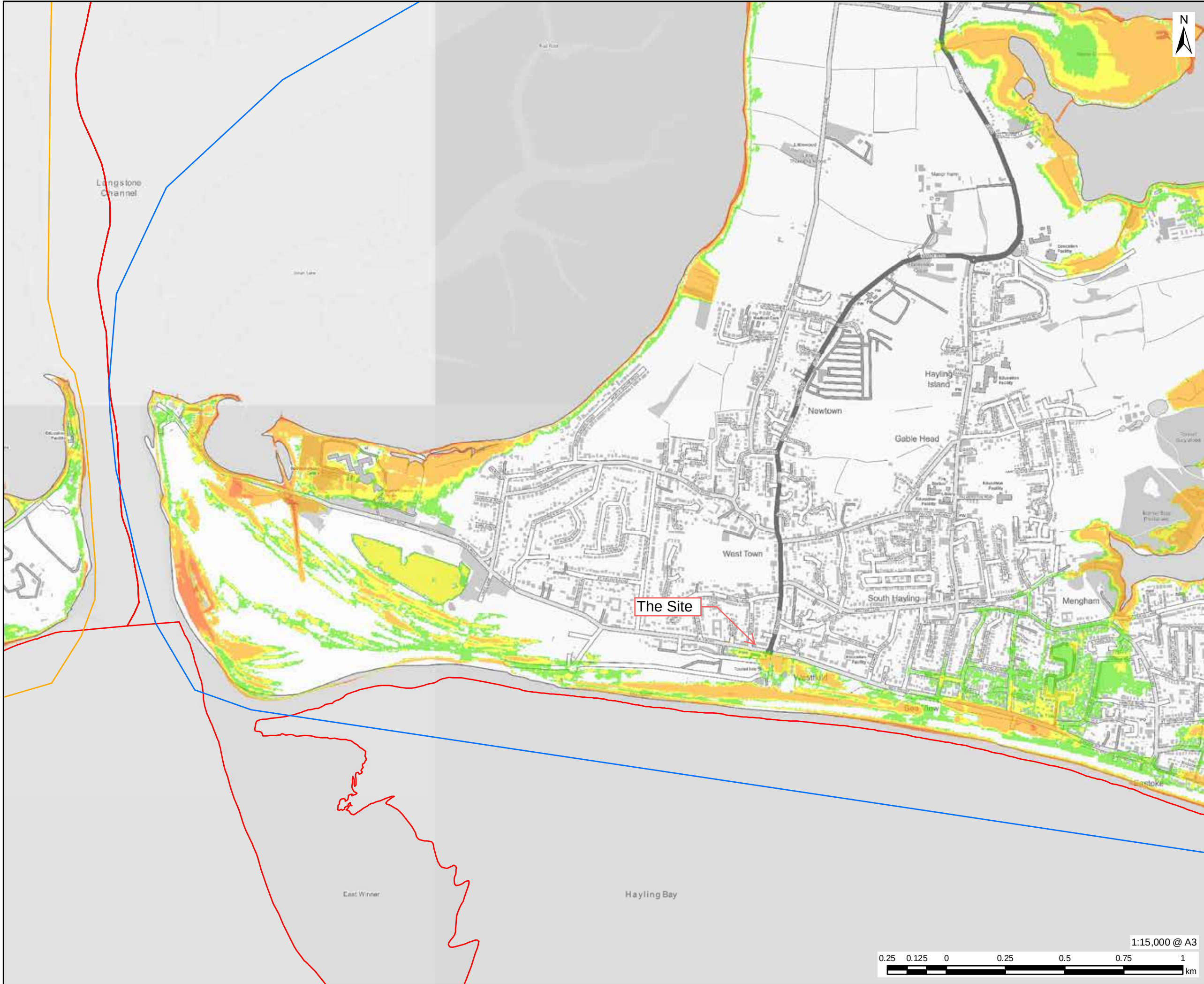
FIGURE NUMBER

Figure 10



Filename: \\na.aecomnet.com\lifs\EM\ACroydon\UKCRD1Legacy\UKCRD1FP001U\KCRD1FP001-V1E\projects\general\GIS\Projects\PSH_SFRA\02_Maps\CoastalModelling\PSH_MaxFloodHazard_1in200_2055.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



AECOM

PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

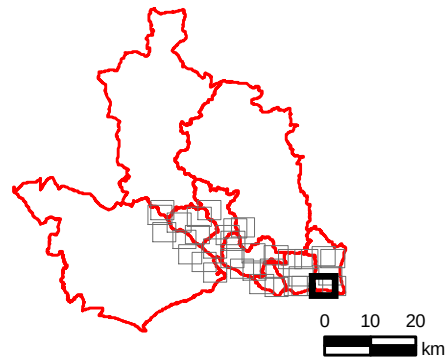
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Hazard: Defended 1
in 200 Year (0.5% AEP) 2055 (Higher
Central)

- Low
- Moderate
- Significant
- Extreme

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

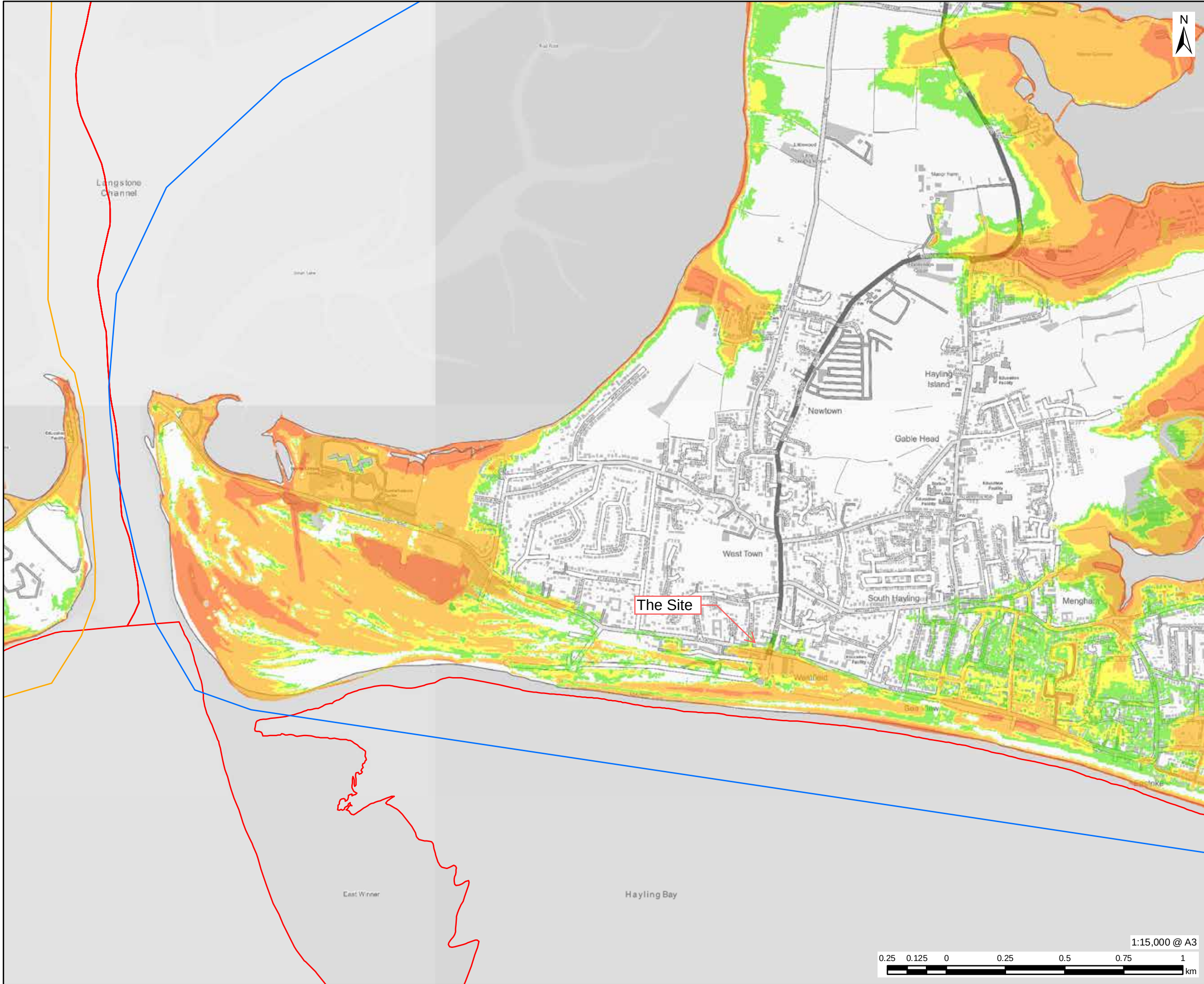
Maximum Flood Hazard: Defended 1 in
200 Year (0.5% AEP) 2055 (Higher
Central)
Sheet 2 of 5

FIGURE NUMBER

Figure 11

Filename: \\na.aecomnet.com\lfs\EM\AECroydon\UKCRD1Legacy\UKCRD1FP001U\KCRD1FP001U\Projects\General\GIS\Projects\ISH_SFRA\02_Maps\CoastalModelling\Figure12_MaxFloodHazard_1in200_2122.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT
Partnership for South Hampshire Strategic Flood Risk Assessment

CLIENT
Portsmouth City Council on behalf of Havant Borough Council

CONSULTANT
AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

Local Authority Boundary

Portsmouth Model Extent

Hayling Island Model Extent

Maximum Flood Hazard: Defended 1 in 200 Year (0.5% AEP) 2122 (Higher Central)

Low

Moderate

Significant

Extreme

OVERVIEW

NOTES

© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE
For Information

PROJECT NUMBER
60653132

FIGURE TITLE
Maximum Flood Hazard: Defended 1 in 200 Year (0.5% AEP) 2122 (Higher Central)
Sheet 2 of 5

FIGURE NUMBER
Figure 12

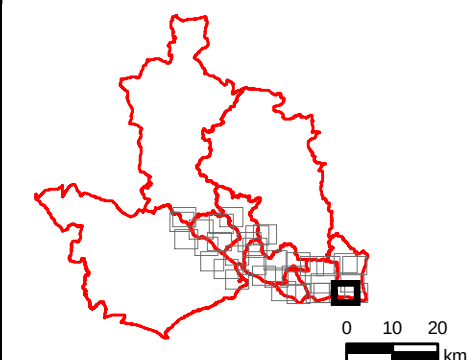
CLIENT

CONSULTANT

LEGEND

- Maximum Flood Hazard: Defended 1 in 200 Year (0.5% AEP) 2122 (Upper End)

- ## OVERVIEW



NOTES

© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

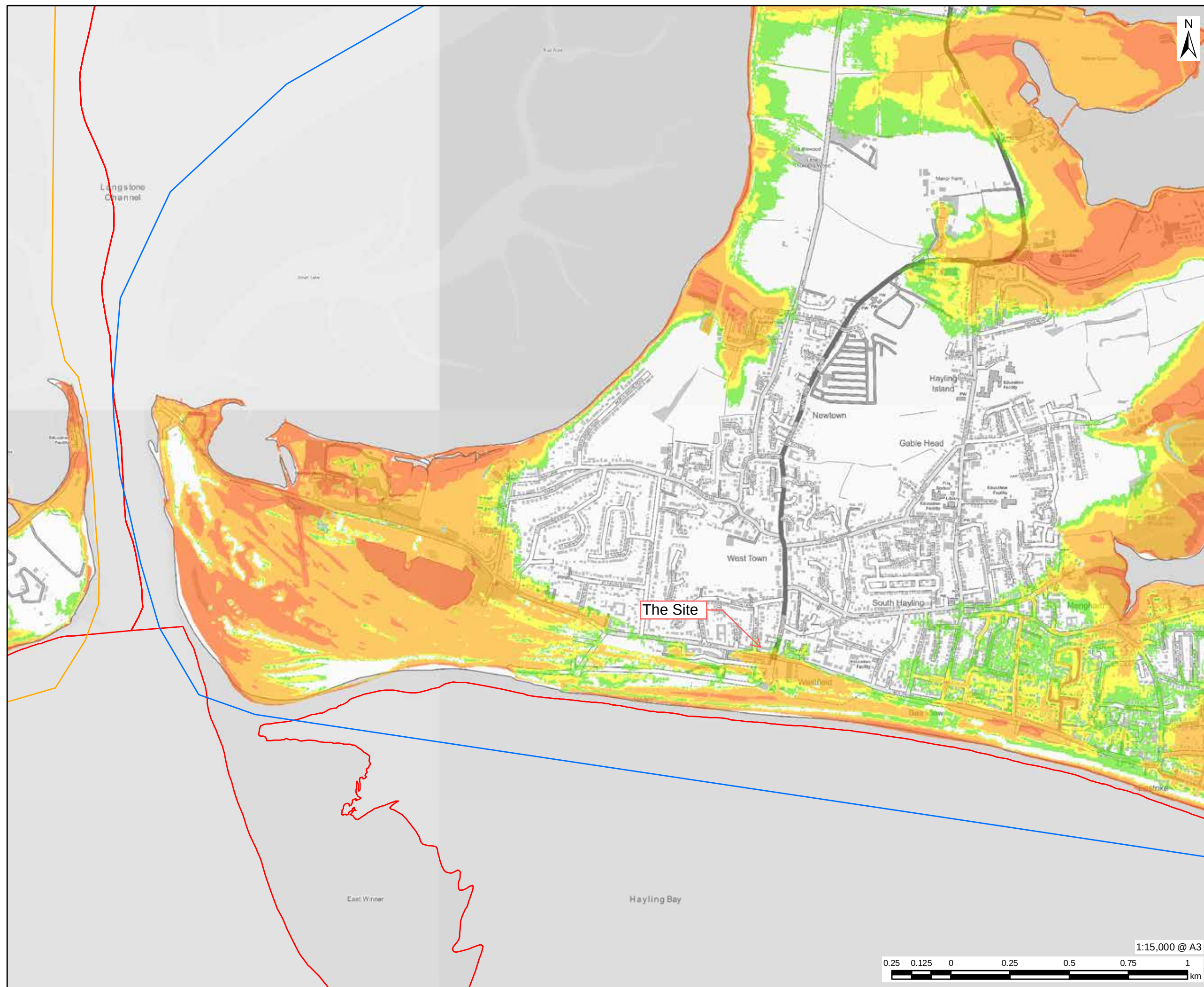
60653132

FIGURE TITLE

Maximum Flood Hazard: Defended 1 in
200 Year (0.5% AEP) 2122 (Upper End)
Sheet 2 of 5

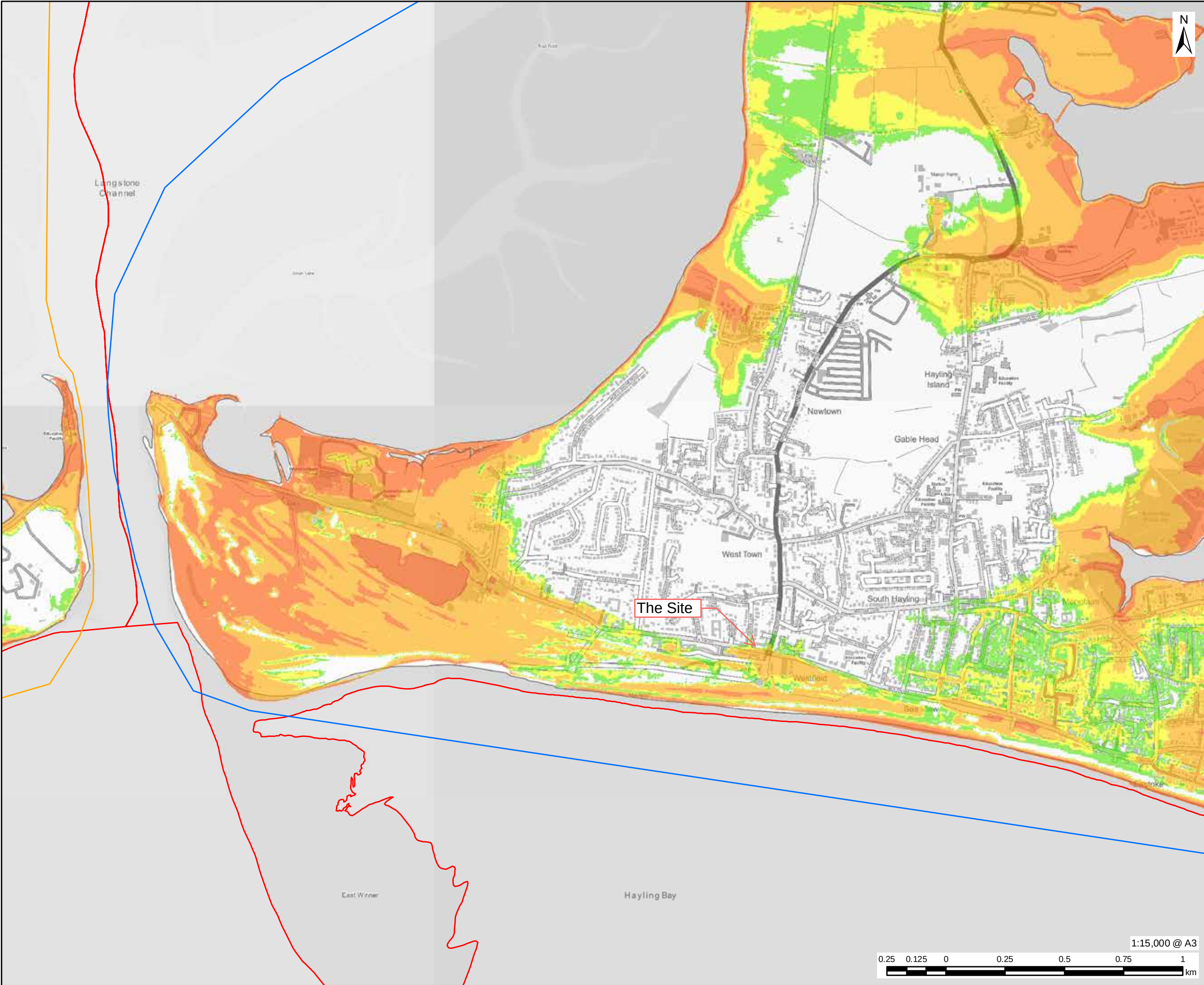
FIGURE NUMBER

Figure 13



Filename: \\na.aecom.com\lifs\EM\ACroydon\UKCRD1Legacy\UKCRD1FP001U\KCRD1FP001-V1E\projects\general\GIS\Projects\PSH_SFRA02_Maps\CoastalModelling\Figure14_MaxFloodHazard_UE_1in1000_2122.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

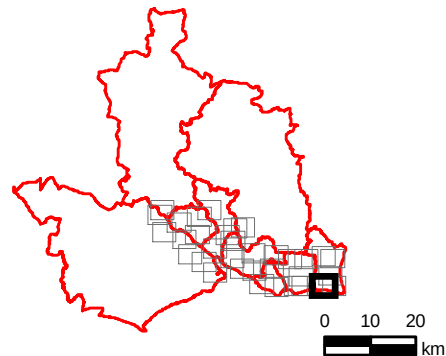
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Hazard: Defended 1 in 1000 Year (0.1% AEP) 2122 (Upper End)

- Low
- Moderate
- Significant
- Extreme

OVERVIEW



NOTES

© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Maximum Flood Hazard: Defended 1 in 1000 Year (0.1% AEP) 2122 (Upper End)

Sheet 2 of 5

FIGURE NUMBER

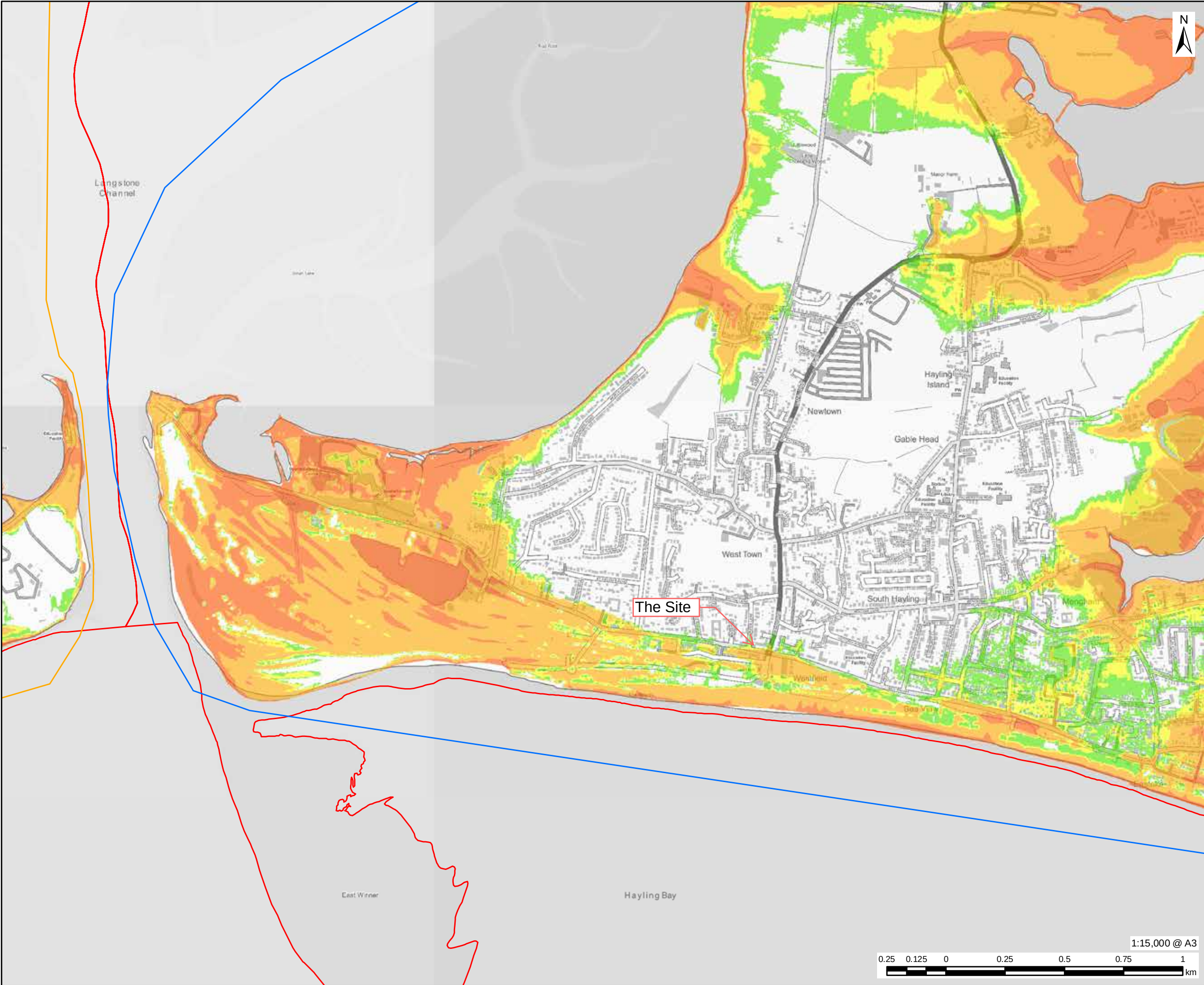
Figure 14

1:15,000 @ A3



Filename: \\na.aecomnet.com\lifs\EM\ACroydon\UKCRD1Legacy\UKCRD1FP001U\KCRD1FP001-V1E\projects\general\GIS\Projects\PSH_SFRA02_Maps\CoastalModelling\PSH_MaxFloodHazard_Undefended_1in200_2122.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.

AECOM

PROJECT
Partnership for South Hampshire Strategic Flood Risk Assessment

CLIENT
Portsmouth City Council on behalf of Havant Borough Council

CONSULTANT
AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND

Local Authority Boundary

Portsmouth Model Extent

Hayling Island Model Extent

Maximum Flood Hazard: Undefended 1 in 200 Year (0.5% AEP) 2122 (Upper End)

Low

Moderate

Significant

Extreme

OVERVIEW

NOTES

© Environment Agency copyright and/or database right 2022.
Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

ISSUE PURPOSE
For Information

PROJECT NUMBER
60653132

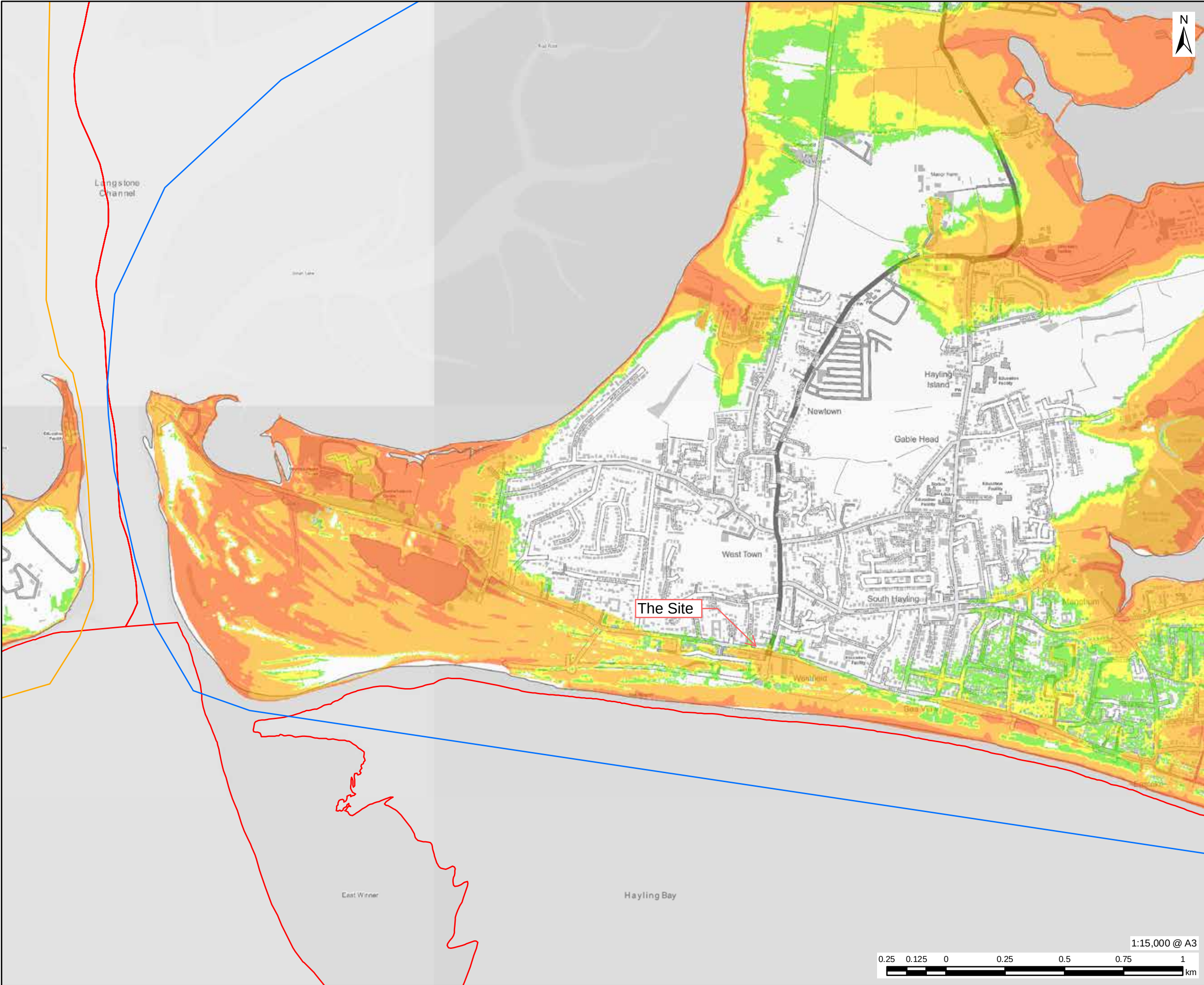
FIGURE TITLE
Maximum Flood Hazard: Undefended 1 in 200 Year (0.5% AEP) 2122 (Upper End)
Sheet 2 of 5

FIGURE NUMBER
Figure 15



Filename: \\na.aecomnet.com\lfs\EMEA\Croydon\UK CRD1\Legacy\UKCRD1\PP001\UKCRD1\PP001\Projects\General\GIS\Projects\PSH_SFRA\02_Maps\CoastalModelling\PSH_MaxFloodHazard_Undefended_1in1000_2122.mxd

Revision: 0 Drawn: AC Checked: VC Approved: SL Date: 2024-03-20



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that uses or relies on this drawing without AECOM's express written consent. Do not scale this document. All measurements must be obtained from the stated dimensions.



PROJECT

Partnership for South Hampshire
Strategic Flood Risk Assessment

CLIENT

Portsmouth City Council on behalf of
Havant Borough Council

CONSULTANT

AECOM Limited
Sunley House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

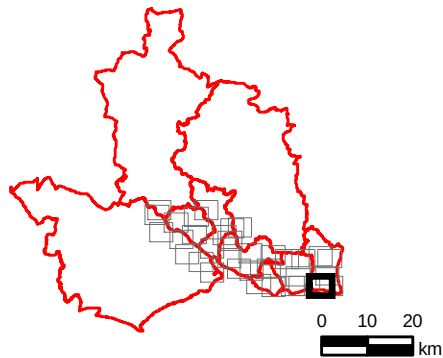
LEGEND

- Local Authority Boundary
- Portsmouth Model Extent
- Hayling Island Model Extent

Maximum Flood Hazard: Undefended
1 in 1000 Year (0.1% AEP) 2122
(Upper End)

- Low
- Moderate
- Significant
- Extreme

OVERVIEW



NOTES

© Environment Agency copyright and/or
database right 2022.
Reproduced from Ordnance Survey digital
map data © Crown copyright 2022. All rights
reserved. Licence number 0100031673.

This map is intended to provide a strategic
overview and should not be used to assess
individual properties. Refer to the
accompanying SFRA Report for details of the
datasets and purpose of their use.

ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

Maximum Flood Hazard: Undefended 1
in 1000 Year (0.1% AEP) 2122 (Upper
End)

Sheet 2 of 5

FIGURE NUMBER

Figure 16

Appendix G

EA Modelled Flood Level (Product 4) Data



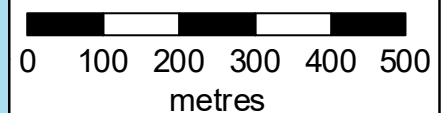
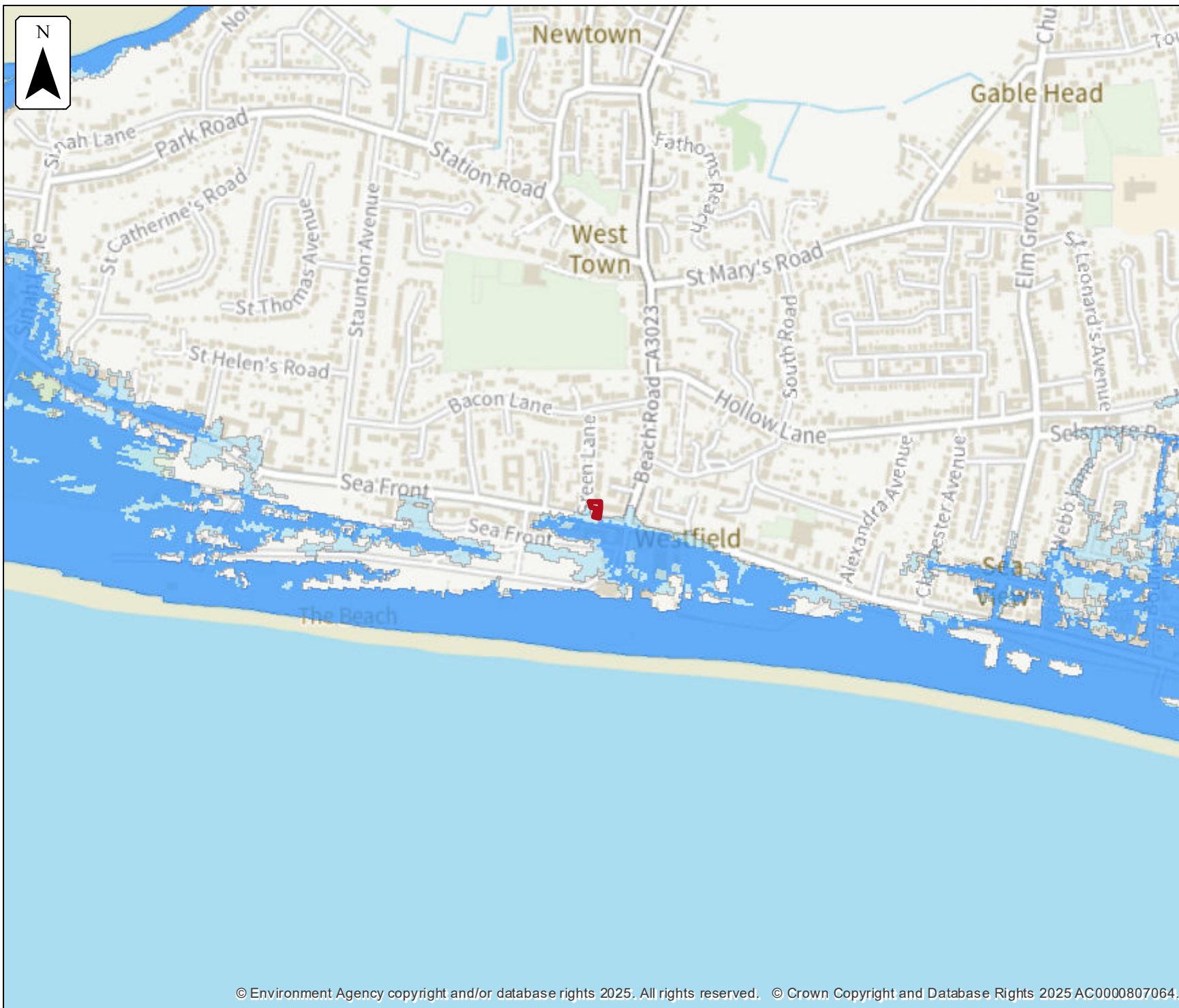
Flood map for planning

Location (easting/northing)
471353/98989

Scale
1:10,000

Created
21 Mar 2025

-  Selected area
-  Flood zone 3
-  Flood zone 2





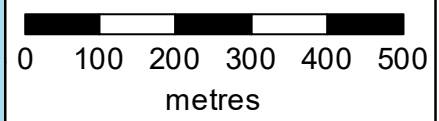
Flood defences

Location (easting/northing)
471353/98989

Scale
1:10,000

Created
21 Mar 2025

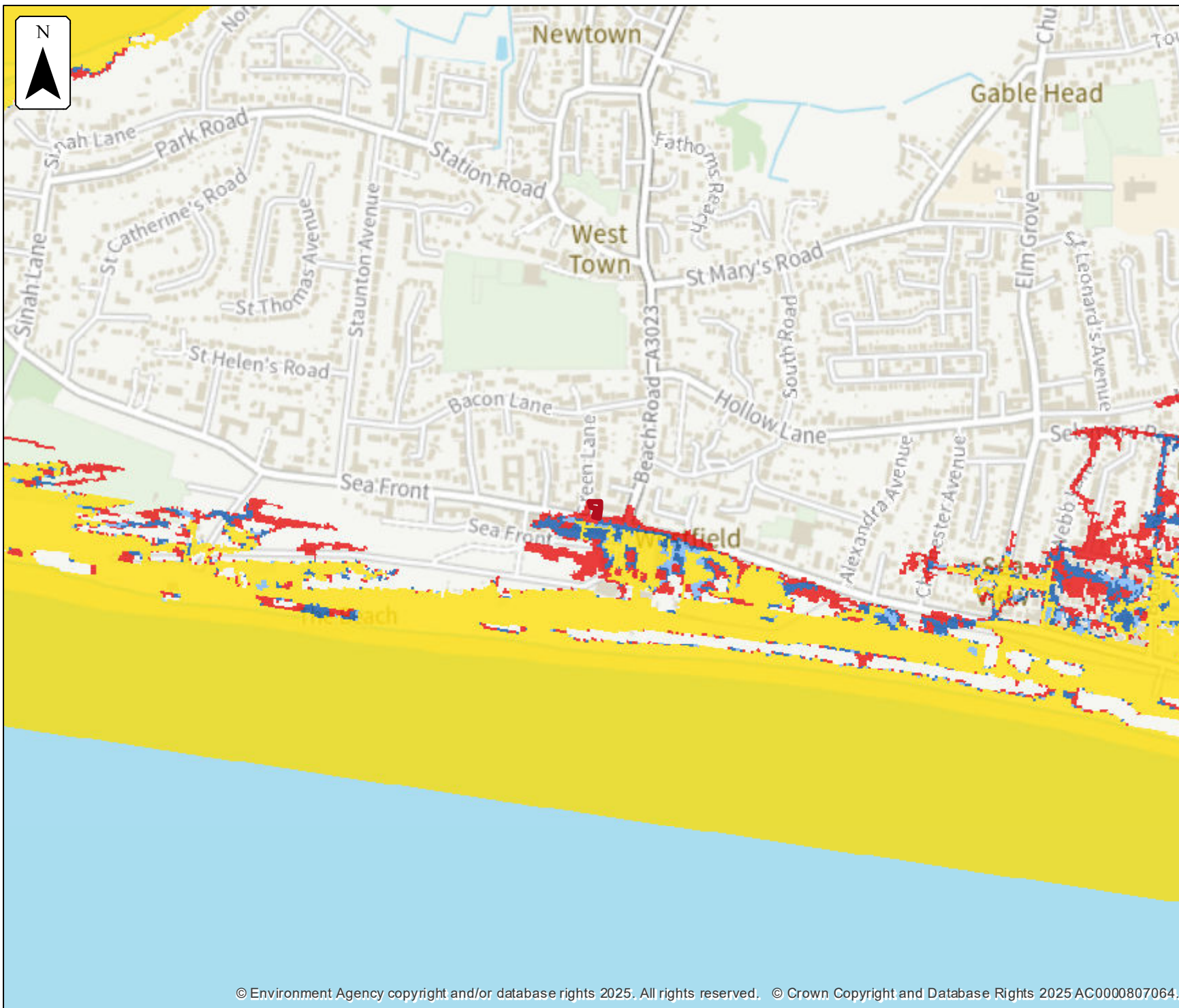
-  Selected area
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	460339	Embankment					2.80
2	459758	Embankment					2.80
3	470211	Beach					4.50
4	470023	Engineered High Ground					3.0
5	470021	Engineered High Ground					3.70
6	470240	Embankment					5.0
7	470243	Embankment					5.50

Any blank cells show where a particular value has not been recorded for an asset.



Defended modelled tidal extent

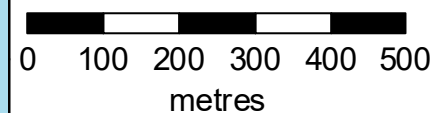
Location (easting/northing)
471353/98989

Scale Created
1:10,000 21 Mar 2025

Model name
**Hayling Island 2018
East Solent Model**

-  Selected area
- Modelled flood extent
-  1.33% AEP
 -  1% AEP
 -  0.5% AEP
 -  0.1% AEP

Flood extents may not be visible where they overlap other return periods





Defences removed modelled tidal extent

Location (easting/northing)
471353/98989

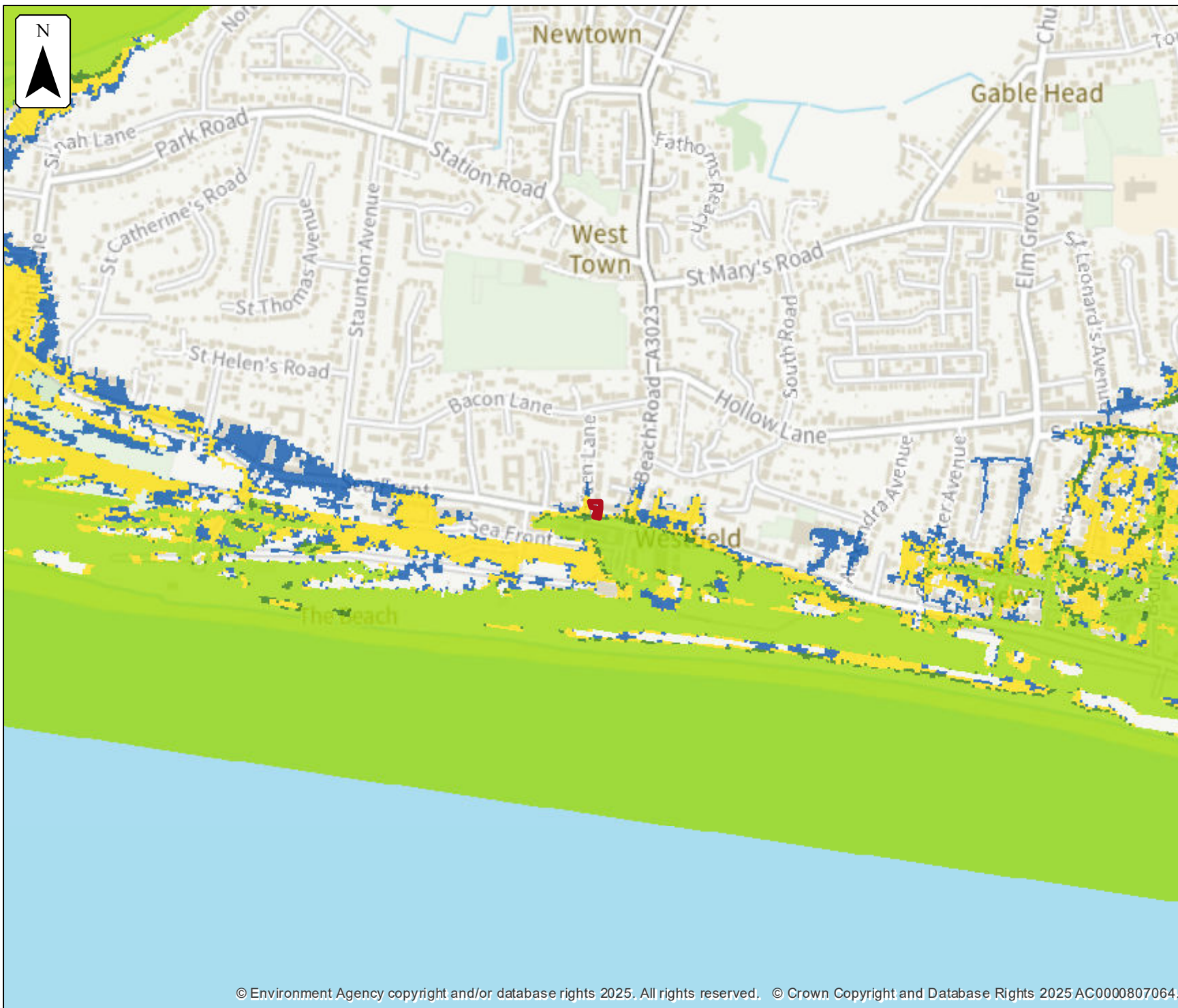
Scale Created
1:10,000 21 Mar 2025

Model name
**Hayling Island 2018
East Solent Model**

-  Selected area
- Modelled flood extent
-  0.5% AEP
-  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





Defended climate change modelled tidal extent

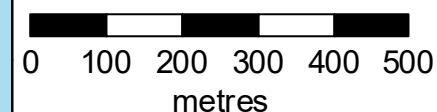
Location (easting/northing)
471353/98989

Scale Created
1:10,000 21 Mar 2025

Model name
**Hayling Island 2018
East Solent Model**

- Selected area
- Main river
- Modelled flood extent
- 0.5% AEP (+90mm)
- 0.5% AEP (+320mm)
- 0.5% AEP (+744mm)
- 0.1% AEP (+320mm)
- 0.1% AEP (+744mm)

Flood extents may not be
visible where they overlap
other return periods





Defences removed climate change modelled tidal extent

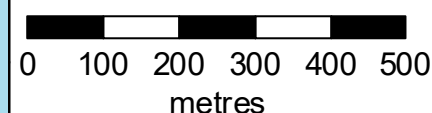
Location (easting/northing)
471353/98989

Scale Created
1:10,000 21 Mar 2025

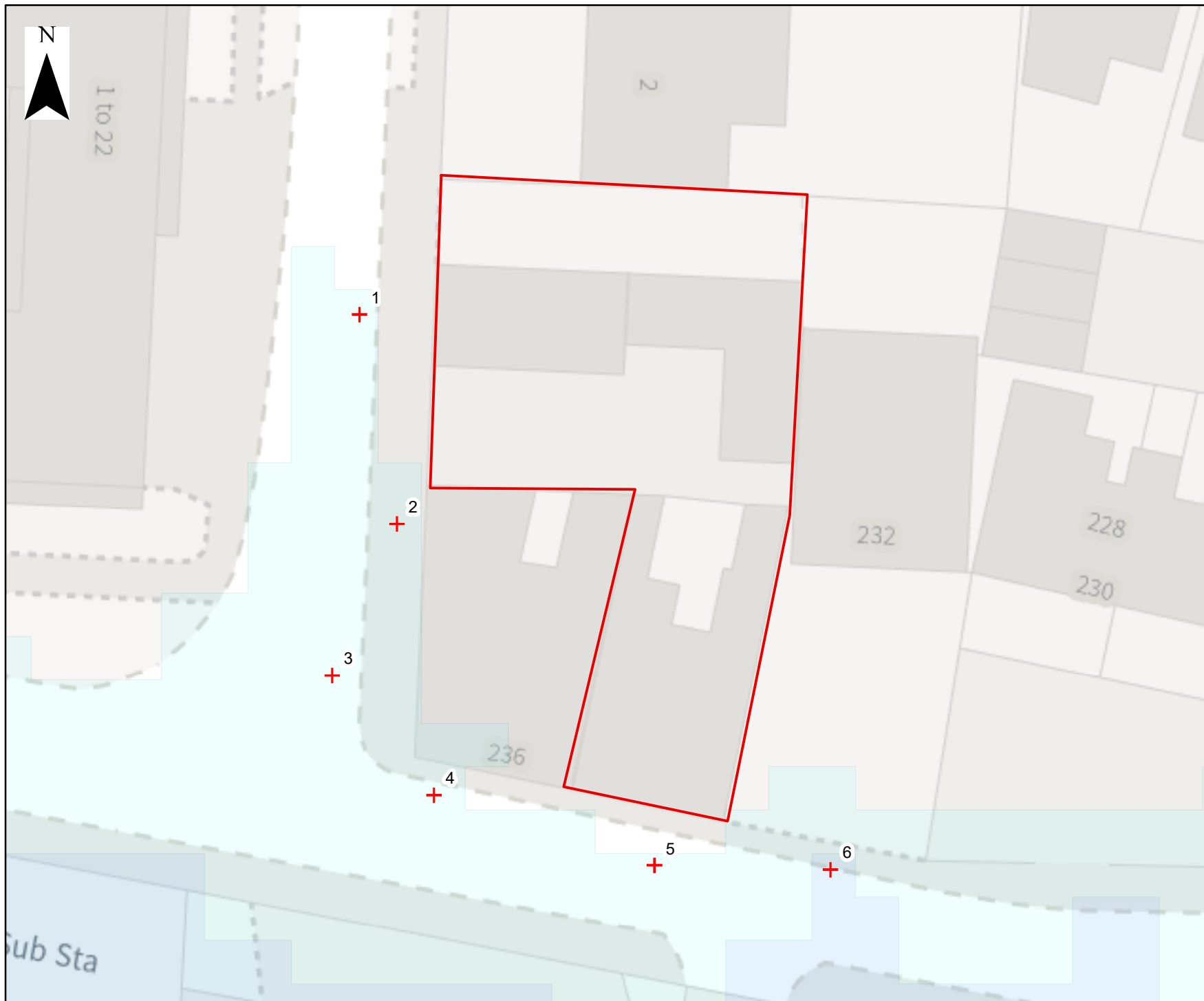
Model name
**Hayling Island 2018
East Solent Model**

- Selected area
- Main river
- Modelled flood extent
 - 0.5% AEP (+90mm)
 - 0.5% AEP (+320mm)
 - 0.5% AEP (+744mm)
 - 0.1% AEP (+320mm)
 - 0.1% AEP (+744mm)

Flood extents may not be visible where they overlap other return periods



2018 East Solent Coastal Model - Centred on: SZ7135898978



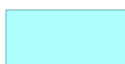
Flood Levels Map

Location (easting/northing)
471353 / 98989

Scale
1:300

Created
1 April 2025

Legend

-  Site_boundary
-  Location Points
-  flood_zone_3
-  flood_zone_2

 Meters
0 1.25 2.5 5 7.5 10

Water Depths & Levels for SZ7135898978

Point	Water Depth (Metres)		Water Surface Level (mAOD*)		Ground Level
	0.5% Annual Probability/1 in 200 Year (Flood Zone 3)	0.1% Annual Probability/1 in 1000 Year (Flood Zone 2)	0.5% Annual Probability/1 in 200 Year (Flood Zone 3)	0.1% Annual Probability/1 in 1000 Year (Flood Zone 2)	
1	NoData	0.02	NoData	5.00	4.98
2	NoData	0.02	NoData	5.14	5.12
3	NoData	0.15	NoData	4.99	4.84
4	NoData	0.25	NoData	4.98	4.73
5	NoData	0.41	NoData	4.98	4.57
6	0.002	0.40	4.58	4.98	4.58

* Levels in metres above Ordnance Datum Newlyn