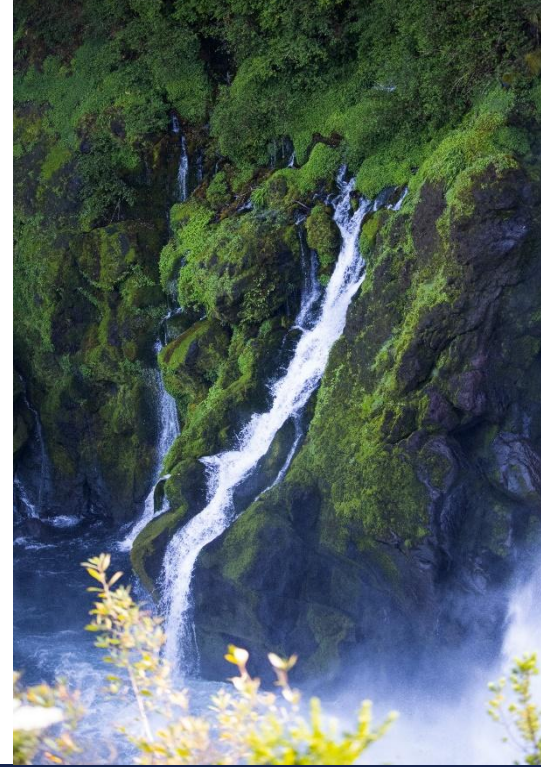




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Flood Risk Assessment AEG9033_PO11_HaylingIsland_01

Site Address: 26 Wittering Road
Hayling Island
Hampshire
PO11 9SP

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

degadea
water, civils and environment

Document Issue Record

Project: Flood Risk Assessment

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Reference: AEG9033_PO11_HaylingIsland_01

Site Location: 26 Wittering Road, Hayling Island, Hampshire, PO11 9SP

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Summary

Development Description	Existing	Proposed
Development Type	Grounds / garden associated with an existing dwelling.	The erection of an additional dwelling within the grounds of the existing dwelling.
EA Vulnerability Classification	More Vulnerable	More Vulnerable
Ground Floor Level	The EA LiDAR data shows the ground elevation of the site varies between approximately 3.75m AOD (metres Above Ordnance Datum) and 4.42m AOD.	The proposals include the raising of the Finished Floor Levels (FFLs) of the proposed dwelling to 4.50m AOD, which is 500mm above existing ground levels based on EA LiDAR.
Level of Sleeping Accommodation	N/A ¹	Ground Floor
Surface Water Drainage	N/A ¹	Small scale SuDS such as water butts and rainwater planters are recommended to be included in external areas.
Site Size	Approximately 925m ²	No change
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 1 based on EA Flood Map for Planning	When considering the Partnership for South Hampshire (PUSH) Strategic Flood Risk Assessment (SFRA) climate change mapping, the site is within the 2085 future Flood Zone 2 and 3.
Flood Source	Tidal	
SFRA Available	PfSH Level 1 Strategic Flood Risk Assessment Part 1 (Partnership for South Hampshire, 2024) and The Partnership for Urban South Hampshire (PUSH) SFRA (2016)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	Yes	Proposed FFLs are to be raised to 4.50m AOD (500mm above existing ground levels based on EA LiDAR),

Safe Access/Egress Route		<p>which is approximately 300mm above the maximum calculated 2125 epoch flood level (4.20m AOD).</p> <p>Thus, all sleeping accommodation is located a minimum of 300mm above the maximum 2125 flood levels.</p>
	No	<p>The proposed dwelling is approximately 300mm above the maximum 2125 epoch flood levels. Thus, refuge can be sought at the ground level of the property.</p>
Flood Resilient Design	Mitigation measures recommended as a precautionary approach.	See details in Section 5.
Site Drainage Plan	N/A ¹	Small scale SuDS such as water butts and rainwater planters are recommended to be included in external areas.
Flood Warning and Evacuation Plan	N/A ¹	<p>The site is not in an area where the EA provide specific flood warnings. However, the site is in close proximity to the EA's <i>'Tidal areas of North Eastoke including Eastoke Marina and Eastoke Avenue'</i> Flood Warning Area.</p>
Offsite Impacts	Summary	Comment
Displacement of floodwater	Negligible	<p>The site is in EA Flood Zone 1, however is located on a future tidal Flood Zone as per the PUSH SFRA (2016) and according to paragraph 49 (reference ID 7-049-20220825 of the Planning Practice Guidance:</p> <p>"The loss of floodplain storage is less likely to be a concern in areas benefitting from appropriate flood risk management infrastructure or</p>

<p>Increase in surface run-off generation</p> <p>Impact on hydraulic performance of channels</p>		<p>where the source of flood risk is solely tidal”</p> <p>Therefore, the development is not considered to impact on flood risk elsewhere as a result of floodwater displacement.</p>
	Negligible	<p>Small scale SuDS such as water butts and rainwater planters are recommended to be included in external areas.</p>
	Negligible	<p>The nearest Main River in relation to the site is ‘The Winner’ channel which is situated 190m east of the site.</p>

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by OB Architecture LTD to undertake a Flood Risk Assessment (FRA) to facilitate a planning application for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 26 Wittering Road, Hayling Island, Hampshire, PO11 9SP (Figure 1).



Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. It is understood that the client is seeking to submit a full planning application for the erection of a residential dwelling within the grounds of an existing dwelling. The proposed development includes the raising of Finished Floor Levels (FFLs) to 4.50m AOD – which is 500mm above existing ground levels of the site based on EA LiDAR data. All proposed plans can be found in Appendix A of this report.
- 1.5. A topographic survey has been provided and can be found in Appendix B of this report. The survey shows that the ground levels of the site vary between 3.76m AOD (metres Above Ordnance Datum) at the northwest and 4.29m AOD to the east. It is also noted that the site borders the 'Sparkes Marina' to the east which is at levels of approximately 1.60m AOD.
- 1.6. Existing ground levels at the location of the proposed dwelling is 4.00m AOD.
- 1.7. EA Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to visualise the topography of the site and surrounding area (Figure 2).

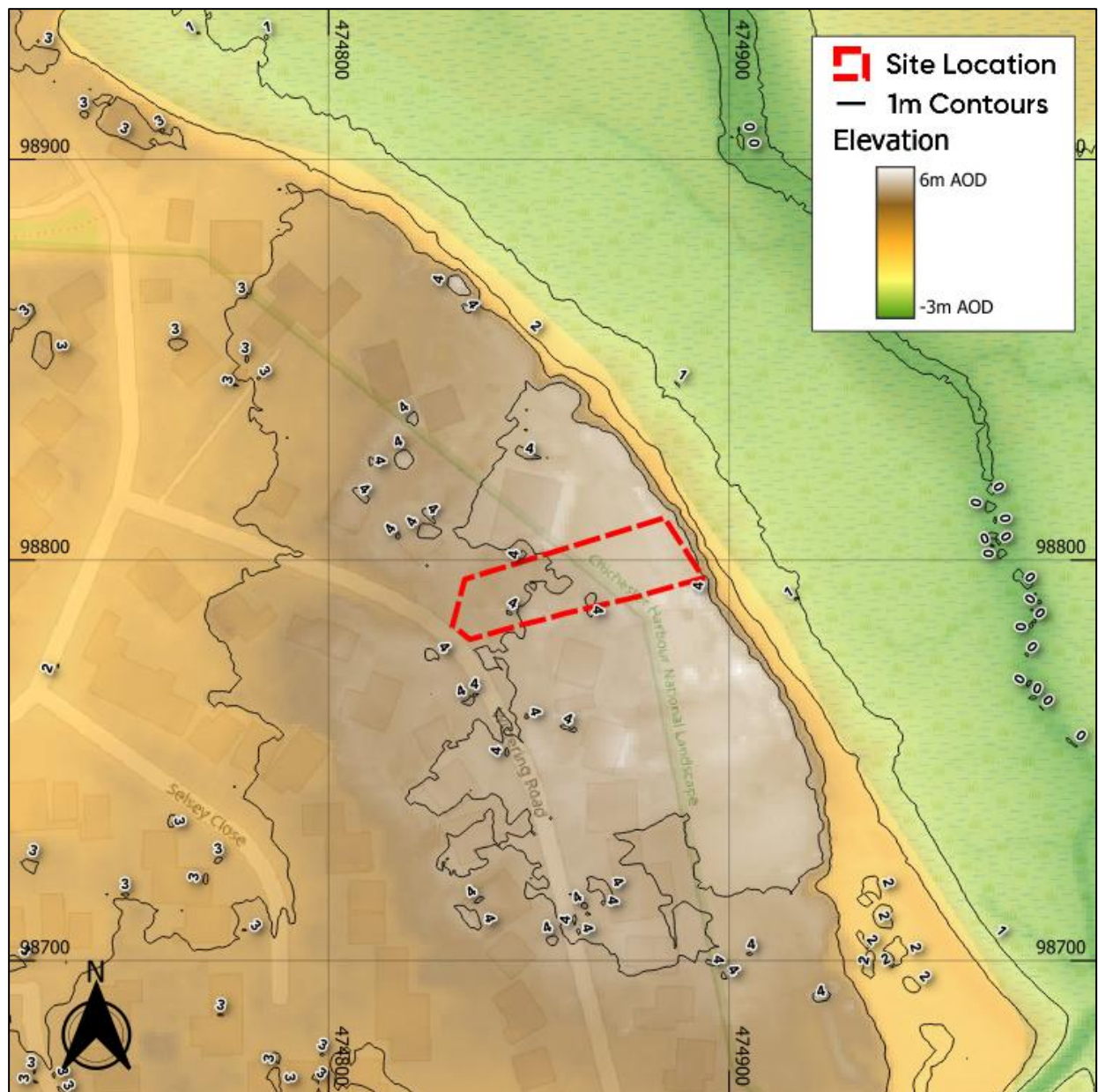


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.8. Havant Borough Council is the Local Planning Authority (LPA) for the site and Hampshire County Council is the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Solent and South Downs region.

Planning Policy and Guidance

1.9. UK government planning guidance states¹ that an FRA is required for developments which are:

- *in flood zones 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

1.10. The site is within Flood Zone 1 as per the EA Flood Map for Planning. However, when considering the Partnership for Urban South Hampshire (PUSH) Strategic Flood Risk Assessment (SFRA, 2016) climate change mapping, the site is within the 2085 future Flood Zone 2 and 3 (Figure 3).

1.11. Thus, an FRA is required to be submitted alongside the planning application in line with the NPPF.

¹ <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>



Figure 3: Future Flood Zone 2 and 3 - 2085 (PUSH SFRA, 2016)

1.12. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (MHCLG, 2024) which includes UK Government policy on development and flood risk states:

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

176. Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test [set out below], but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

² <https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2024

- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

2.3. Footnote 63 of the NPPF states:

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

2.4. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
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.
Zone 3b The Functional Floodplain	<p>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:</p> <p>land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or</p> <p>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).</p> <p>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)</p>

- 2.5. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.6. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

- 2.7. The Local Plan prepared by the Local Planning Authority, Havant Borough Council, sets out the policies for development in the local area.
- 2.8. Policy CS15.1 Flood and Coastal Erosion Risk: Flood outlines the requirements for new development within the area. It states:

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.*

Sequential and Exception Tests

- 2.9. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.

Sequential Test

- 2.10. Paragraph 175 of the NPPF states:

The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

- 2.11. This FRA demonstrates how the proposed development would be at low risk of flooding from all sources for its lifetime. Therefore, the sequential test is not required for the development.

Exception Test

- 2.12. The Exception Test is applied to sites based on the Flood Zone and the nature of the development. The proposed development is classed as 'More Vulnerable' in line with government development use classes.
- 2.13. The Flood Risk Vulnerability Classification table³ provided below in

³ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2>

- 2.14. Table 2 shows which vulnerabilities are appropriate in each Flood Zone.
- 2.15. The proposed development sits within Flood Zone 1 according to the EA Flood Map for Planning and the proposed development is identified as 'More Vulnerable'. Table 2 shows that in Flood Zone 1 'More Vulnerable' development is permitted.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	x	Exception Test required	✓	✓
Zone 3b	Exception Test required	x	x	x	✓

Summary

- 2.16. This flood risk assessment has been prepared with due consideration to the above local and national policy.

3. Consultation and Review

EA Consultation

- 3.1. The EA have provided Product 6 data in the form of file outputs from their East Solent Coastal Model (2018). This data has been considered the most appropriate data to use and has been further detailed in Section 4 of this report.
- 3.2. The EA correspondence can be found in Appendix C of this report.

Documents and Online Mapping

- 3.3. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.4. The following sources of information have been reviewed for this assessment:
 - Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, 2022)
 - Geoindex Onshore (British Geological Survey, 2024)
 - Havant Borough Core Strategy (Havant Borough Council, 2011)⁴

⁴ <https://www.havant.gov.uk/media/7437/download?inline>

- Preliminary Flood Risk Assessment Addendum (Hampshire County Council, 2017)⁵ and Preliminary Flood Risk Assessment (Hampshire County Council, 2011)⁶
- PfSH Level 1 Strategic Flood Risk Assessment Part 1 (Partnership for South Hampshire, 2024)⁷ and The Partnership for Urban South Hampshire (PUSH) SFRA (2016)⁸
- Local Flood and Water Management Strategy (Hampshire County Council, 2022)⁹

Preliminary Flood Risk Assessment (PFRA)

- 3.5. The PFRA, published in 2011 and 2017 (addendum), is a high-level appraisal of flood risk across Lead Local Flood Authority Hampshire County Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.6. The PFRA summarises historical flood incidents in Hampshire County Council. The site is not recorded as having been affected by any flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.7. The SFRA, published in 2024, provides the evidence base for the Local Planning Authority Havant Borough Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.

⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/698544/PFRA_Hampshire_County_Council_2017.pdf

⁶ <https://documents.hants.gov.uk/flood-water-management/watercourses/PFRAReportsavedJan2016.pdf>

⁷ https://www.newforest.gov.uk/media/4012/PfSH-SFRA-Part-1-Main-Report-2024/pdf/PfSH_SFRA_Part_1_Main_Report_2024.pdf?m=1719398783270

⁸ <https://www.portsmouth.gov.uk/wp-content/uploads/2021/12/PUSH-Strategic-Flood-Risk-Assessment-2016-update-main-report-February-2016-accessible.pdf>

⁹ <https://www.localplan.winchester.gov.uk/assets/inline/1071/BNE22-Local-Flood-Risk-Management-Strategy-for-Hampshire.pdf>

- 3.8. The SFRA mapping provided by Havant Borough Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

- 3.9. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.10. The Hampshire County Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

4. Sources of Flood Risk

Fluvial and Tidal

- 4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.
- 4.2. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.

Main Rivers and Watercourses

- 4.3. The nearest Main River in relation to the site is 'The Winner' channel which is situated 190m east of the site. It is noted that given the location is coastal, the watercourses within the area are estuaries and are tidally influenced.
- 4.4. The Winner originates from the Emsworth Channel and Chichester Channel both of which are identified as EA Main Rivers according to EA data.

EA Flood Map for Planning

- 4.5. The site is situated within Flood Zone 1 based on the EA Flood Map for Planning (Figure 4). Flood Zone 1 denotes land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
- 4.6. It is noted that interrogation of the nearby Flood Zone extents shows that the extents are derived from tidal models only and thus **the fluvial flood risk is considered to be low.**
- 4.7. However, as per the PUSH SFRA (2016) mapping (Figure 3), the site is situated within Flood Zone 2 and 3. Therefore, in order to assess the tidal flood risk in detail, the EA detailed model for the area has been reviewed below.

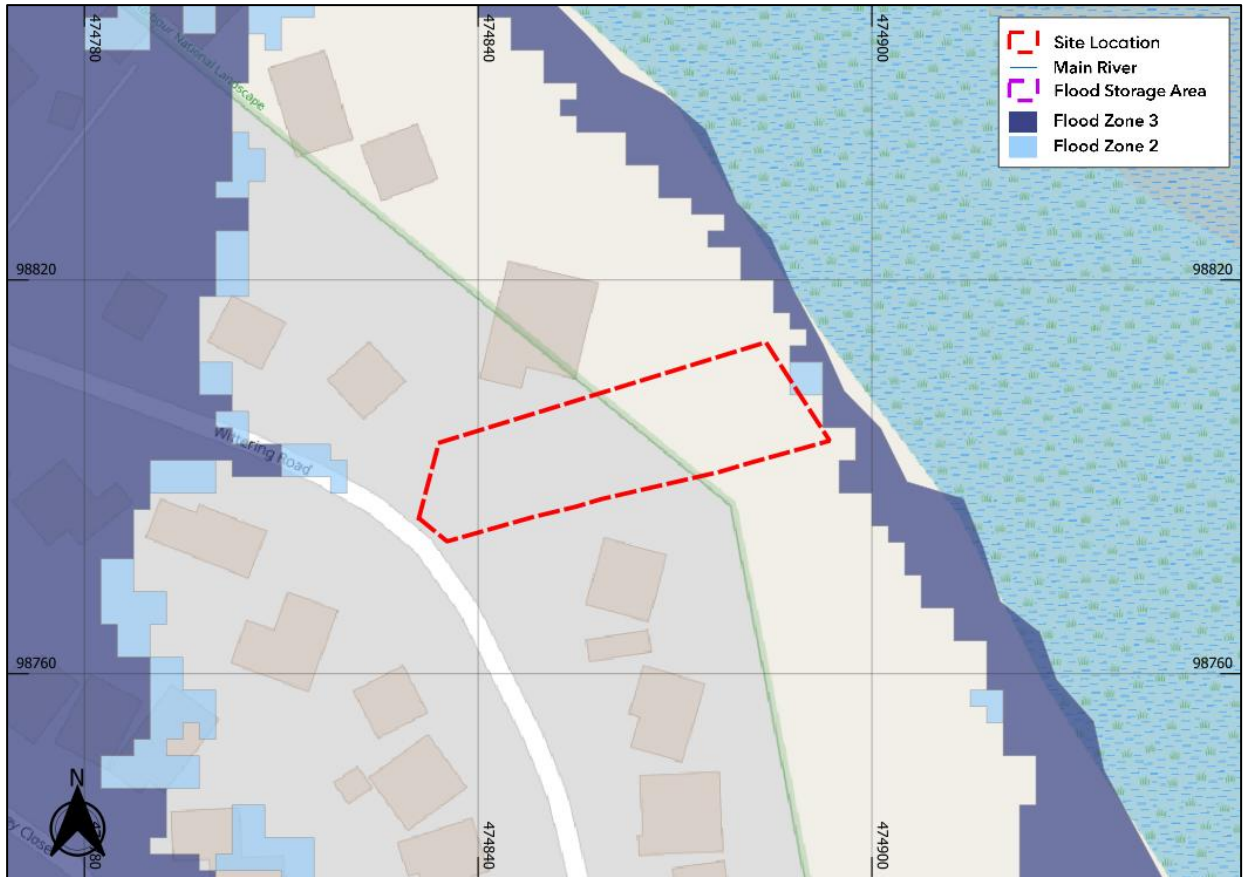


Figure 4: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Flood Outline Dataset

- 4.8. According to the EA Recorded and Historical Flood Outlines dataset, the site nor the nearby vicinity (<200m) has experienced flooding previously (Figure 5).

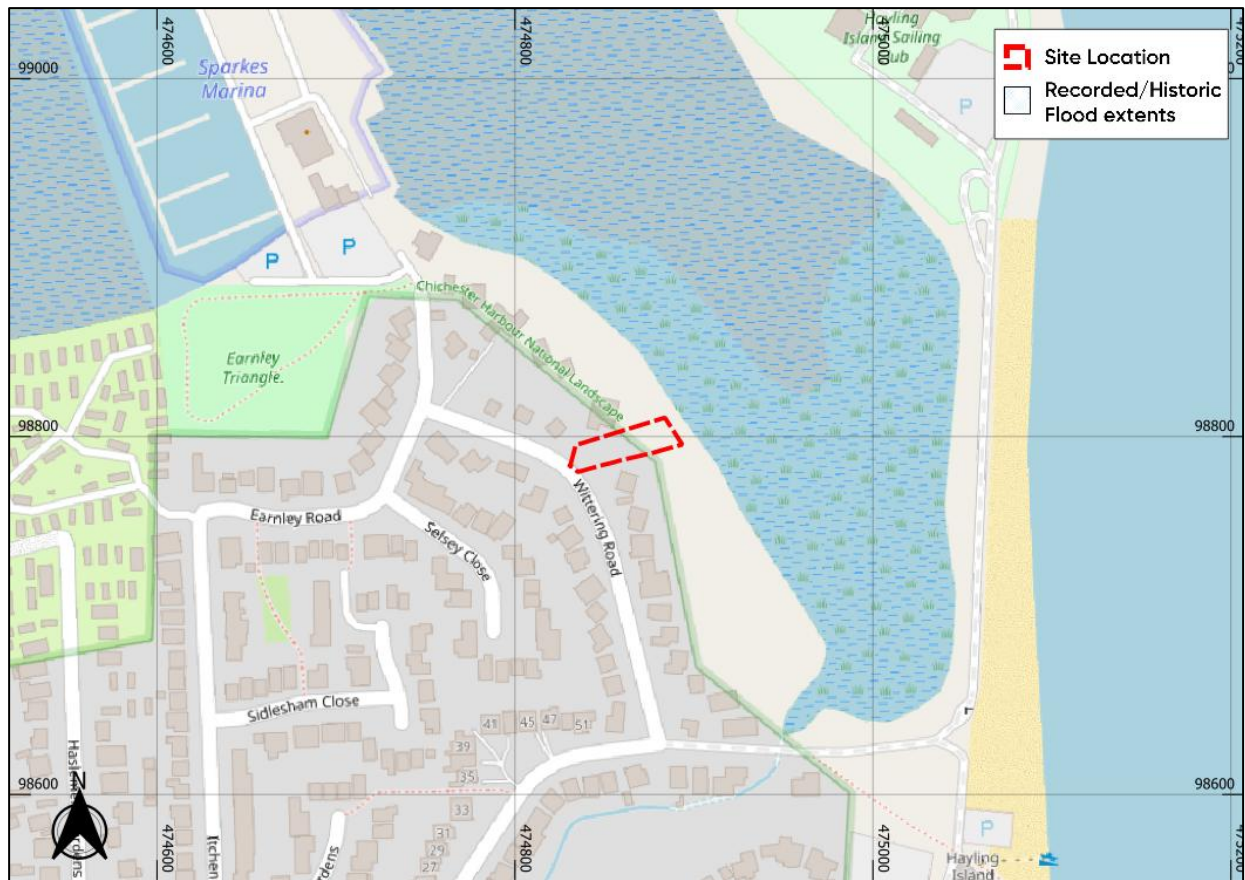


Figure 5: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

East Solent Coastal Model (2018)

- 4.9. The EA have provided model outputs from the East Solent Coastal Model (2018) to fully assess the tidal flood risk to the site and proposed development. The model includes multiple present day scenarios and climate change allowances in addition to the 1 in 200 year scenario.

Present Day Scenarios

- 4.10. Based on the present day modelled extents, the site remains unaffected up to and including the 1 in 1000 year scenario as shown in Figure 6.

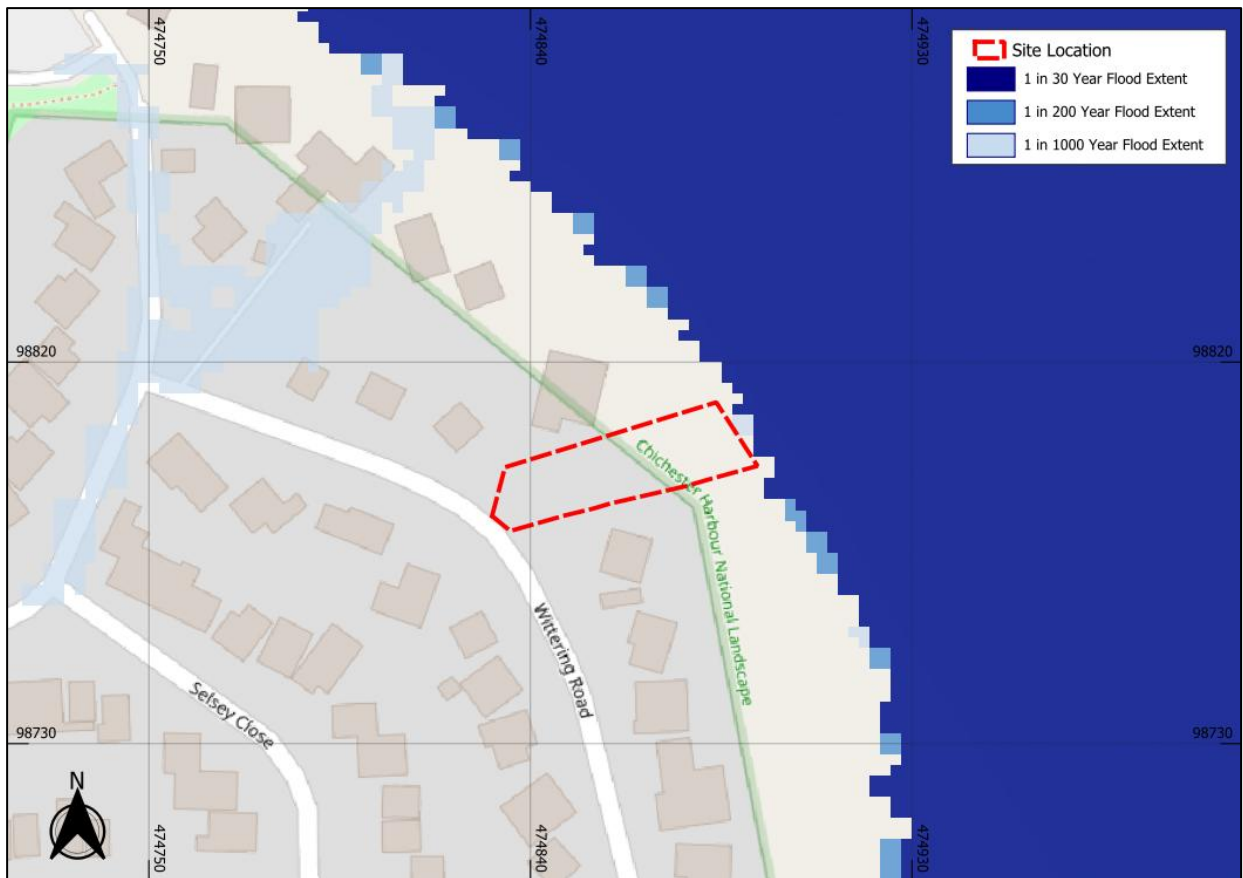


Figure 6: EA East Solent Coastal Model Present Day Flood Extents (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Climate Change Scenario

- 4.11. The EA East Solent Coastal Model (2018) provided a 1 in 200 year scenario with an additional 2115 epoch climate change allowance. The 2115 epoch is visualised in Figure 7 below and it is shown that the site is affected during this event.
- 4.12. Analysis of the model shows that only flood depths are available.
- 4.13. The maximum 2115 epoch flood depth observed on site is recorded as 0.37m (see screenshot below). The lowest topographic point (from the provided topographic survey) is 3.76m AOD. Therefore, a maximum 2115 epoch flood level of 4.13m AOD can be calculated for the 2115 epoch event.

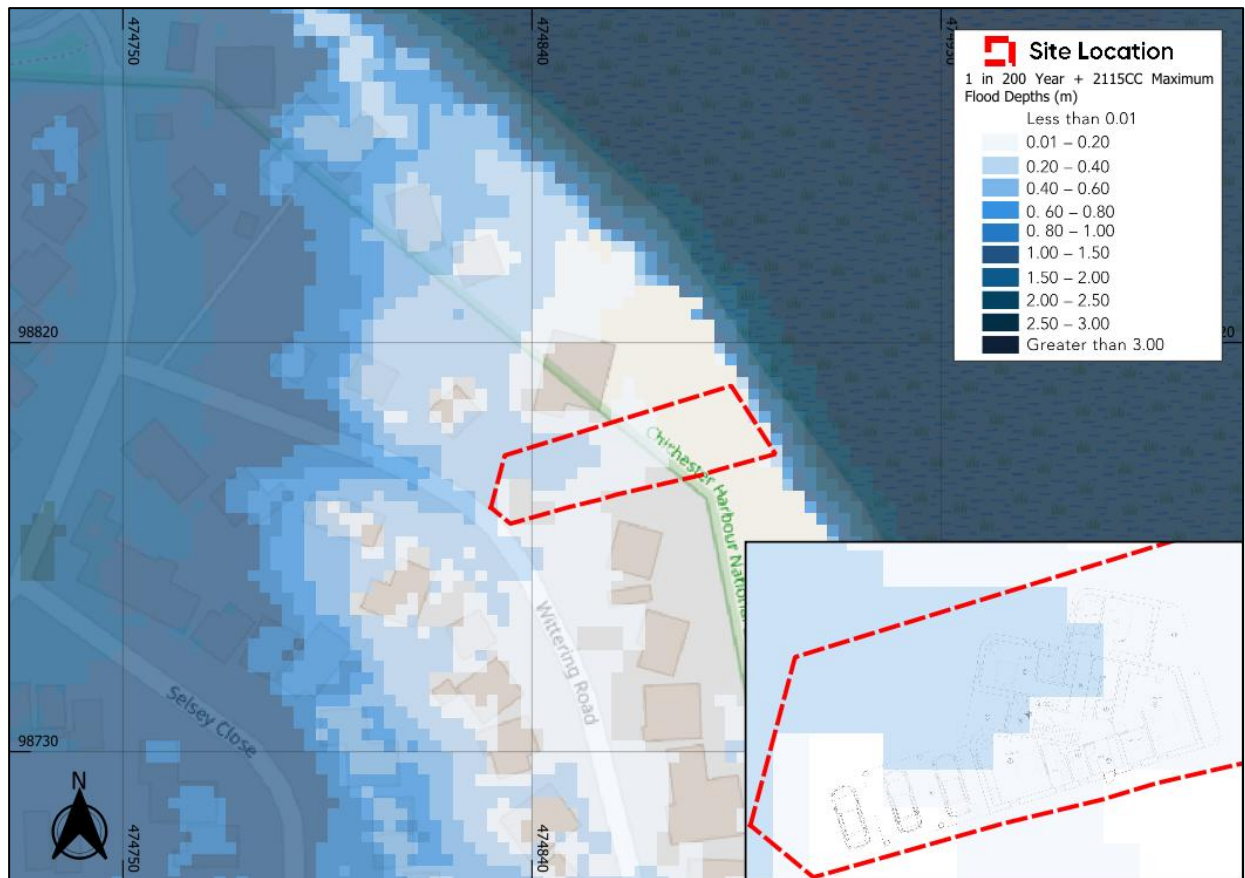


Figure 7: EA East Solent Coastal Model 1 in 200 Year + 2115CC Flood Depths (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Calculated 2125 Epoch Maximum Flood Levels

- 4.14. In order to calculate the 'design' flood level, latest climate change allowances need to be interpolated. Review of the model report (Product 5) shows that the 2115 epoch added an additional 0.744m over the 100 year period (2015 - 2115). This suggests that there has been an addition of 0.00744m per year. By using this value, a 2125 epoch Sea Level Rise (SLR) value of 0.8184m can be calculated (0.00744×110 years). By working out the difference between the 2115 SLR value and 2125 SLR value, we have been able to calculate a maximum 2125 flood level of 4.20m AOD in the 2125 epoch event.

Tidal Flood Risk Summary

- 4.15. Given the analysis above, the tidal flood risk to the site is considered to be moderate given flood depths could reach up to 0.44m in the design 2125 epoch event.

- 4.16. However, considering the FFLs of the proposed dwelling are to be raised to a level of 4.50m AOD, the development is considered to be 300mm above the maximum calculated 2125 epoch flood levels (4.20m AOD).
- 4.17. Thus, the tidal flood risk to the proposed dwelling is considered to be low.

Canals

- 4.18. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 4.19. No CRT maintained canals were identified within 1.0km of the site according to the UK CRT Network mapping¹⁰.
- 4.20. The risk of flooding to this site from canals is considered to be low.

Pluvial

- 4.21. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

RoFSW Data Analysis

- 4.22. The National Flood Risk Assessment (NaFRA2) has updated the Risks of Flooding from Surface Water (RoFSW) products which shows the chance of flooding from surface water to areas of land.
- 4.23. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. It includes information about flooding extents and depths including the potential impact of climate change on flood risk, based on the latest UK Climate Projections (UKCP18).
- 4.24. Risk is displayed as one of three likelihood categories:

¹⁰ <https://canalrivertrust.org.uk/canals-and-rivers>

- High – greater than or equal to 1 in 30 (3.3%) chance of flooding in any year.
- Medium – less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year.
- Low – less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year.

- 4.25. The RoFSW depth mapping shows the annual chance of flooding (based on the three risk categories listed above) **beyond a specific depth**, for depths at the following intervals from 20cm to 120cm (0.2m, 0.3m, 0.6m, 0.9m and 1.2m).
- 4.26. As well as present day risk of flooding from surface water, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.
- 4.27. Given the similarity between the present day and climate change scenarios, the climate change scenario has been assessed below as a modelled ‘worst-case’ scenario.

Climate Change Scenario

- 4.28. Examination of the EA's ‘Flood Risk from Surface Water – Climate Change’ mapping indicates that the entirety of the site is outside the modelled low, medium and high likelihood categories even when considering the effects of climate change (Figure 8).

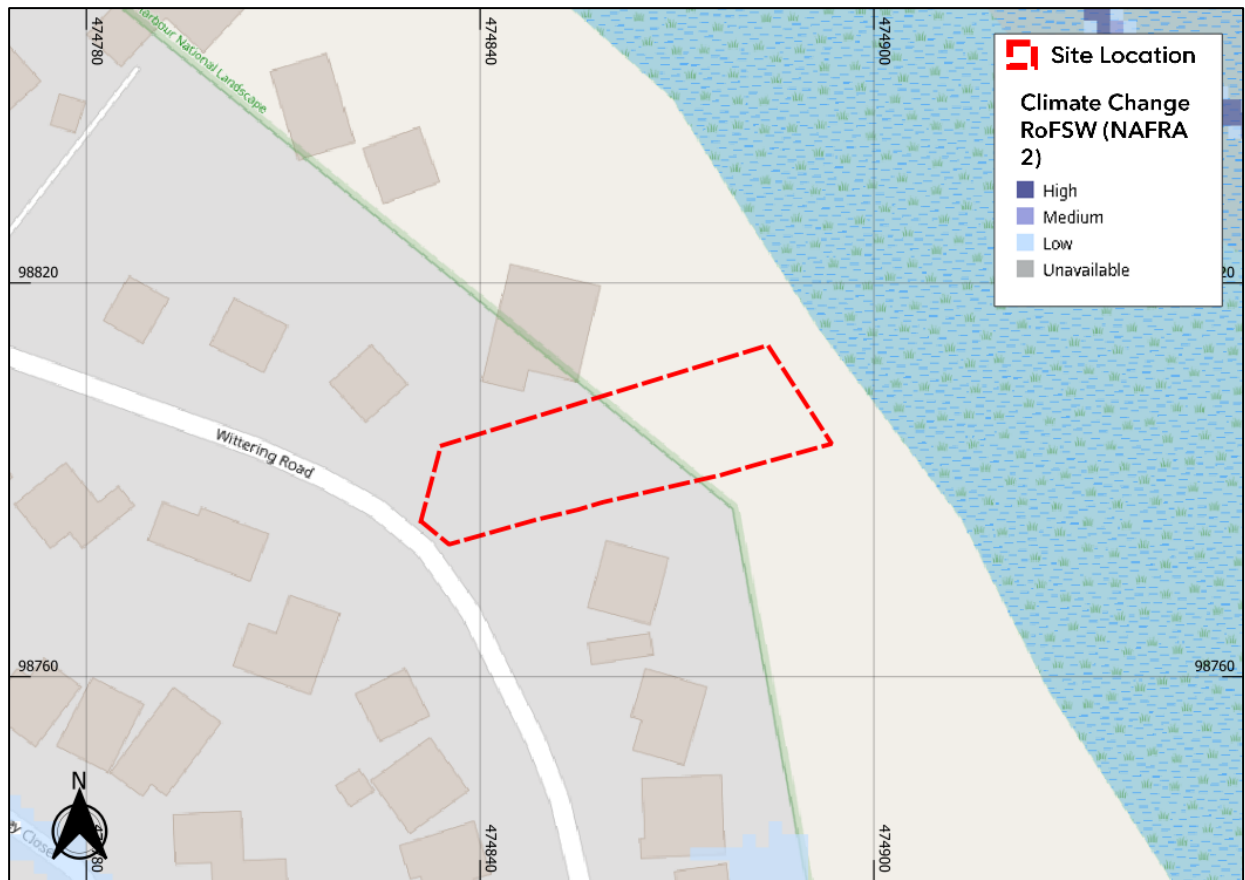


Figure 8: EA Surface Water Flood Risk Mapping – Climate Change (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.29. Thus, the pluvial (surface water) flood risk is considered to be low.

Reservoirs

- 4.30. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.31. According to the EA's Flood Risk from Reservoirs mapping the site is outside modelled flood extents in the event of reservoir flooding (Figure 9).

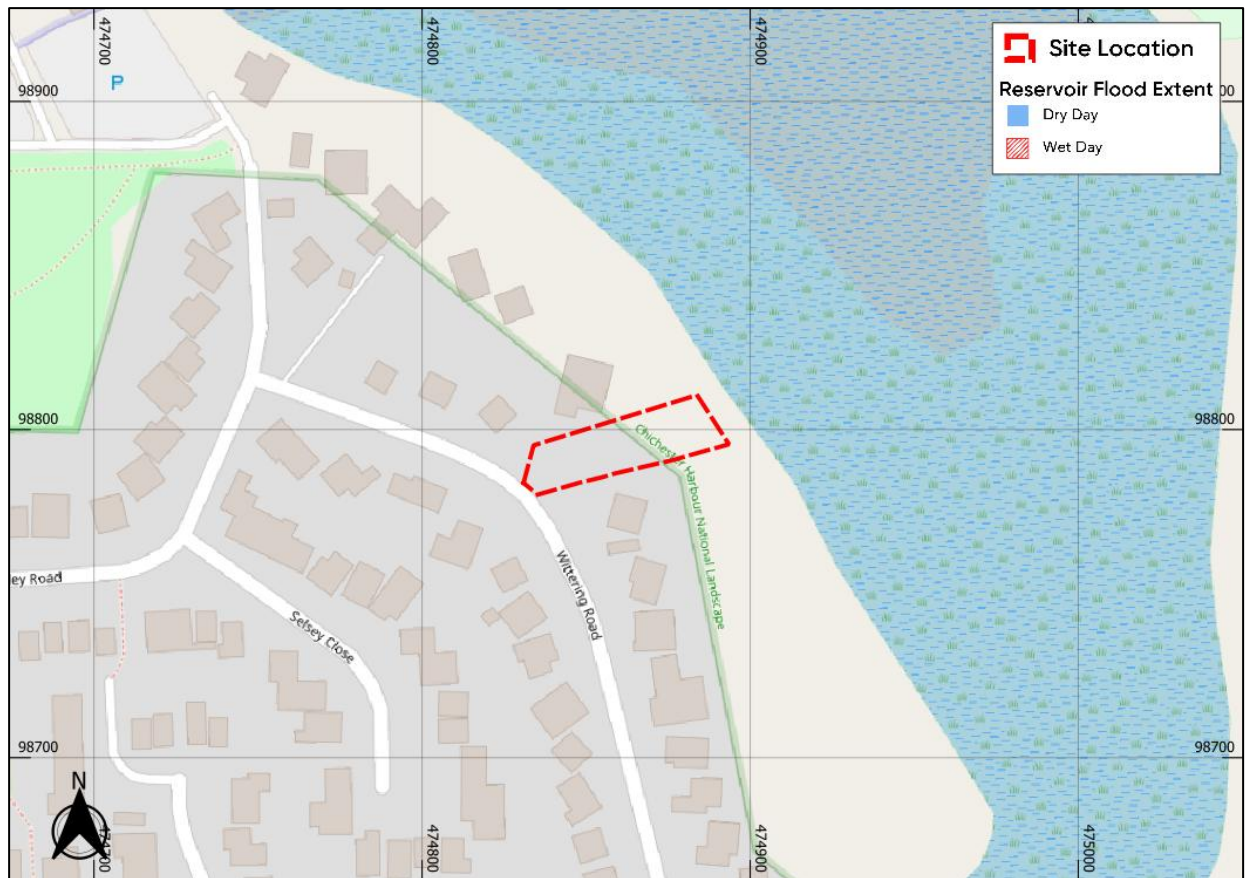


Figure 9: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.32. Thus, the site is considered to be low risk from reservoir flooding in the event of a breach.

Groundwater

4.33. Groundwater flooding occurs in areas where underlying geology is permeable, and water can rise within the strata sufficiently to breach the surface.

4.34. The British Geological Survey's (BGS) mapping shows superficial deposits of River Terrace Deposits (undifferentiated) comprised of sand, silt and clay along with Storm Beach Deposits comprised of gravel underlying the site. The bedrock geology underlying the site is mapped as London Clay Formation comprised of clay, silt and sand.

4.35. There are no boreholes within 200m of the site according to BGS mapping.

- 4.36. The PfSH SFRA mapping indicates the site (represented by the black circle) is located in an area with 'Low Bedrock Permeability' and there are no recorded groundwater flooding incidents near the site (shown via a black hash on the online mapping) (Figure 10).

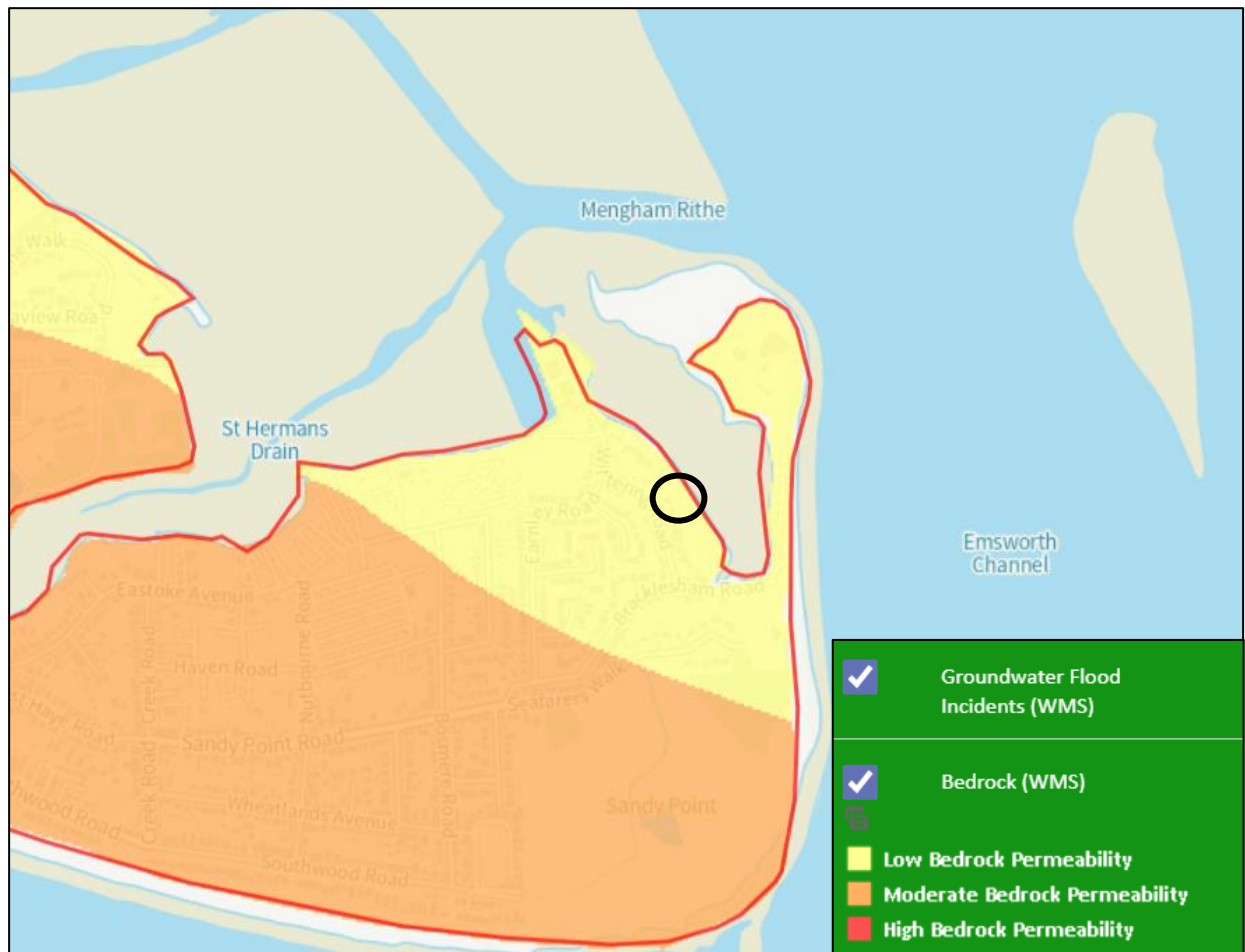


Figure 10: PfSH SFRA Mapping (2024) Groundwater Flooding Data

- 4.37. Furthermore, the development proposals do not include any proposed basements.
- 4.38. The risk from groundwater to the development is therefore considered to be low.

Sewers

- 4.39. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 4.40. The PfSH SFRA (2024) provides mapping of historical sewer flood incident records kept by the local authority and provided by Southern Water. No incidents have been recorded on-site.



Figure 11: PFSH SFRA Mapping (2024) Southern Water Flooding Data

4.41. Thus, the development is therefore considered to be at low risk of flooding from sewers.

5. Flood Risk Mitigation

Tidal

- 5.1. The site is within Flood Zone 1 as per the EA Flood Map for Planning, which was updated in August 2025. However, when considering the Partnership for Urban South Hampshire (PUSH) Strategic Flood Risk Assessment (SFRA, 2016) climate change mapping, the site is within the 2085 future Flood Zone 2 and 3.
- 5.2. Given the above, the EA detailed model for the area has been assessed. The tidal flood risk to the site is considered to be moderate given flood depths could reach up to 0.44m in the design 2125 epoch event.
- 5.3. However, the FFLs of the proposed dwelling are to be raised to a level of 4.50m AOD. Therefore, the development is considered to be 300mm above the maximum calculated 2125 epoch flood levels.
- 5.4. Thus, the tidal flood risk to the proposed dwelling is considered to be low.

All Other Analysed Sources of Flooding

- 5.5. Based on the analysis conducted in Section 4 of this FRA, the flood risk from other analysed sources such as fluvial, canal, pluvial, reservoir, groundwater and sewers are considered to be low and thus no further mitigation is recommended than outlined above.
- 5.6. It is also noted that the proposals include the raising of FFLs to 4.50m AOD (noted to be 500mm above existing ground levels) and thus will provide a precautionary approach against any potential flood risk.

Increase to Flood Risk Elsewhere

- 5.7. As has been identified within this report the site is affected by potential future tidal flooding as per the SFRA, but according to paragraph 49 (reference ID 7-049-20220825 of the Planning Practice Guidance;

"The loss of floodplain storage is less likely to be a concern in areas benefitting from appropriate flood risk management infrastructure or where the source of flood risk is solely tidal"

- 5.8. Therefore, the development is not considered to impact on flood risk elsewhere as a result of floodwater displacement.

Flood Warnings & Safe Access Egress

- 5.9. Based on the EA Flood Map for Planning, the site is situated in Flood Zone 1; however, the EA detailed modelling (2018) shows that the site is affected by tidal flood risk. Building FFLs have been raised 300mm above the design flood level (4.20m AOD) to 4.50m AOD. Thus, the proposed building provides safe refuge for future residents in the event of a flood.
- 5.10. The site is not in an area where the EA provide specific flood warnings. However, the site is in close proximity to the EA's '*Tidal areas of North Eastoke including Eastoke Marina and Eastoke Avenue*' Flood Warning Area. Given the proximity to this area, residents of the dwelling are encouraged to sign up to this warning system as a precautionary approach.
- 5.11. Flood warnings/alerts can be enforced at any time of the day or night. Signing up for this service provides site owners some notice before a flood event. The amount of time afforded before a flood occurs depends on the site-specific location (e.g. proximity to the source of flooding, topography of the surrounding area) and the flood mechanism (e.g. bank over topping versus a breach event). Flood alerts and warnings provide site owners with time to take necessary action, e.g. communication of the risk of flooding to occupants/employees etc, evacuation of occupants offsite or to a safe level and the removal of valuable items out of reach of flooding.

6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 26 Wittering Road, Hayling Island, Hampshire, PO11 9SP. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

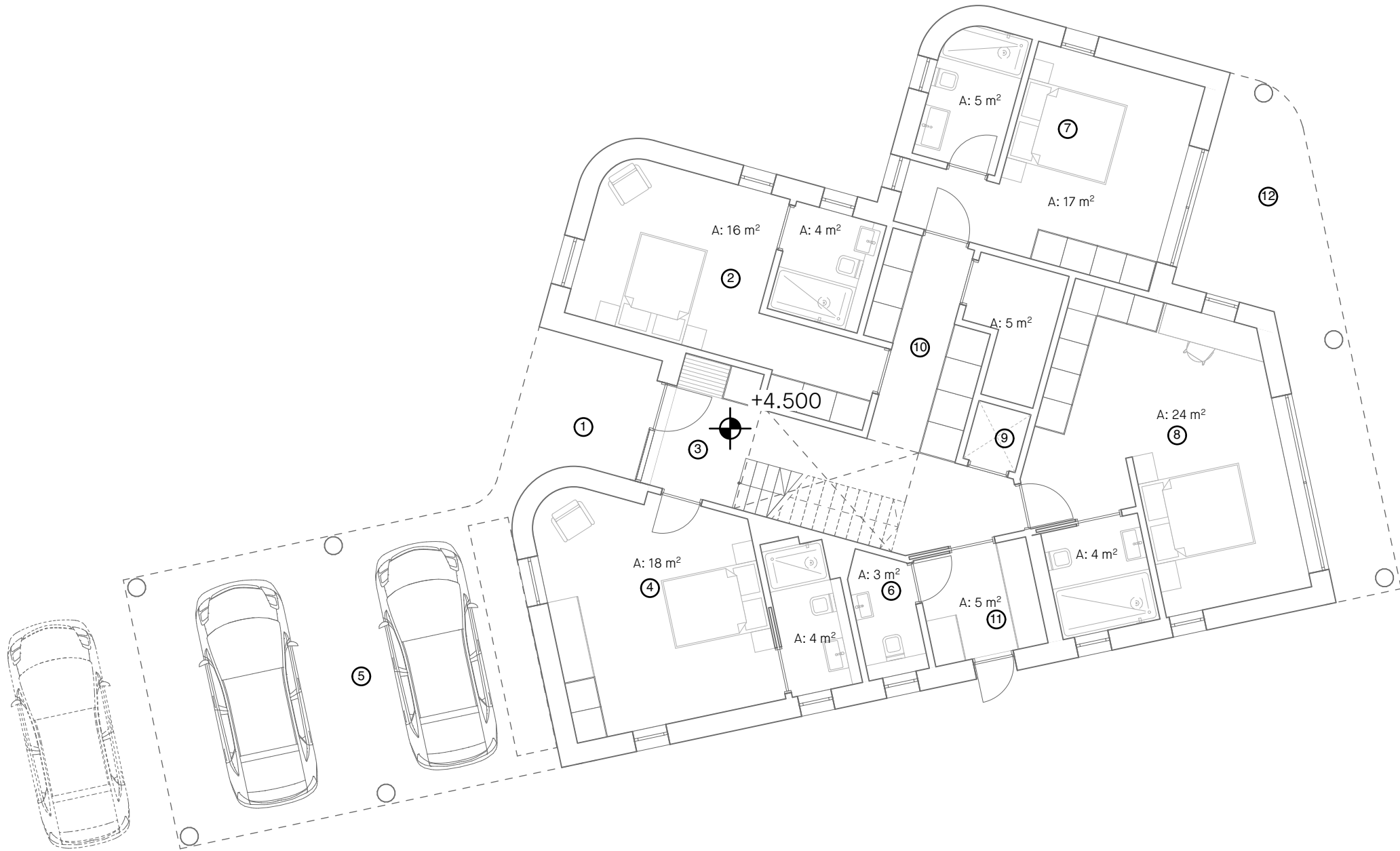
Source of Flooding	Flood Risk Summary
Tidal	<p>The site is within Flood Zone 1 as per the EA Flood Map for Planning, which was updated in August 2025. However, when considering the Partnership for South Hampshire (PUSH) Strategic Flood Risk Assessment (SFRA) climate change mapping, the site is within the 2085 future Flood Zone 2 and 3.</p> <p>Given the above, the detailed EA model for the area has been assessed. The tidal flood risk to the site is considered to be moderate given flood depths could reach up to 0.44m in the design 2125 epoch event.</p> <p>However, the FFLs of the proposed dwelling are to be raised to a level of 4.50m AOD, which is 300mm above the maximum calculated 2125 epoch flood levels.</p> <p>Thus, the tidal flood risk to the proposed dwelling is considered to be low.</p>
Fluvial Pluvial Reservoirs Groundwater Sewers Canals	<p>The proposed dwelling is considered to be at low risk from other analysed sources of flooding.</p>

- 6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area.

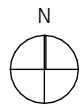
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals

- 1 Covered porch
- 2 Bedroom + en suite
- 3 Entrance hall
- 4 Annex with kitchenette + en suite
- 5 Carport
- 6 Plantroom
- 7 Bedroom + en suite
- 8 Master bedroom + en suite
- 9 Storage / Future through lift to first floor
- 10 Storage
- 11 Utility and access to rear garden
- 12 Outline of balcony above



1:100
Proposed Ground Floor Plan



Scale @ A3: 1:100

0 1 2 3 4 5

NOTE: This drawing is to be scaled for planning purposes only

Project: 26 Wittering Road

Address: 26 Wittering Road,
Hayling Island, PO11 9SP

Client: Peter & Gusti Taylor

Drawing: Proposed Ground Floor Plan

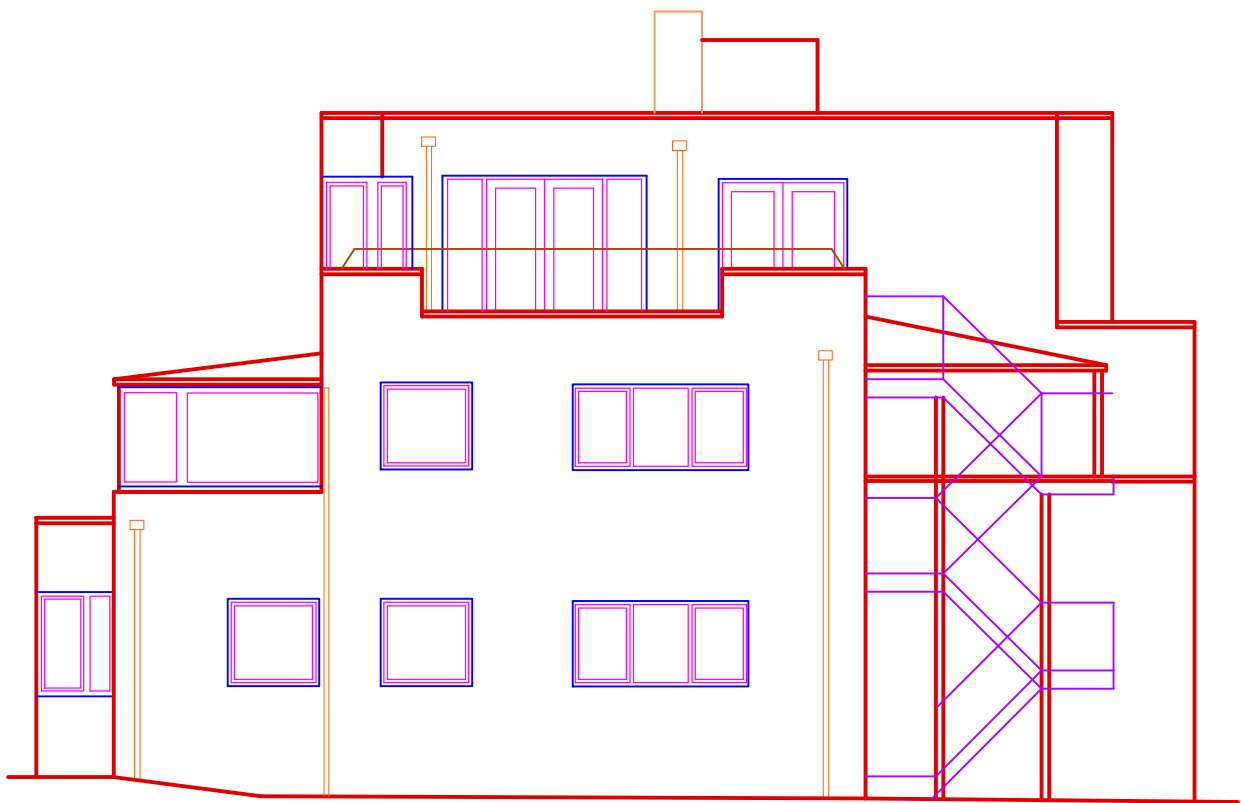
483 - OBA - 00 - GF - DR - A - 0200 - 01

Status: Planning OBA proj no: 483

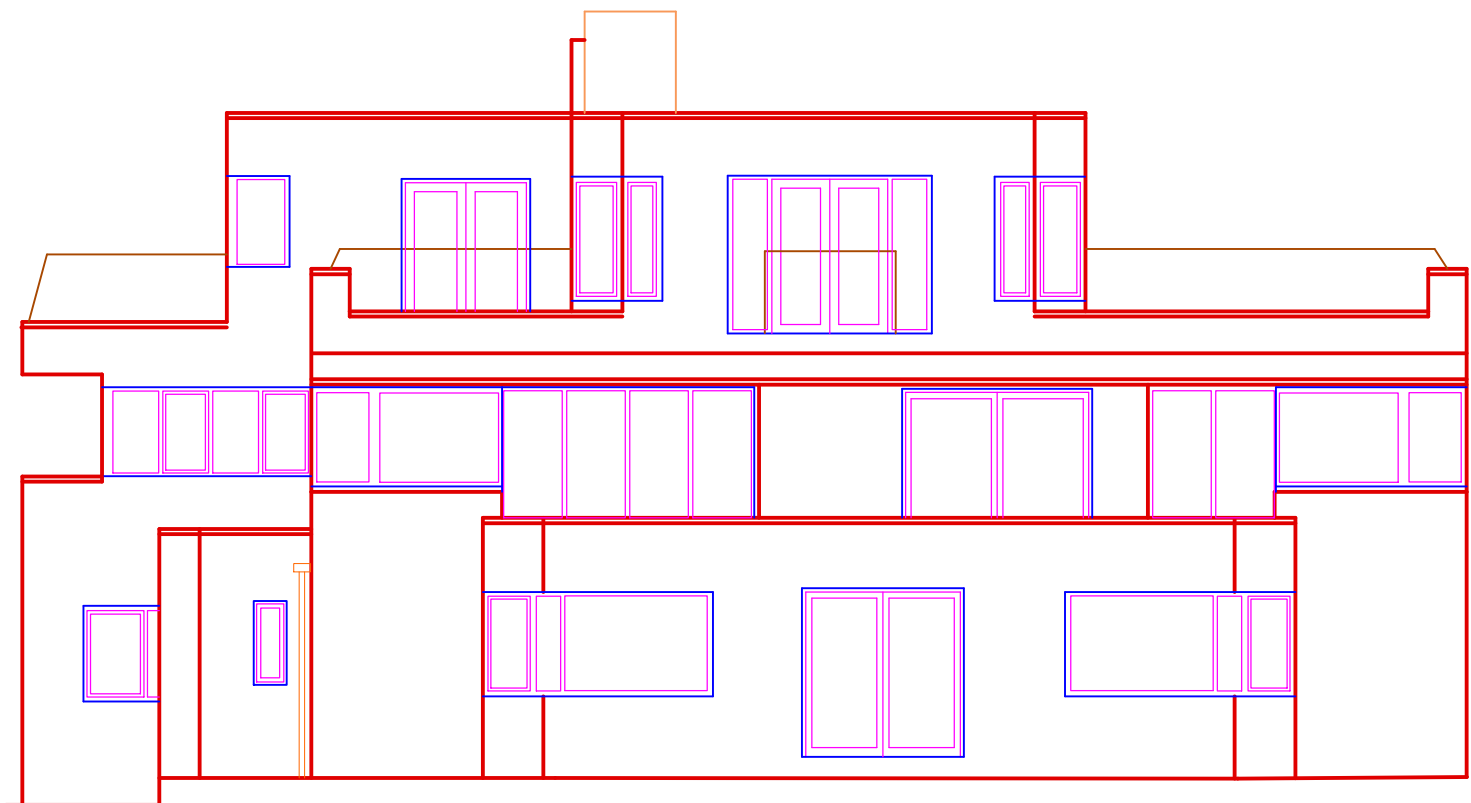
01	Planning	04/12/2025
rev	description	date

OB ARCHITECTURE

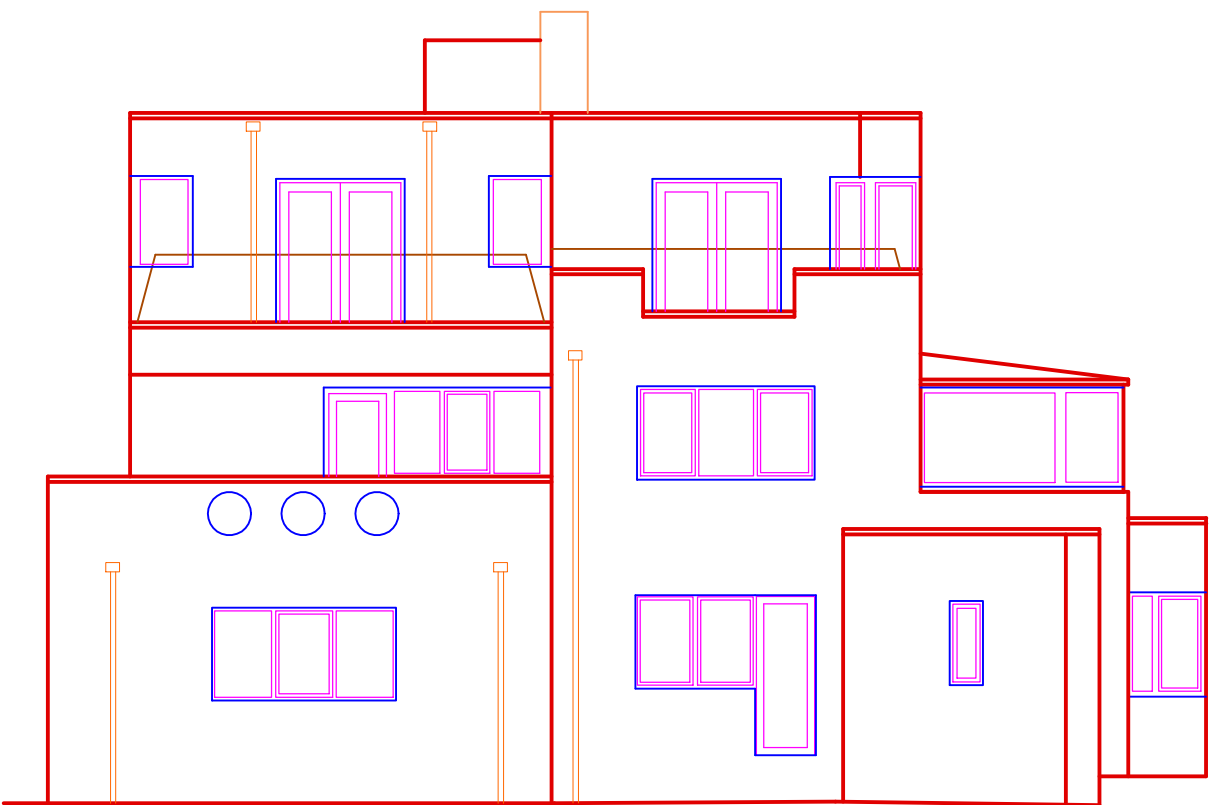
The Dispensary, 5-6 The Square, Winchester, SO23 9ES
6a Maltings Place, 169 Tower Bridge Road, London, SE1 3JB
01962 865344 info@obarchitecture.co.uk www.obarchitecture.co.uk



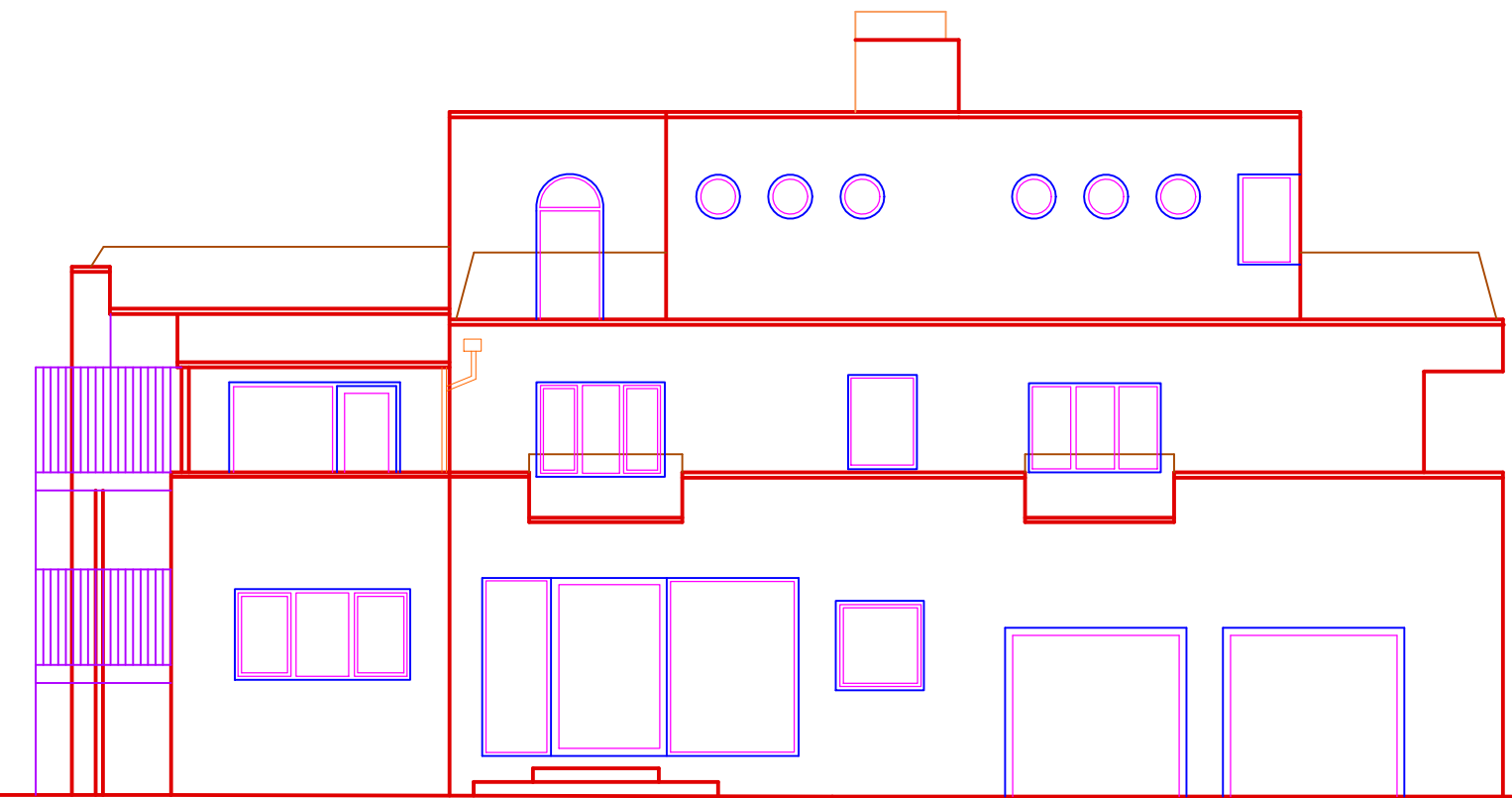
0.00m DATUM
NORTH ELEVATION



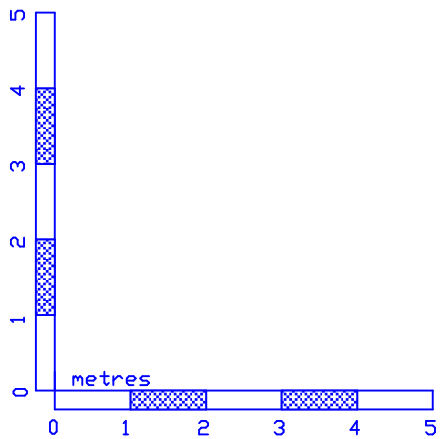
0.00m DATUM
EAST ELEVATION



0.00m DATUM
SOUTH ELEVATION

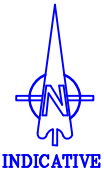


0.00m DATUM
WEST ELEVATION



NOTES: LEVELS RELATE TO D.S. DATUM ALL DIMENSIONS & LEVELS SHOWN IN METRES ON SITE DIMENSION ACCURACY IS TAKEN RELATIVE TO THE POINTS SCALE AND SHOULD BE CHECKED ON SITE WHERE OF CRITICAL IMPORTANCE	
P STUBBINGTON LAND SURVEYS LTD	
NORTH WINDS LOWER LANE BISHOPS WALTHAM SOUTHAMPTON HAMPSHIRE SO32 1AS TEL : 023 8060 1876 MOBILE : - 07979 348165 EMAIL : PAUL@PSLANDSURVEYS.COM	
CLIENT: -	P & G TAYLOR
CONTRACT: -	26 WITTERING ROAD HAYLING ISLAND PO11 9SP
TITLE: -	ELEVATIONS
SCALE: -	1: 100 @A1
DRAWING NO.	12084/02
DATE: -	SEPTEMBER 2025
SURVEYOR: -	PS

Appendix B - Topographic Survey



98850N

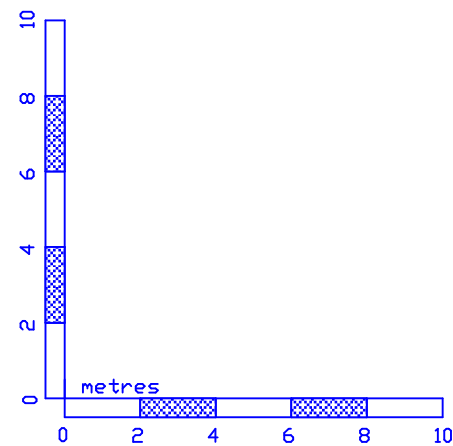
98800N

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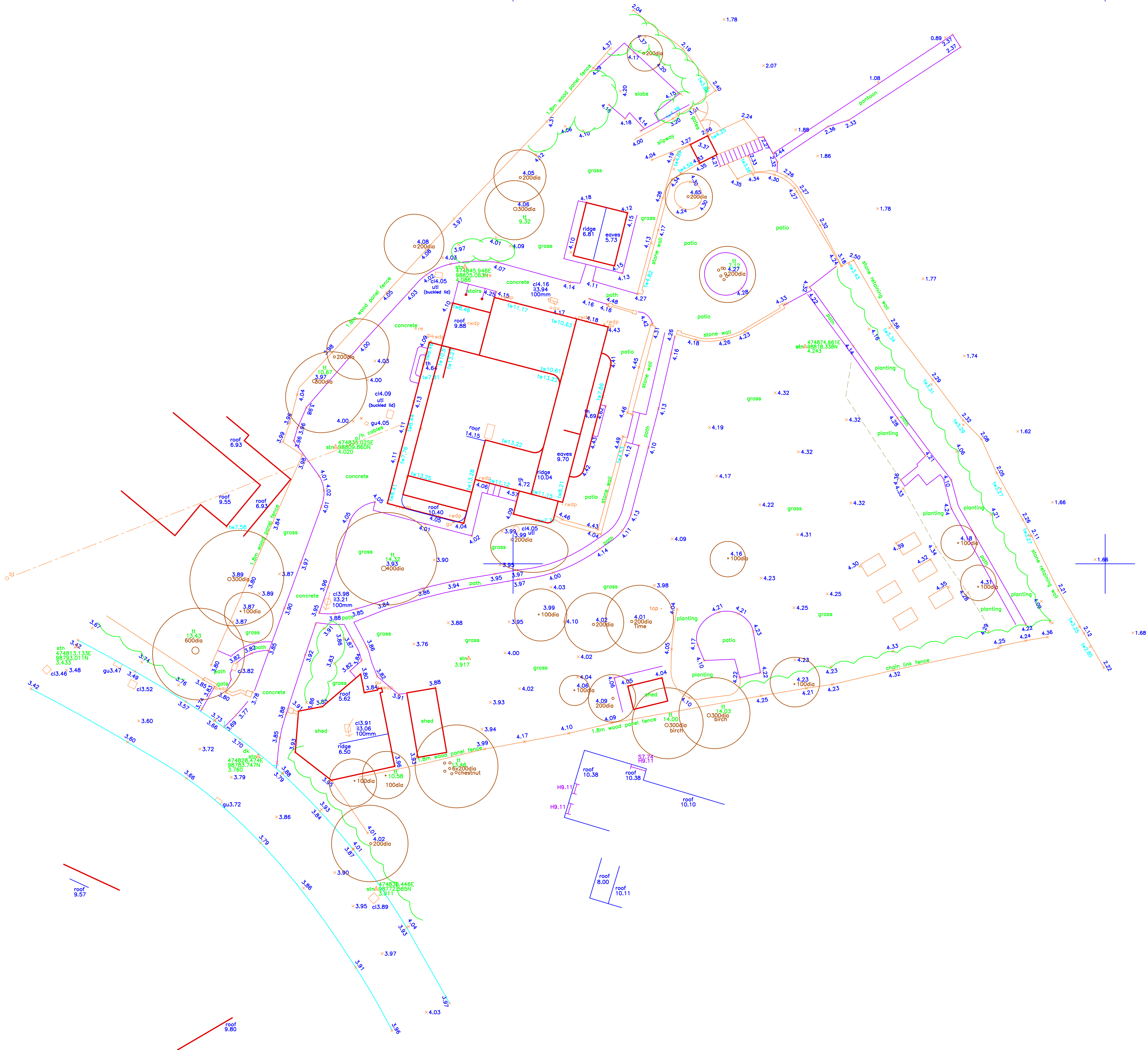
474800E

474850E

474900E



- KEY:
- bt British Telecom
 - cb Control Box
 - cl Cover Level
 - ctv Cable Television
 - dk Drop Kerb
 - el Electric
 - ep Electricity Pole
 - fh Fire Hydrant
 - gu Gully
 - gsv Gas Stop Valve
 - ht Height
 - ic Inspection Cover
 - il Invert Level
 - lp Lamp Post
 - mkr Marker
 - o/h Overhead
 - pb Post Box
 - pxg Prawn Crossing
 - rp Name Plate
 - rs Road Sign
 - sv Stop Valve
 - tb Telephone Box
 - tl Traffic Light
 - tt Top of Tree
 - th Threshold
 - tw Top of Wall
 - uti Unable to Lift
 - vp Vent pipe
 - wn Water Meter
 - wsv Water Stop Valve



NOTES:
LEVELS RELATE TO OS DATUM
TREE SPECIES SHOULD BE VERIFIED WHERE OF
CRITICAL IMPORTANCE
THE ARCHITECT SHOULD SATISFY THEMSELVES THAT ALL TREES
LIKELY TO AFFECT HIS DESIGN HAVE BEEN SHOWN
INTER CONNECTION OF MANHOLES SHOULD BE VERIFIED
WHERE OF CRITICAL IMPORTANCE USING CCTV
PIPE SIZES & INVERTS DETERMINED WITHOUT
ENTRY INTO MANHOLE
ALL DIMENSIONS & LEVELS SHOWN IN METRES
ON SITE DIMENSION ACCURACY IS TAKEN RELATIVE TO
THE POINTED SCALE AND SHOULD BE CHECKED ON SITE
WHERE OF CRITICAL IMPORTANCE

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CLIENT: - P & G TAYLOR
CONTRACT: - 26 WITTERING ROAD
HAYLING ISLAND
PO11 5SP
TITLE: - TOPOGRAPHIC SURVEY
SCALE: - 1:200 @A1
DRAWING NO. 12084/01
DATE: - SEPTEMBER 2025
SURVEYOR: - PS

Appendix C - EA Consultation

Lisa Slater
lisa@aegaea.com

Our ref: EIR2025/28752
Your ref: XJVKEYWC3WDE
Date: 30 September 2025

Dear Lisa Slater,

RE: Environmental Information Regulations: EIR2025/28752

Thank you for your request for information regarding flood risk assessment data, which we received on 9th September 2025.

We respond to requests for information that we hold under the Environmental Information Regulations 2004 (EIR). The Regulations requires that we respond to requests by advising you whether information is held or not, and if so by providing you with that information.

Please find attached the flood risk assessment information (Product 4) for 26 Wittering Road, Hayling Island, PO11 9SP.

Please note that the flood zones were updated on 25th March 2025 on our Flood Map for Planning service. The flood zone extent may have changed for your area of interest, but any flood levels provided in this Product 4 will not. There is no need to contact us again to request flood risk data. You can visit our [Flood Map for Planning service](#) after that date and download the map showing the new flood zone (Product 1).

FRA Advisory

Name	Product 4
Description	Flood Risk Assessment Map for 26 Wittering Road, Hayling Island, PO11 9SP.
Licence	Open Government Licence
Information Warnings	If we have provided climate change data, it has now been superseded by UKCP18. We have scheduled updates to our flood models to incorporate UKCP18 data, but until this is complete the majority of our models will not provide appropriate climate change data for use within Flood Risk Assessments. The correct allowances will need to be calculated using the following data: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

	Failure to use the correct climate change data may result in us objecting to planning applications upon which we are consulted by Local Planning Authorities.
Information Warning - OS background mapping	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell, or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2017 Ordnance Survey 100024198.

Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. Early engagement can improve subsequent planning applications to you and your clients' benefit and deliver environmental outcomes. For a cost recovery fee of £100 per hour plus VAT we will provide you with a project manager who will coordinate all meetings and reviews in order to give you detailed specialist advice with guaranteed delivery dates. More information can be found on our website [here](#).

Please get in touch if you have any further queries.

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and the Freedom of

creating a better place
for people and wildlife



Information Act 2002. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: casework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,

Abbie Parker

Abbie Parker | BSc

Flood & Coastal Risk Officer - South East Hampshire & IOW

Environment Agency | Partnership & Strategic Overview Team

psohiow@environment-agency.gov.uk

