

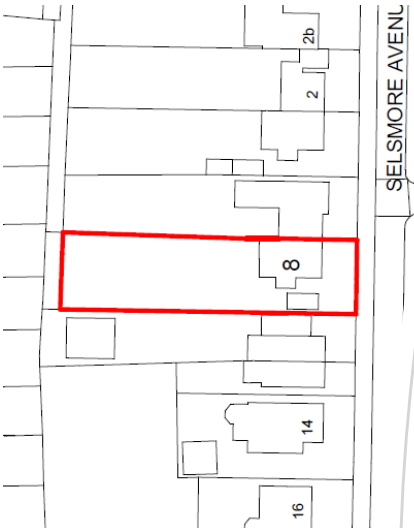
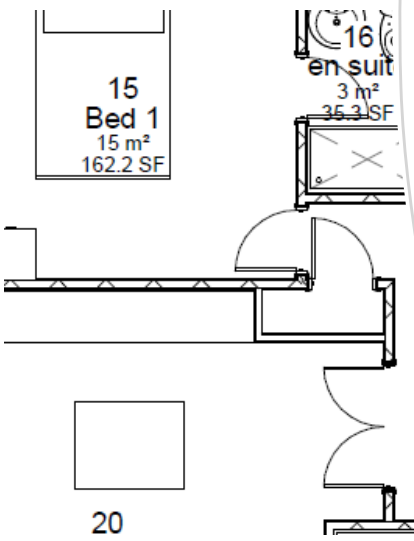
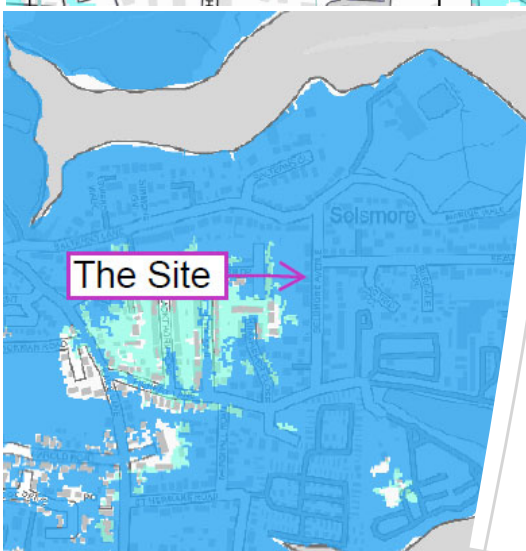


**Earth Environmental**  
& Geotechnical

8 Selsmore Avenue  
Hayling Island, PO11 9PB

Flood Risk Assessment

March 2026  
Revision E



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|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
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# 1. Introduction

Earth Environmental and Geotechnical Ltd have prepared this flood risk assessment in support of an application for a residential development at 8 Selsmore Avenue, Hayling Island, PO11 9PB (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 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 Strategic Flood Risk Assessment – Part 4 – Havant Borough Council (Final Report Version 3 - June 2024)
- 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 the rear garden area of 8 Selsmore Avenue, Hayling Island, which is approximately 10 km east of Portsmouth city centre, and is bound by residential dwellings to the north and south (No.6 and No.10 Selsmore Avenue), Selsmore Avenue to the east, and residential dwellings leading to Blackhorn Drive to the west.

The postcode at the Site is PO11 9PB, with the co-ordinates being – E: 473345, N: 099062.

#### 3.2. Existing Site

As detailed in Appendix A, the Site, in a pre-development state, consists of the rear garden area, garage and a driveway of 8 Selsmore Avenue.

#### 3.3. Proposed Development

As detailed in Appendix B, the Site, in a post development state, will consist of the erection of a detached 3-bedroom dwelling and detached garage to rear of 8 Selsmore Avenue, with access to the side of the existing dwelling along the southern boundary.

#### 3.4. Topography

In terms of topography, the Site has a general fall in a westerly direction towards Selsmore Avenue, with the levels at the new dwelling location, as shown in Figure 1, being 6.00m AOD.

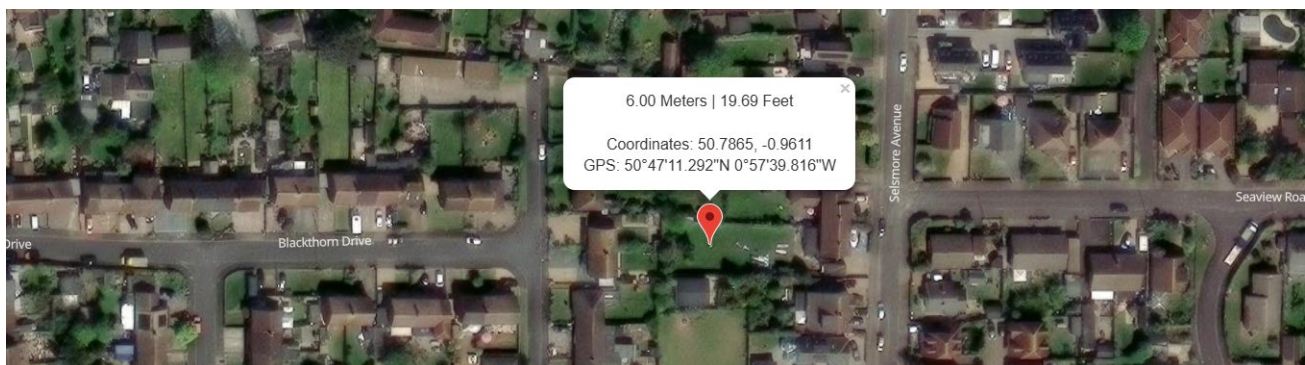


Figure 1 – Ordnance Level Map

© CalcMaps | Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

#### 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, are the coastlines / tidal estuaries approximately 1 km to the north, east and south.

#### 3.6. Ground Conditions

The ground conditions for the Site can be determined via the British Geological Survey (BGS) website, where it shows the Site to have River Terrace Deposits (Sand and Gravel, with some Silts and Clay), over bedrock consisting of Portsmouth Sand Member and Whitecliff Sand Member (Sand).

#### 3.7. On-Site Drainage and Public Sewers

It is believed that there are public sewers within Selsmore Avenue to the east of the Site.

There are no existing drainage networks within the Site area, as this is currently an undeveloped garden.

## **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

Data from the Environment Agency and information from other parties are to be studied to establish which sources of flooding are at the Site.

### 5.1. Environment Agency Flood Maps for Planning

The fluvial flood zone map (Risk of Flooding from Rivers and Sea) on the EA website (Figure 2), identifies that the Site is in Flood Zone 1.

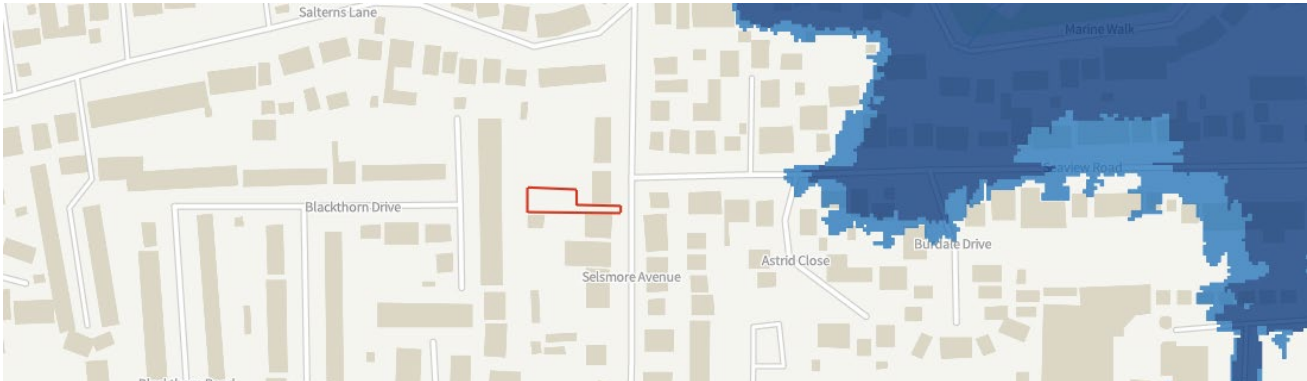


Figure 2 – EA Fluvial Flood Zone Map

The River and Sea Flooding with Defences flood map on the EA website (Figure 3) identifies that the Site is outside the flood extents.

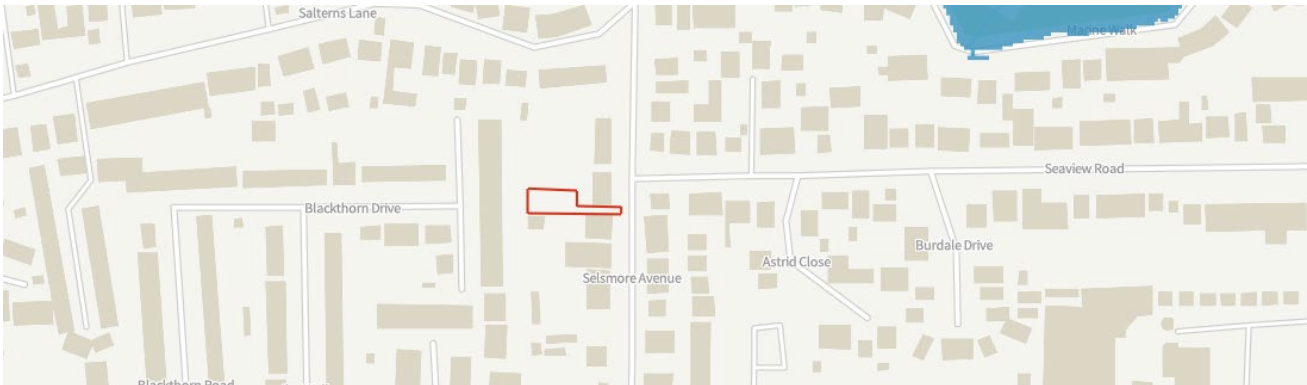


Figure 3 – EA River and Sea Flooding with Defences

The River and Sea Flooding without Defences flood map on the EA website (Figure 4) identifies that the Site is outside the flood extents.

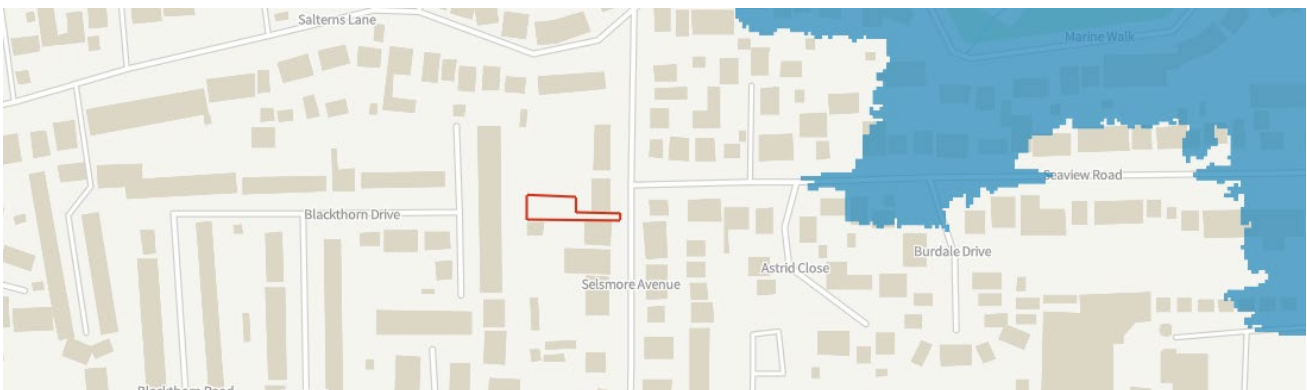


Figure 4 – EA River and Sea Flooding without Defences

The Surface Water flood map on the EA website (Figure 5) identifies that the Site is outside the extents of the 1000-year annual likelihood of flooding.

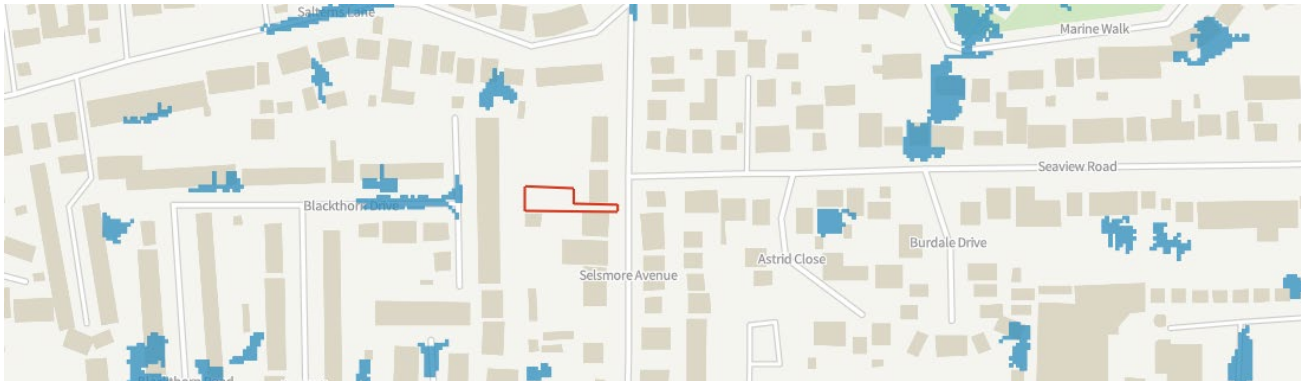


Figure 5 – EA 1000-Year Surface Water Flood Extents

## 5.2. Landmark Envirocheck Data Maps

Refer to Appendix D 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:

### 5.2.1. Flood Zone Map

The EA/NRW flood data map also identifies the Site to be in Flood Zone 1.

### 5.2.2. JBA Flood Maps (Fluvial, Pluvial and Coastal)

The Envirocheck (EA/NRW) 75-year to 1000-year return period flood map indicates that there is no pluvial, fluvial or coastal flooding at the Site.

### 5.2.3. EA / NRW Flood Map (Surface Water / Pluvial Flooding)

The EA 30-year to 1000-year return period flood map indicates that there is no surface water / pluvial flooding in the Site.

### 5.2.4. Ground Water

The BGS flood data map indicates that there is potential for groundwater flooding for properties situated below ground level at the Site, and the ESI groundwater flood map indicates that there is a negligible risk of ground water flooding at the Site.

### 5.2.5. 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.

### 5.2.6. Historic Flood Map

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

## 5.3. Partnership for South Hampshire Strategic Flood Risk Assessment – Part 4 – Havant Borough Council

The Strategic Flood Risk Assessment shows coastal modelling for future tidal flood scenarios at the Site. Extracts of relevant maps are shown in Appendix E of this report, with a summary as follows:

## **Figure 2 – Flood Zone Map**

The Future Modeled Flood Zone Map shows the Site to be in Flood Zone 3.

## **Figure 3 – Maximum Flood Depth: Defended (0.5% AEP) 2022 (Higher Central)**

The map shows the Site to have no flood depths.

## **Figure 4 – Maximum Flood Depth: Defended (0.5% AEP) 2055 (Higher Central)**

The map shows the Site to have no flood depths.

## **Figure 5 – Maximum Flood Depth: Defended (0.5% AEP) 2122 (Higher Central)**

The map shows the Site to have no flood depths.

## **Figure 6 – Maximum Flood Depth: Defended (0.5% AEP) 2122 (Upper End)**

The map shows the Site to have flood depths if between 0.1m to 0.5m.

## **Figure 7 – Maximum Flood Depth: Defended (0.1% AEP) 2122 (Upper End)**

The map shows the Site to have flood depths if between 0.1m to 0.5m.

## **Figure 8 – Maximum Flood Depth: Undefended (0.5% AEP) 2122 (Upper End)**

The map shows the Site to have flood depths if between 0.1m to 0.5m.

## **Figure 9 – Maximum Flood Depth: Undefended (0.1% AEP) 2122 (Upper End)**

The map shows the Site to have flood depths if between 0.1m to 0.5m.

## **Figure 10 – Maximum Flood Hazard: Defended (0.5% AEP) 2022 (Higher Central)**

The map shows the Site to have no flood hazards.

## **Figure 11 – Maximum Flood Hazard: Defended (0.5% AEP) 2055 (Higher Central)**

The map shows the Site to have no flood hazards.

## **Figure 12 – Maximum Flood Hazard: Defended (0.5% AEP) 2122 (Higher Central)**

The map shows the Site to have no flood hazards.

## **Figure 13 – Maximum Flood Hazard: Defended (0.5% AEP) 2122 (Upper End)**

The map shows the Site to have a low flood hazard.

## **Figure 14 – Maximum Flood Hazard: Defended (0.1% AEP) 2122 (Upper End)**

The map shows the Site to have a low flood hazard.

## **Figure 15 – Maximum Flood Hazard: Undefended (0.5% AEP) 2122 (Upper End)**

The map shows the Site to have a flood hazard.

## **Figure 16 – Maximum Flood Hazard: Undefended (0.1% AEP) 2122 (Upper End)**

The map shows the Site to have a flood hazard.

## 6. Probability of Flooding

### 6.1. Fluvial Flooding Probability: Current - **LOW** / Future - **HIGH**

The assessed flood map data shows that the Site is currently in Flood Zone 1, with no flooding from river or tidal sources up to the 1000-year return period.

Therefore, the Site currently has a low probability of fluvial flooding.

The assessed flood map data shows that the site in the future (2122) to be in Flood Zone 3, with flood depths of between 0.1m to 0.5m from a tidal source (not river).

Therefore, the Site in the future will have a high probability of fluvial (tidal) flooding.

### 6.2. Pluvial Flooding Probability: Current - **LOW** / Future - **LOW**

The assessed flood map data shows that the Site is not in a surface water flood extent area, up to the 1000-year return period. As the extents of the flood areas are significantly lower than the Site, flooding will not occur in the future during the impact of climate change.

Therefore, the Site (current and future) will have a low probability of pluvial flooding.

### 6.3. Ground Water Flooding Probability: Current - **LOW** / Future - **LOW**

The BGS flood data map indicates that there is potential for groundwater flooding for properties situated below ground level at the Site.

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

The new dwelling will not be built below ground level, and therefore the Site (current and future) will have a low probability of groundwater flooding.

### 6.4. Canals, Reservoirs and Other Artificial Sources Probability: Current - **LOW** / Future - **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.

There are no other reservoirs or artificial sources near the Site.

Therefore, the Site (current and future) will have a low probability of flooding from an artificial source.

### 6.5. Flooding from Drains and Sewers Probability: Current - **LOW** / Future - **LOW**

It is believed that there are public sewers within Selshire Avenue to the east and west of the Site.

There are no existing drainage networks within the Site area, as this is currently an undeveloped garden.

The Site falls in an easterly direction towards Selshire Avenue, with flood water from this source not flowing towards the development areas.

Therefore, the Site (current and future) will have a low probability of flooding from drains and sewers.

## 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Zone 1 Low Probability</b>            | 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Zone 3a High Probability</b>          | 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.<br><br>(Land shown in dark blue on the Flood Map)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Zone 3b The Functional Flood Plain | <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> <ul style="list-style-type: none"> <li>• land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or</li> <li>• 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).</li> </ul> <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> |

The assessed flood map data identifies the Site is currently in **Flood Zone 1**, with the Coastal Modelled data showing that in a future scenario (2122) the Site will be in **Flood Zone 3**.

## 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Essential Infrastructure</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Highly Vulnerable</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>More Vulnerable</b></p> <p>Hospitals; Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; <b>Buildings used for dwelling houses</b>, 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.</p>                                                                                                                                                                                                                                                                                    |
| <p><b>Less Vulnerable</b></p> <p>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.</p>                                                                                                                                                                |
| <p><b>Water Compatible Development</b></p> <p>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.</p> |

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

### 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 |
| <b>Zone 1</b>                                           | ✓                                       | ✓                       | ✓                              | ✓               | ✓                |
| Zone 2                                                  | ✓                                       | Exception Test required | ✓                              | ✓               | ✓                |
| <b>Zone 3a†</b>                                         | † Exception Test required               | ✗                       | <b>Exception Test required</b> | ✓               | ✓                |
| 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 Coastal Model shows the Site in the future (2122) to be in **Flood Zone 3**. Therefore, as the proposed use of the Site being deemed as ‘**More Vulnerable**’, Table 2 of the NPPG states that **an exception test** is required.

## 8. The Sequential Test and Exception Test

### 8.1. Sequential and Exception Test Guidance

The Sequential Test is based on guidance set out in Paragraph 173-175 of the NPPF (December 2024).

The Exception Test is based on guidance set out in Paragraphs 177-178 of the NPPF (December 2024).

### 8.2. The Sequential Test

Details of the Sequential Test and why the development cannot be relocated to another site are as follows:

#### 8.2.1. Purchased Land – Pre June 2024

The developer purchased 8 Selsmore Avenue before June 2024.

This purchase occurred before the formal publication of the South Hampshire Strategic Flood Risk Assessment – Part 4 – Havant Borough Council.

At the time of purchase, flood map data indicated the site was in Flood Zone 1, with a low probability of flooding from all sources. This assessment deemed the site suitable for development, as the proposed plans would not increase flood risk elsewhere, which was a key factor in the decision to purchase this particular site.

The developer has since invested significantly in the site. If the objection regarding future flood risk persists, the site cannot be sold to other developers.

Consequently, the developer's only option is to build on this site, as the inability to sell the development has exhausted available finances, preventing the purchase of an alternative site with a lower probability of flooding.

#### 8.2.2. Other Available Land

Research (via Rightmove.co.uk) shows that there are no other suitable sites available for this type of development within the Havant Borough Council Areas.

The other sites for this type of development are located at:

- Southwood Road, Hayling Island;
- Station Road, Hayling Island.

Note that other land in the Havant Borough Council area is for sale, but they are either being sold for larger developments (e.g. Billet Avenue, Waterlooville being sold with planning for 4 detached properties), or in areas where residential developments are not permitted due to rural setting (e.g. Westbourne Road, Westbourne).

Flood maps show that Southwood Road, Hayling Island site, is currently in Flood Zone 3, and will continue to be so in the future. Therefore, this site has an even higher probability of flooding, which deems it an unfeasible alternative.

Station Road, Hayling Island isn't in Flood Zone 3 currently or in the future. However, as stated in Section 8.2.1 the developer has exhausted available finances, preventing the purchase of an alternative site with a lower probability of flooding.

Therefore, based on the current landownership and availability of other land, the only feasible site for the new development is the one shown in this report.

As the development cannot be moved to an alternative site, the Sequential Approach to the design of the Site is to be implemented. This will also include the exception test, where the Site will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.

### 8.3. Exception Test (Sequential Approach) - Safe Development over Lifetime

The design principles to be incorporated in the design of the new dwelling, to ensure it is safe for its lifetime including its users, will include:

- Suitable finished floor levels;
- Ensuring no flood flows are displaced to areas outside the site area and increasing flood risk;
- Safe egress from the new dwelling prior to coastal / tidal flood event;
- Flood warning to occupants of the dwelling;
- Safe procedure for dwelling occupants;
- Suitable Flood resistance and resilient building techniques for ground floor where required;
- Ensuring surface water run-off from all the development areas will not increase flood risk elsewhere.

#### 8.3.1. Understanding the Flood Risk

The assessed flood maps and data show that the flood risk to the Site is from coastal / tidal sources only.

There is a low / no probability of flooding from all sources with exception to tidal, at the Site in a current or future scenario / event.

South Hampshire Strategic Flood Risk Assessment - Appendix B – Coastal Model Figures 3 to 5, shows that the Site in an undefended and defended scenario, during the 0.5% AEP and 0.1 % AEP in 2122 (using the higher central allowance) will have no tidal flood depths.

South Hampshire Strategic Flood Risk Assessment - Appendix B – Coastal Model Figures 6 to 9, shows that the Site in an undefended and defended scenario, during the 0.5% AEP and 0.1 % AEP in 2122 (using the Upper End allowance) will have a tidal flood depth of between 0.1m to 0.5m.

Therefore, the flood risk will be from a tidal source in a future defence breach extent, where the flood depths at the Site will be up to **0.50m**. The ground at the dwelling location is 6.00m AOD and therefore the finished floor levels will be **6.50m AOD**.

#### 8.3.2. Floor Levels

To have a suitable freeboard to ensure the occupants are kept safe from the identified flood hazard the finished ground floor level is to be at least **600mm above the external ground level of 6.00m AOD**.

This means that the ground floor of 6.60m AOD will be above all flood levels currently and in the 'worst case' future tidal flood event.

#### 8.3.3. Flood Flows and Water Displacement

The flood water in the Site will be from coastal / tidal sources only. Therefore, raising the ground floor of the dwelling for suitable finished floor levels

- 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.

### 8.3.4. Flood Warning

Coastal / tidal flooding at the Site should only occur during an exceedance event beyond the design capacity of the flood defences, or in the event of a failure of the flood defences.

#### **Predictability**

The risk of flooding from coastal / tidal sources is dependent on the prediction of high tides in combination with atmospheric conditions generating a surge event. Given the likely predictable nature of such events potentially coinciding, flood warnings could be issued within a sufficient timeframe to allow residents to prepare for flooding, protect their property and evacuate if necessary.

#### **Warnings**

The EA and Met Office provide flood warnings up to five days in advance. These warnings can be coupled with specific on-site systems to provide a useful system of escalation tide to specific actions.

All future owners of the new dwelling are to sign up to Flood Warnings Direct (FWD) from the EA and to Weather Alerts from the Meteorological Office and to act upon the guidance provided.

The flood warning and how to sign up to the flood warnings will be provided to the owners / occupants of the new dwelling upon completion of the build. Details of how to sign up and what the flood warnings mean will also be made clear to any future purchase or rental agreements.

The EA operate a Flood Forecasting and Warning Service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

#### **Flood Warnings Direct (FWD)**

Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to you by telephone, mobile, email, SMS text message and fax. Sign up for Floodline Warnings Direct by calling Floodline on 0845 988 1188 or going online and using the link: [Home page - Sign up for flood warnings - GOV.UK \(environment-agency.gov.uk\)](https://www.gov.uk/sign-up-for-flood-warnings)

#### **Estimated Flood Warning Time**

It is important to determine the estimated lead time between the EA sending out the warning and the time flooding might occur, and depending on the cause / type of flooding the estimated duration of the flood.

The owners / occupiers of the new dwelling will take necessary action when the type of warning and timing is known.

#### **Alarm**

An alarm in the form of telephone calls, mobile calls, emails, or SMS text messages will be raised when a specific warning or trigger is received. The flood warning code sent in the alarm from the EA will be as set out in Figure 6.

This alarm will be obvious to the owners / occupiers and they will be clear on how to respond. Alarms will also take into account those with sensory or mobility impairment.

#### **Flood Evacuation Plan**

The owners / occupants of the dwelling and any other future residents of the dwelling will also be encouraged to make an emergency plan for the new dwelling, where the form shown in Appendix F can be completed.

### 8.3.5. Flood Warning Codes

#### ONLINE FLOOD RISK FORECAST

##### Meaning

Be aware.

Keep an eye on the weather situation.

##### General advice

- Check weather conditions.
- Check for updated flood forecasts on the Environment Agency website.



#### FLOOD ALERT

##### Meaning

Flooding is possible

Be prepared.

##### General advice

- Be prepared to act on your flood plan.
- Prepare a flood kit of essential items.
- Monitor local water levels and the flood forecast on our website.



#### FLOOD WARNING

##### Meaning

Flooding is expected.

Immediate action required.

##### General advice

- Move family, pets and valuables to a safe place.
- Turn off gas, electricity and water supplies if safe to do so.
- Put flood protection equipment in place.



#### SEVERE FLOOD WARNING

##### Meaning

Severe flooding.

Danger to life.

##### General advice

- Stay in a safe place with a means of escape.
- Be ready should you need to evacuate.
- Co-operate with the emergency services.
- Call 999 if you are in immediate danger.

#### WARNING NO LONGER IN FORCE

##### Meaning

No further flooding is currently expected in your area.

##### General advice

- Be careful. Flood water may still be around for several days.
- If you've been flooded, ring your insurance company as soon as possible.

Figure 6 – Environment Agency Flood Warning Codes

### 8.3.6. Flood Resilience and Flood Resistance

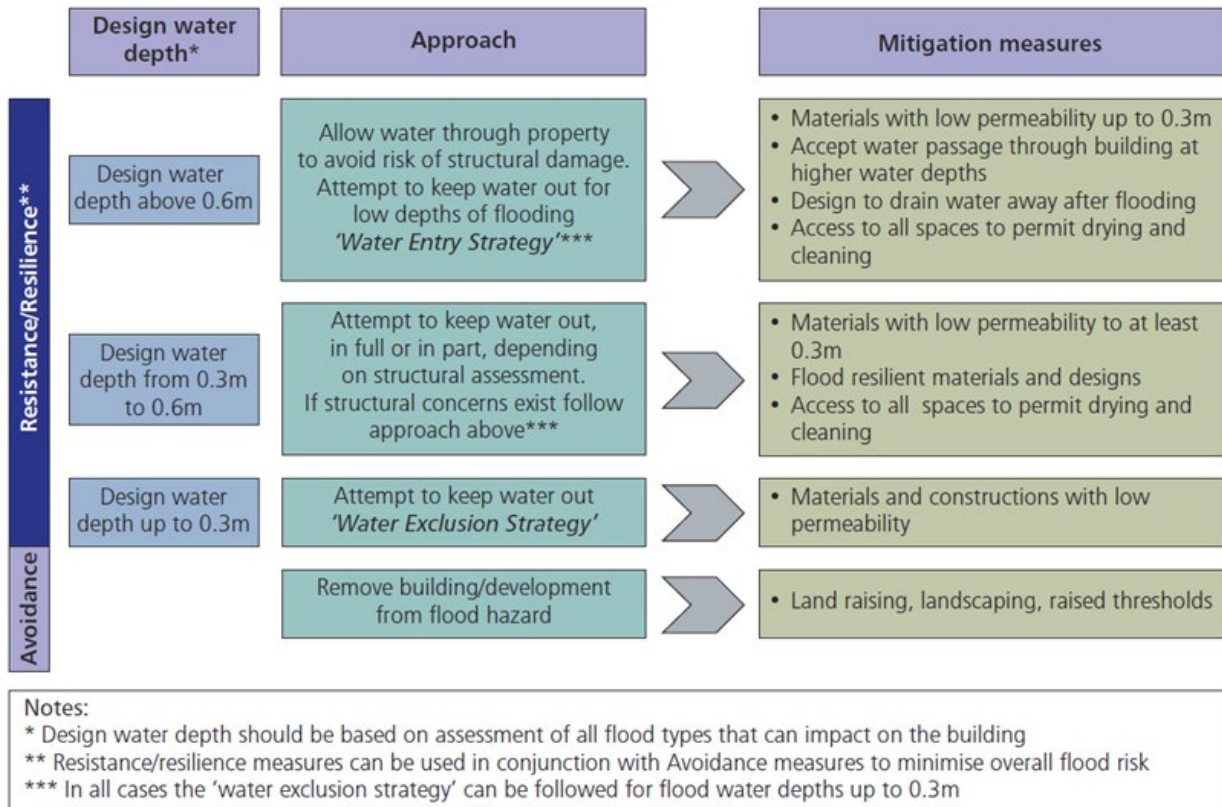


Figure 7 – Design Approach and Flood Resilient Design and Construction Diagram

The finished floor level of the dwelling will be above the future coastal / tidal flood level at the Site. This means that the flood level will be below the finish floor level of the dwelling, and therefore the new dwelling will be designed to keep the water out via a 'Water Exclusion Strategy'.

### 8.3.7. Flood Resistance and Resilience Measures Taken During Construction

To ensure a suitable flood exclusion strategy and to have suitable flood resilience measures within the dwelling, the dwelling is to be designed for flood resistant and resilience levels up to 900mm above the finished floor level, (equating to a level of 7.40m AOD), which will include:

- All electrics, including plug sockets and light switch and consumer units to be raised to a minimum of 900mm above the internal finished floor levels (7.40m AOD);
- The front door is to be flood-proof (either Upvc, composite or steel) to offer permanent, high-security protection against floodwater up to 600mm to 900mm high, often featuring advanced seals and, in some cases, PAD 1188-1 certification. These engineered doors will look like standard doors but prevent water ingress, providing a reliable alternative to temporary manual barriers.
- The rear patio doors to be flood-proof patio doors, such as Upvc Flood Defender doors, to protect against rising water up to 600mm, featuring reinforced frames, watertight seals, and specialized locking mechanisms. Option also include custom-sized sliding of French doors with glazed panels.
- The floors will also be built with suitable floor finishes of either ceramic or concrete-based floor tiles, stone, and sand/cement screeds. All tiles will be bedded on a cement-based adhesive/bedding compound and water-resistant grout will be used;

- Concrete screeds above polystyrene or polyurethane insulation will be avoided as they hinder drying of the insulation material. Suitable materials for skirting boards will include ceramic tiles and PVC. Ceramic tiles are likely to be more economically viable and environmentally acceptable;
- The materials for the internal walls and floors are materials with good drying ability post flooding event;

#### **8.3.8. Surface Water Management**

##### **Surface Water 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 ground at the Site mainly consists of sand. CIRIA 753 Table 25.1 shows sand to have suitable infiltration values where surface water to discharge to ground.

Therefore, the new access, driveway and patio areas of the Site can be formed of permeable surfacing where surface water will discharge directly to ground, and the surface water run-off from the dwelling roof can discharge to a soakaway within the sand strata.

Surface water will therefore discharge off the Site at a natural rate, and subsequently not increase flood risk elsewhere.

## **9. Residual Risk**

It is difficult to completely guard against flooding since extreme events greater than the design standard event are always possible, however, there are practicable ways to minimise the risk such as by allowing a freeboard (safety margin) and by using suitable construction and management techniques.

This flood risk assessment has been prepared in accordance with the NPPF, Local Planning Policy and the NPPG. Any recommendations regarding floor levels are based on the relevant British Standards (BS8533), the standing advice provided by the EA or based on common practice.

Earth Environmental and Geotechnical Ltd do not guarantee that the advice in this report will guarantee the availability of flood insurance either now or in the future.

## 10. Conclusion / Summary

The Site, in a post development state, will consist of the erection of a detached 3-bedroom dwelling and detached garage to rear of 8 Selsmore Avenue, with access to the side of the existing dwelling along the southern boundary.

In terms of topography, the Site has a general fall in a westerly direction towards Selsmore Avenue.

The nearest waterbody, river, canal or reservoir to the Site, are the coastlines / tidal estuaries approximately 1 km to the north, east and south.

BGS data shows the Site to have River Terrace Deposits (Sand and Gravel, with some Silts and Clay), over bedrock consisting of Portsmouth Sand Member and Whitecliff Sand Member (Sand).

The assessed flood map data shows that the Site is currently in Flood Zone 1, with no flooding from river or tidal sources up to the 1000-year return period. Therefore, the Site currently has a low probability of fluvial flooding.

The assessed flood map data shows that the site in the future (2122) to be in Flood Zone 3, with flood depths of between 0.1m to 0.5m from a tidal source (not river). Therefore, the Site in the future will have a high probability of fluvial (tidal) flooding.

The assessed flood map data shows that the probability of flooding at the Site, in a current and future state, from all other sources, is deemed to be low.

The Coastal Model shows the Site in the future (2122) to be in **Flood Zone 3**. Therefore, the proposed use of the Site being deemed as '**More Vulnerable**', Table 2 of the NPPG states that **an exception test** is required.

In terms of the sequential test, the developer currently owns the Site, with the probability of flooding from all sources shown to be low at the time of the purchase. Only from June 2024, after the developers' purchase of the land, is the Site shown to be in a future Flood Zone 3. Objection by the local authority to future flooding means that the developer cannot sell the Site to fund the development of another site, and therefore there is no alternative to build at the owned site.

Coastal flood modelling shows that the maximum flood depth at the Site, from a total source only, for 0.1% AEP undefended scenario (2122) is 0.50m.

To have a suitable freeboard to ensure the occupants are kept safe from the identified flood hazard, the finished ground floor level is to be at least 600mm above the external ground level. This means that the ground floor will be above all flood levels currently and in the 'worst case' future tidal flood event.

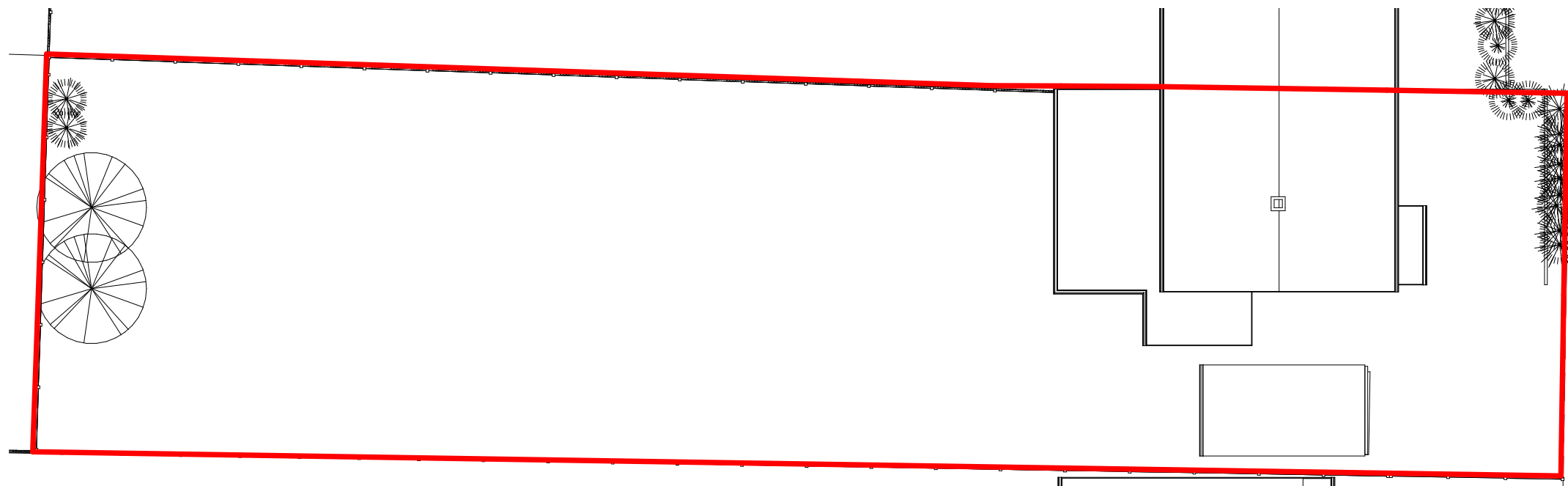
All current and future owners / occupiers of the new dwelling are to sign up to FWD from the EA and to Weather Alerts from the Meteorological Office and to act upon the guidance provided. The current and future owners / occupiers will act upon the flood warnings and will make an emergency plan for the new dwelling.

The finished floor level of the dwelling will be above the future coastal / tidal flood level at the Site. This means that the flood level will be below the finish floor level of the dwelling, and therefore the new dwelling will be designed to keep the water out via a 'Water Exclusion Strategy'.

Suitable Flood Resistance and Resilience techniques / methods will be designed into the new dwelling up to 300mm above the ground floor level.

The BGS data shows that the ground at the Site mainly consists of sand. CIRIA 753 Table 25.1 shows sand to have suitable infiltration values where surface water can discharge to the ground. Surface water will therefore discharge off the Site at a natural rate, and subsequently not increase flood risk elsewhere.

## **Appendix A      Existing Site Plan**



## 2 Site Plan

1 : 200

0 1 2 3 4 5 10 Metres  
1 / 200 scale bar

### Levels

The construction area of the site is level  
hence no level survey has been provided

### Flood Risk

This site does not fall in a flood risk area  
hence no flood risk assessment has been  
provided

### Tree Survey

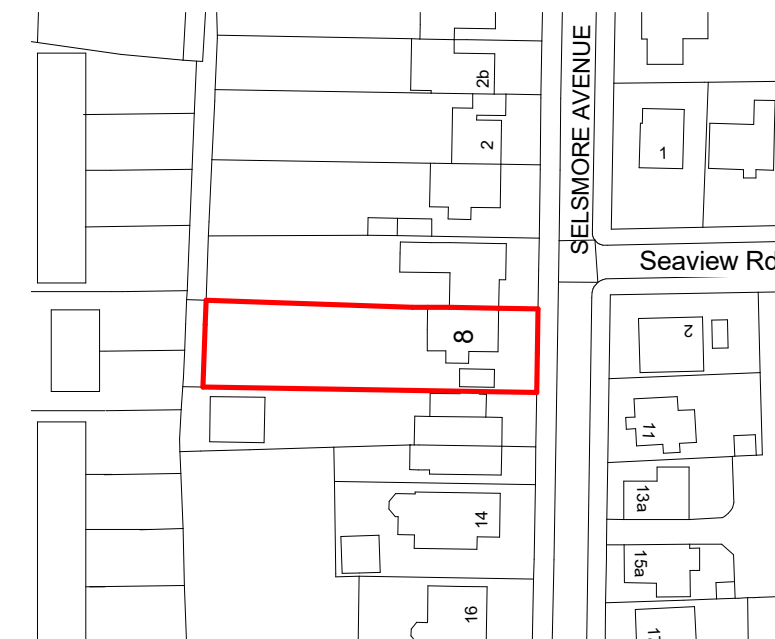
This proposal has no impact on trees

### Parking Provision

This site retains two parking spaces and a  
garage no increased occupancy is  
proposed

### Boundary Treatment

The boundaries are made up of hedging  
and approximately 1.8 m fences which will  
be unchanged



## 1 Location Plan

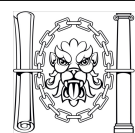
1 : 1250

0 10 20 30 40 50 Metres  
1 / 1250 scale bar

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Hampshire  
PO11 9HR  
Phone 07779 246915

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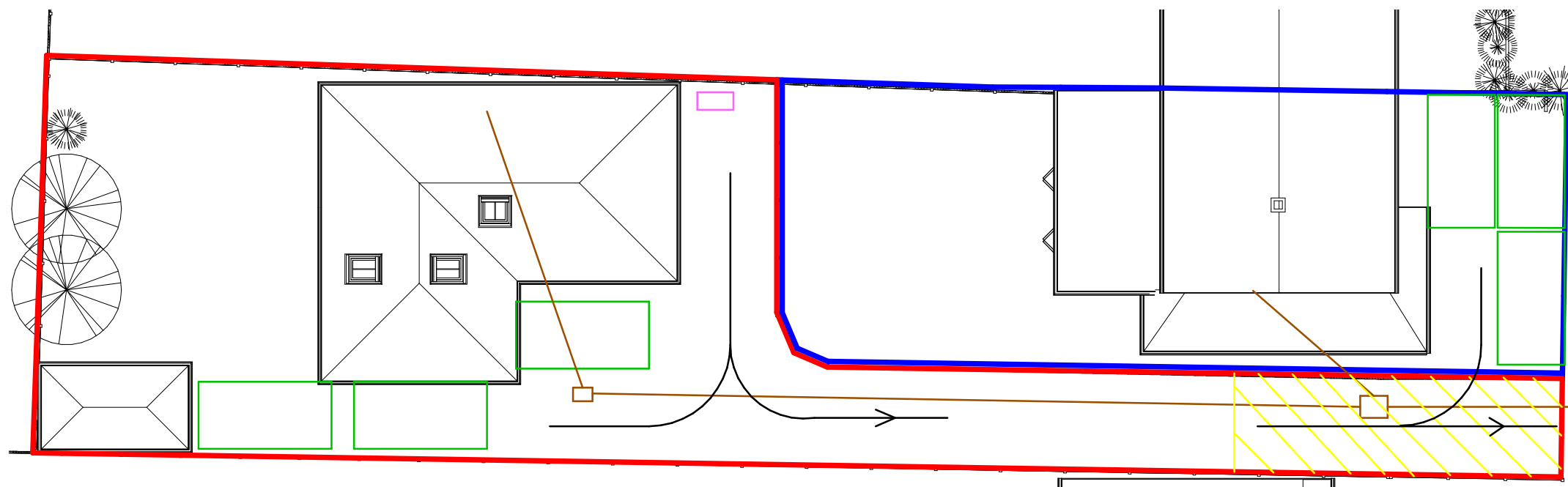
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**Mr & Mrs Griffiths**  
**8 Selshire Ave HI**  
**Existing**

## Site and Location Plan

|                |                |              |
|----------------|----------------|--------------|
| Project number | Project Number | A101         |
| Date           | Issue Date     |              |
| Drawn by       | Author         |              |
| Checked by     | Checker        | Scale        |
|                |                | As indicated |

## **Appendix B      Proposed Site Plans**



## 2 Site Plan

1 : 200

0 1 2 3 4 5 10 Metres  
1 / 200 scale bar

- █ 8 Selsmore Road Boundary
- █ 8A Selsmore Road Boundary
- █ Parking Space
- █ Foul sewerage
- █ Normal and recycle wheely bin storage area
- █ Existing Dropped Kerb
- Right of way to both properties for cars
- Turn for vehicles to leave forward

### Levels

The construction area of the site is level hence no level survey has been provided

### Flood Risk

This site does not fall in a flood risk area hence no flood risk assessment has been provided

### Tree Survey

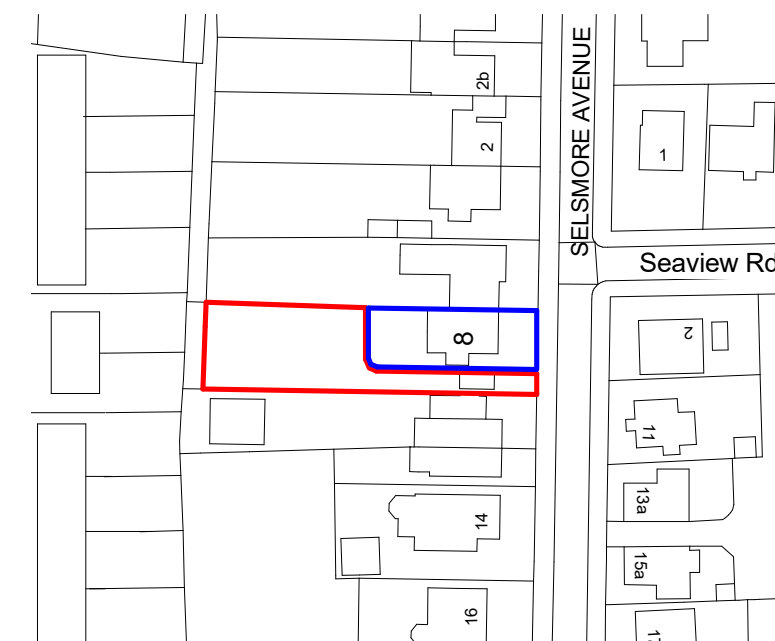
This proposal has no impact on trees

### Parking Provision

This site retains two parking spaces and a garage no increased occupancy is proposed

### Boundary Treatment

The boundaries are made up of hedging and approximately 1.8 m fences which will be unchanged



## 1 Location Plan

1 : 1250

0 10 20 30 40 50 Metres  
1 / 1250 scale bar

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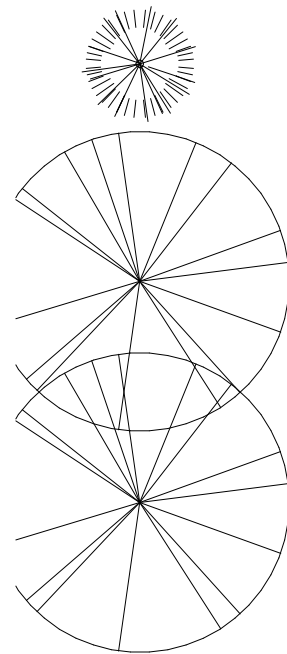
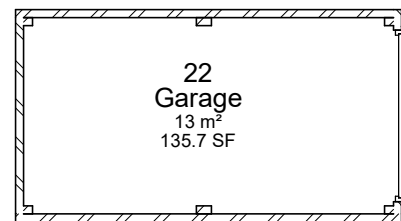
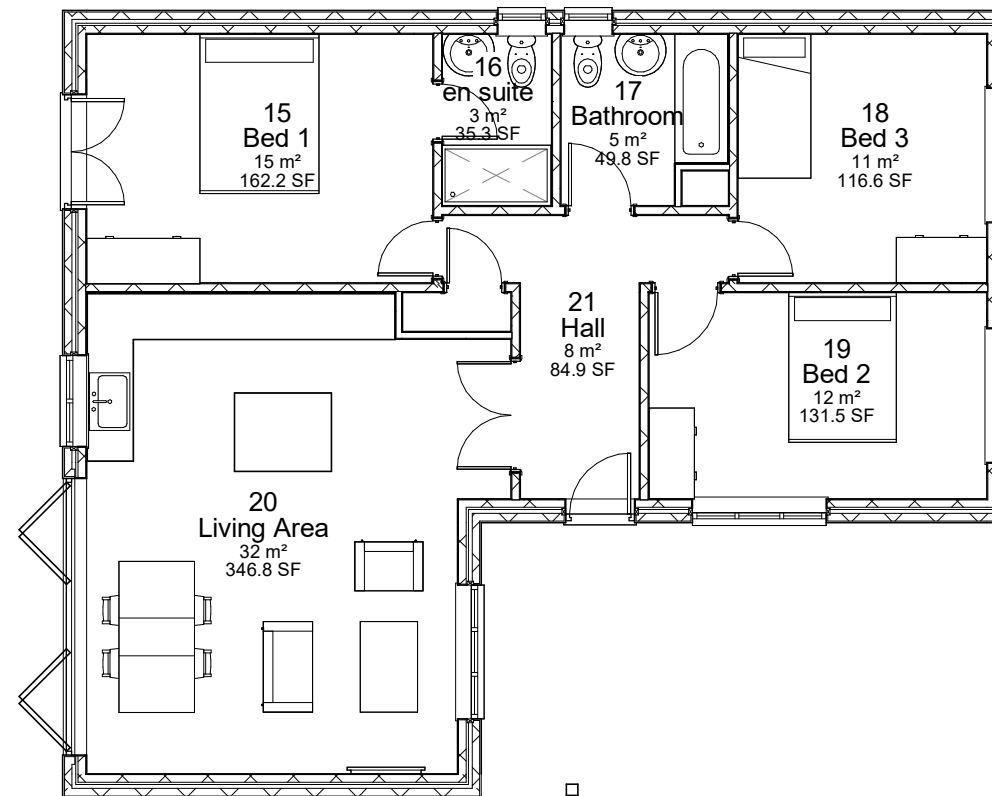
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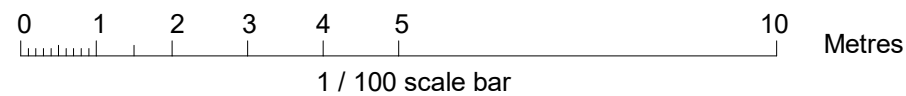
**Mr & Mrs Griffiths**  
**8A Selsmore Ave HI**  
**Proposed V4**

## Site and Location Plan

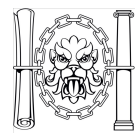
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| Project number | Project Number | A111         |
| Date           | Issue Date     |              |
| Drawn by       | Author         |              |
| Checked by     | Checker        | Scale        |
|                |                | As indicated |



**1** **8A Floor Plan**  
1 : 100



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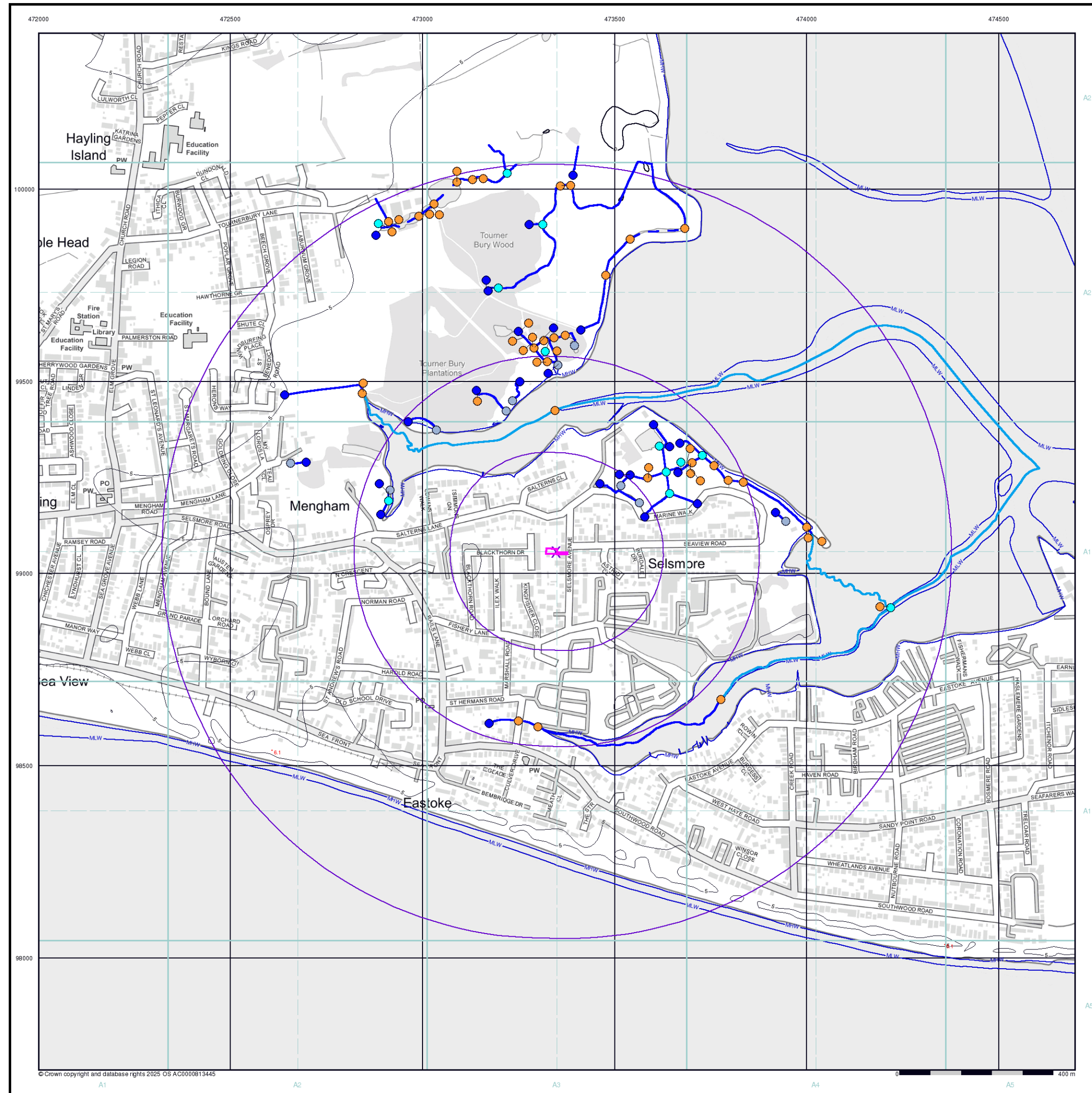
**Mr & Mrs Griffiths**  
**8A Selsmore Ave HI**  
**Proposed V3**

**8A Selsmore road Floor plan**

|                |                |             |
|----------------|----------------|-------------|
| Project number | Project Number | <b>A112</b> |
| Date           | Issue Date     |             |
| Drawn by       | Author         |             |
| Checked by     | Checker        | Scale       |
|                |                | 1 : 100     |

## Appendix C

## OS Water Network Lines Map



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# Envirocheck<sup>®</sup>

LANDMARK INFORMATION GROUP<sup>®</sup>

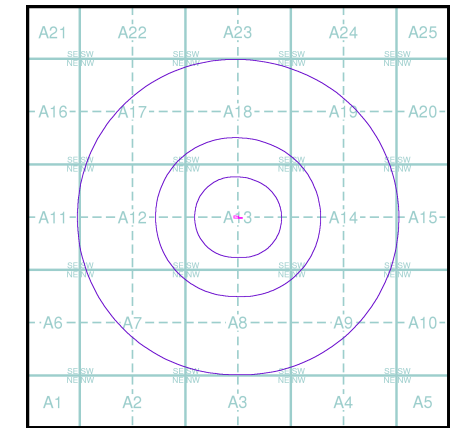
## OS Water Network Lines Map (1:10,000)

- 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
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

## OS Water Network Map - Slice A



**Order Details**

Order Number: 372932098\_1\_1

Customer Ref: 1134

National Grid Reference: 473350, 99060

Slice: A

Site Area (Ha): 0.06

Search Buffer (m): 1000

**Site Details**

8, Selsmore Avenue, HAYLING ISLAND, PO11 9PB

**Landmark<sup>®</sup>**

INFORMATION GROUP

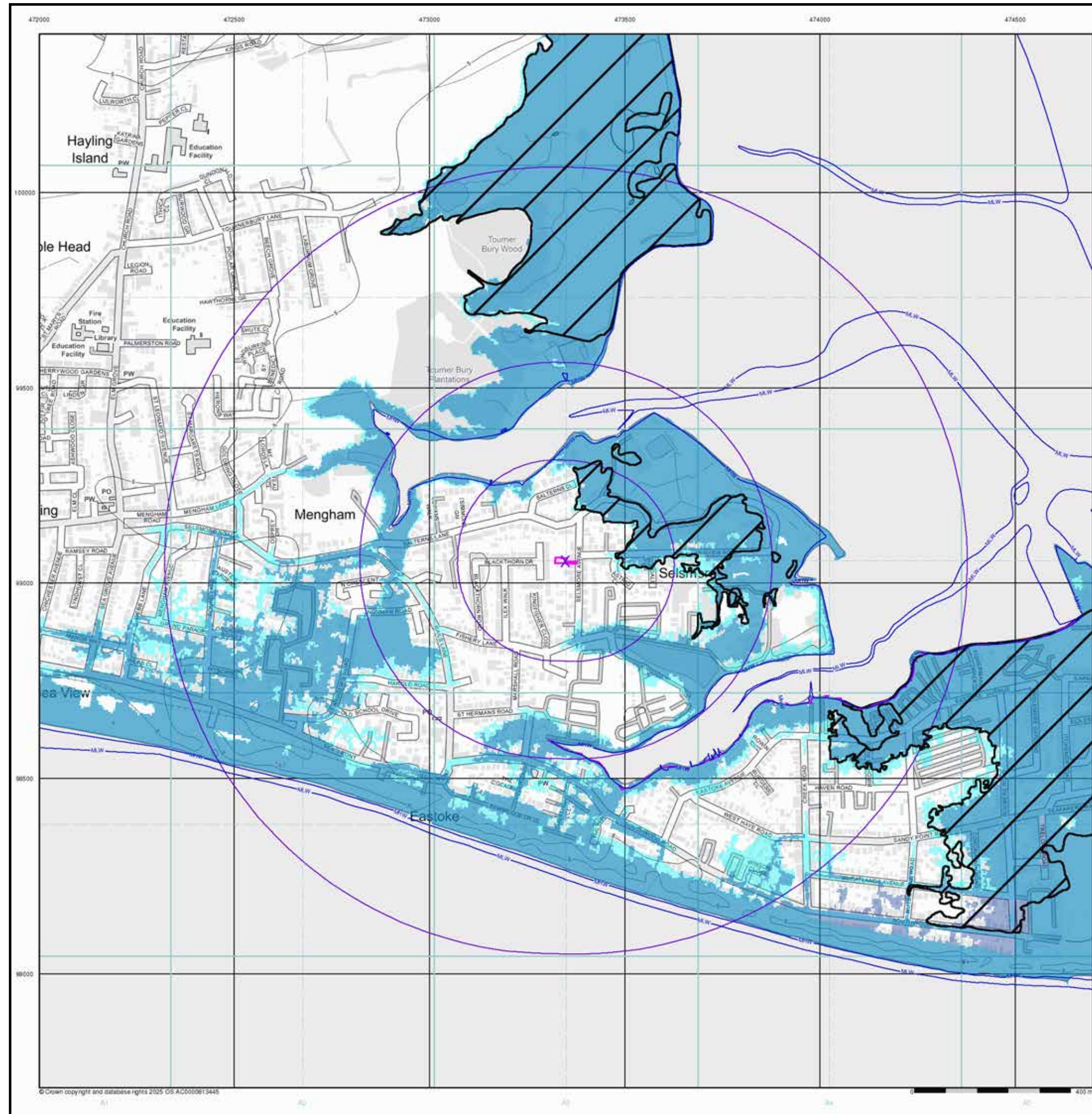
Tel: 0844 844 9952

Fax: 0844 844 9951

Web: [www.envirocheck.co.uk](http://www.envirocheck.co.uk)

## Appendix D

## Landmark EnviroCheck Flood Map Data



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

### General

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

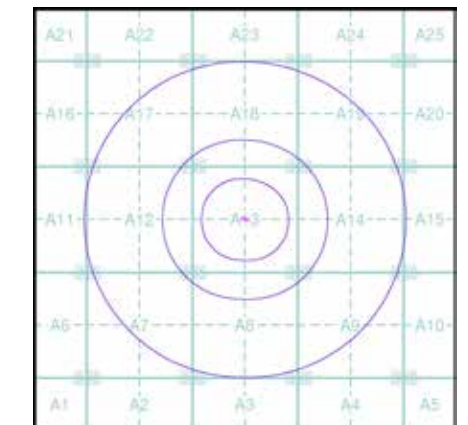
### Flood Data

- 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

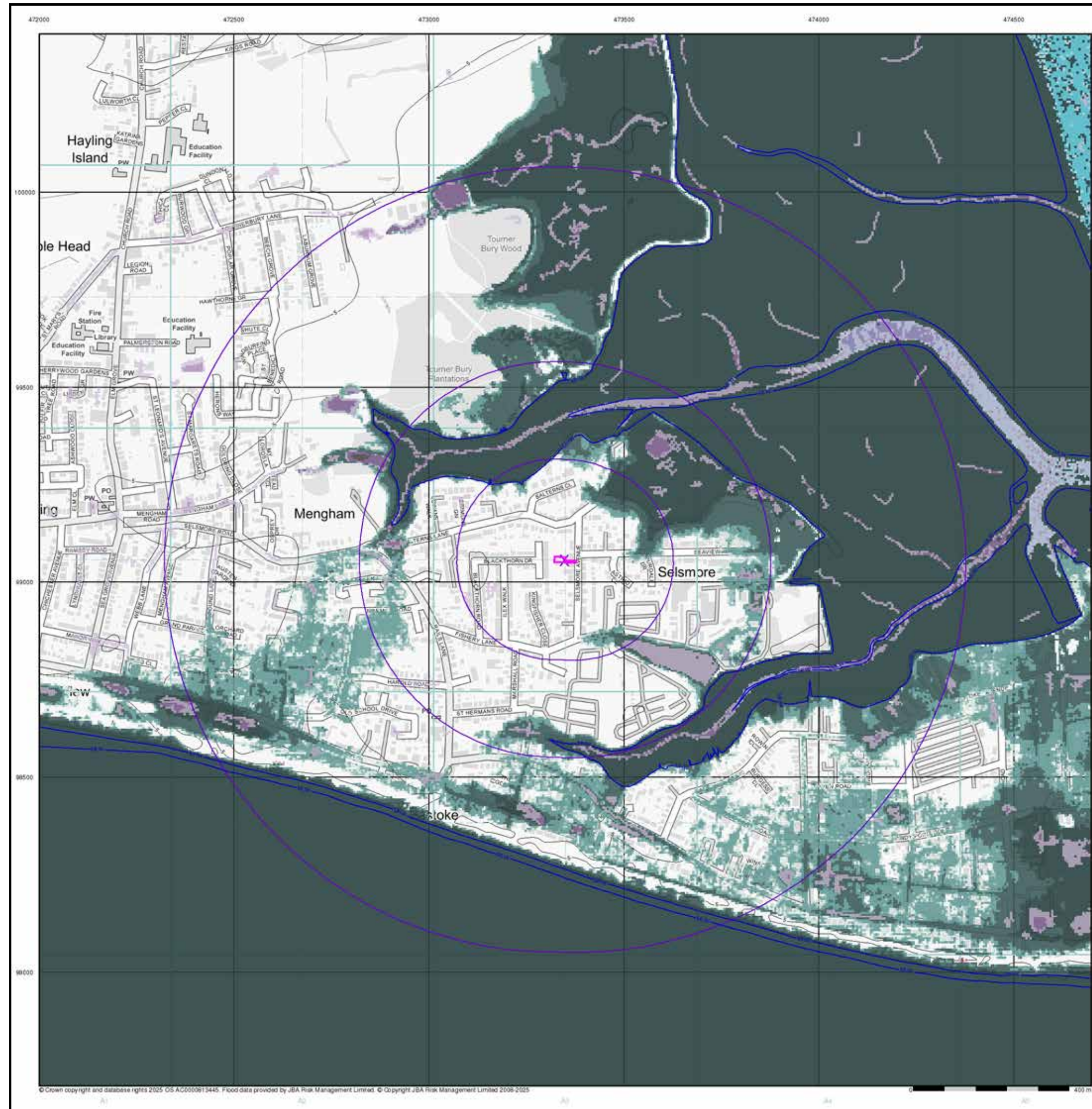


### Order Details

Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

### Site Details

8, Selsmore Avenue, HAYLING ISLAND, PO11 9PB



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## JBA 75 Year Return Flood Map (Undefended) (1:10,000)

### General

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

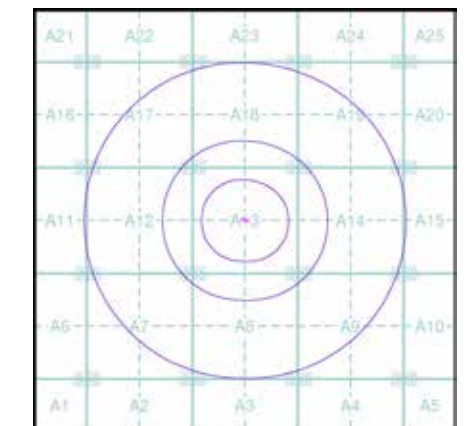
### Modelled Flood Depth

| 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 75 Year Return Flood Map (Undefended) - Slice A

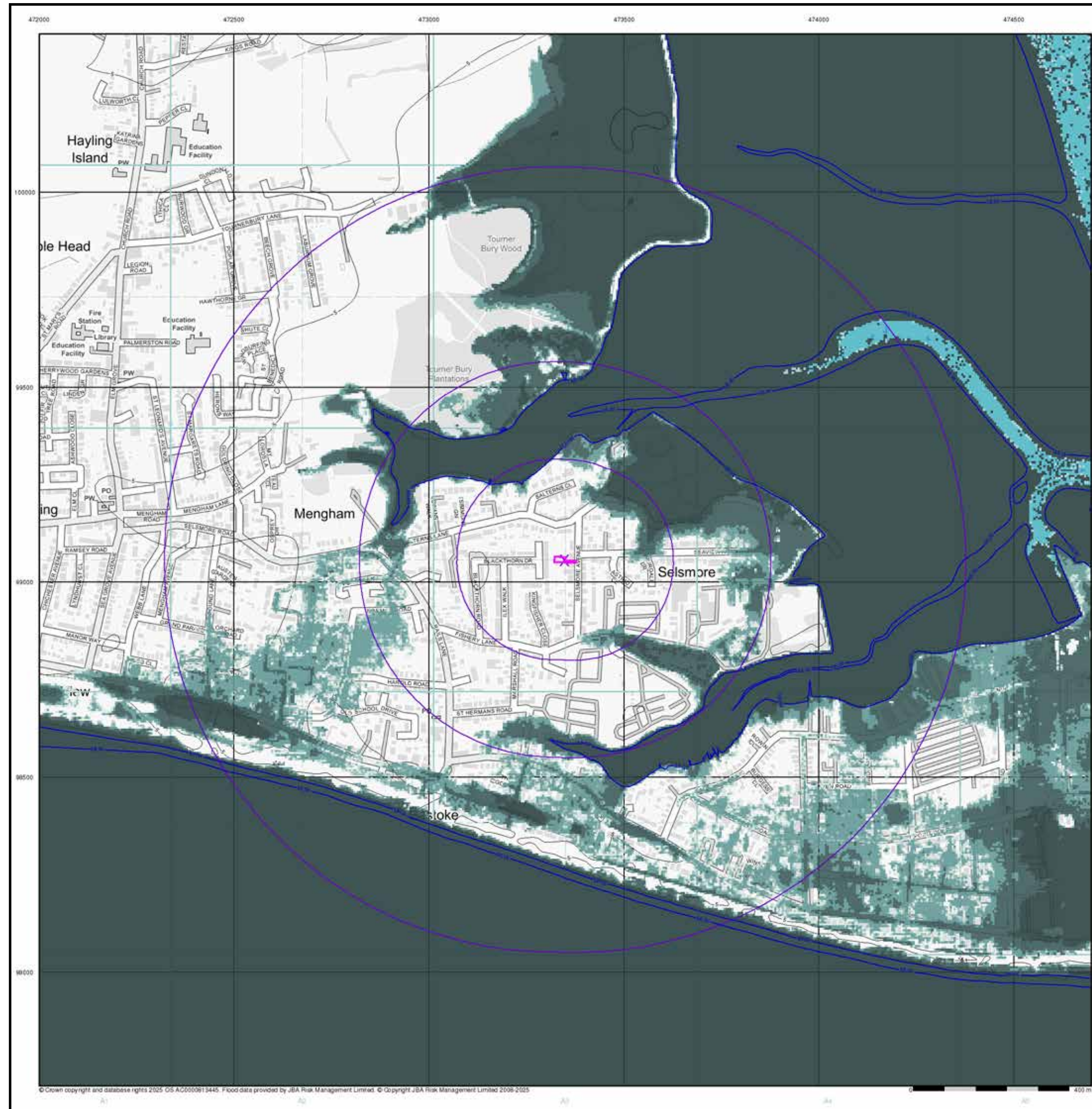


### Order Details

Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

### Site Details

8, Selsmore Avenue, HAYLING ISLAND, PO11 9PB



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

### General

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

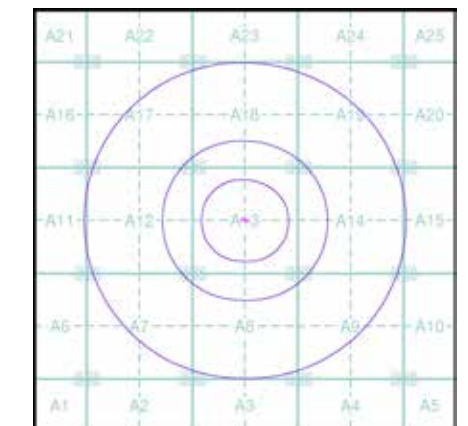
### Modelled Flood Depth

| 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

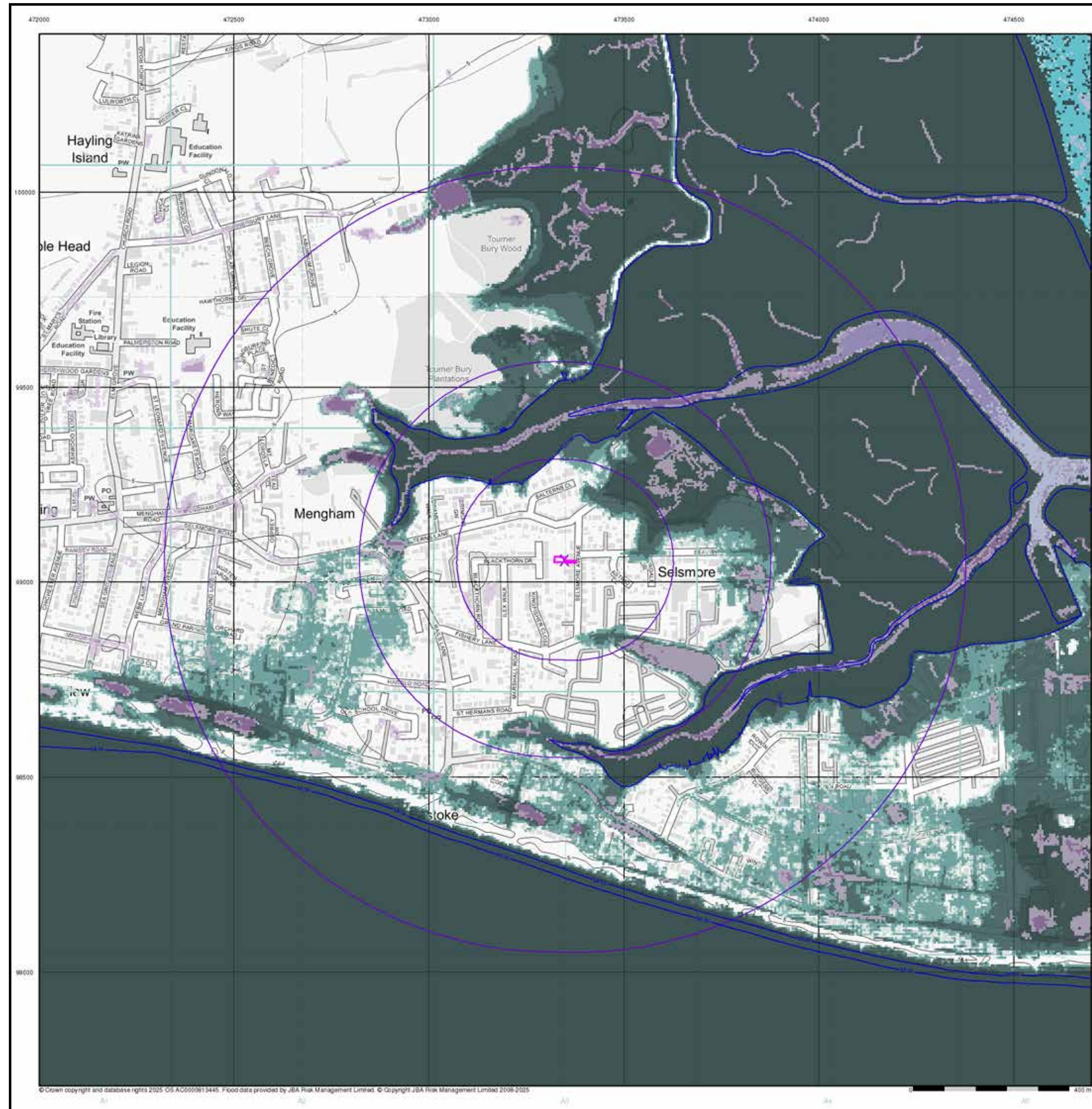


### Order Details

Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

### Site Details

8, Selsmore Avenue, HAYLING ISLAND, PO11 9PB



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

### General

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

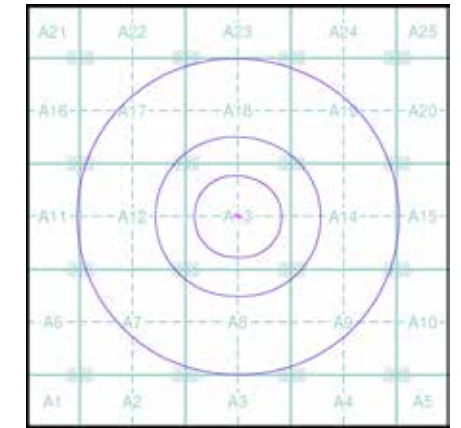
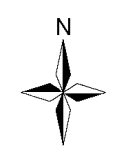
### Modelled Flood Depth

| 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

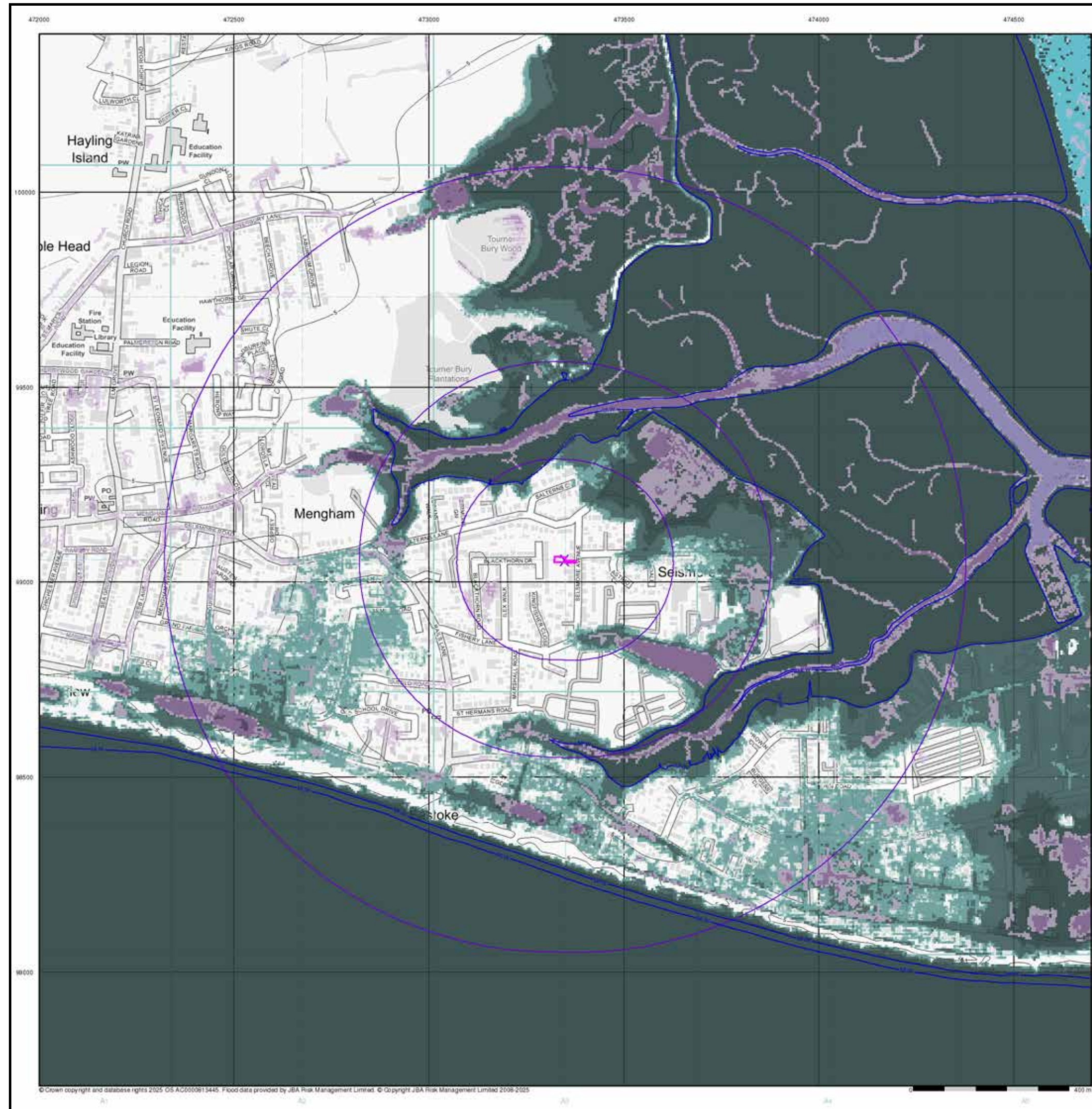


### Order Details

Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

### Site Details

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

### General

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

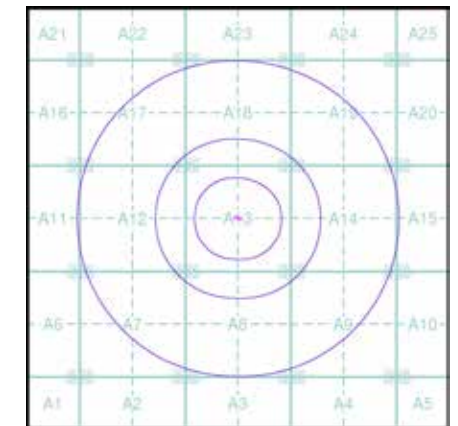
### Modelled Flood Depth

| 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: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

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

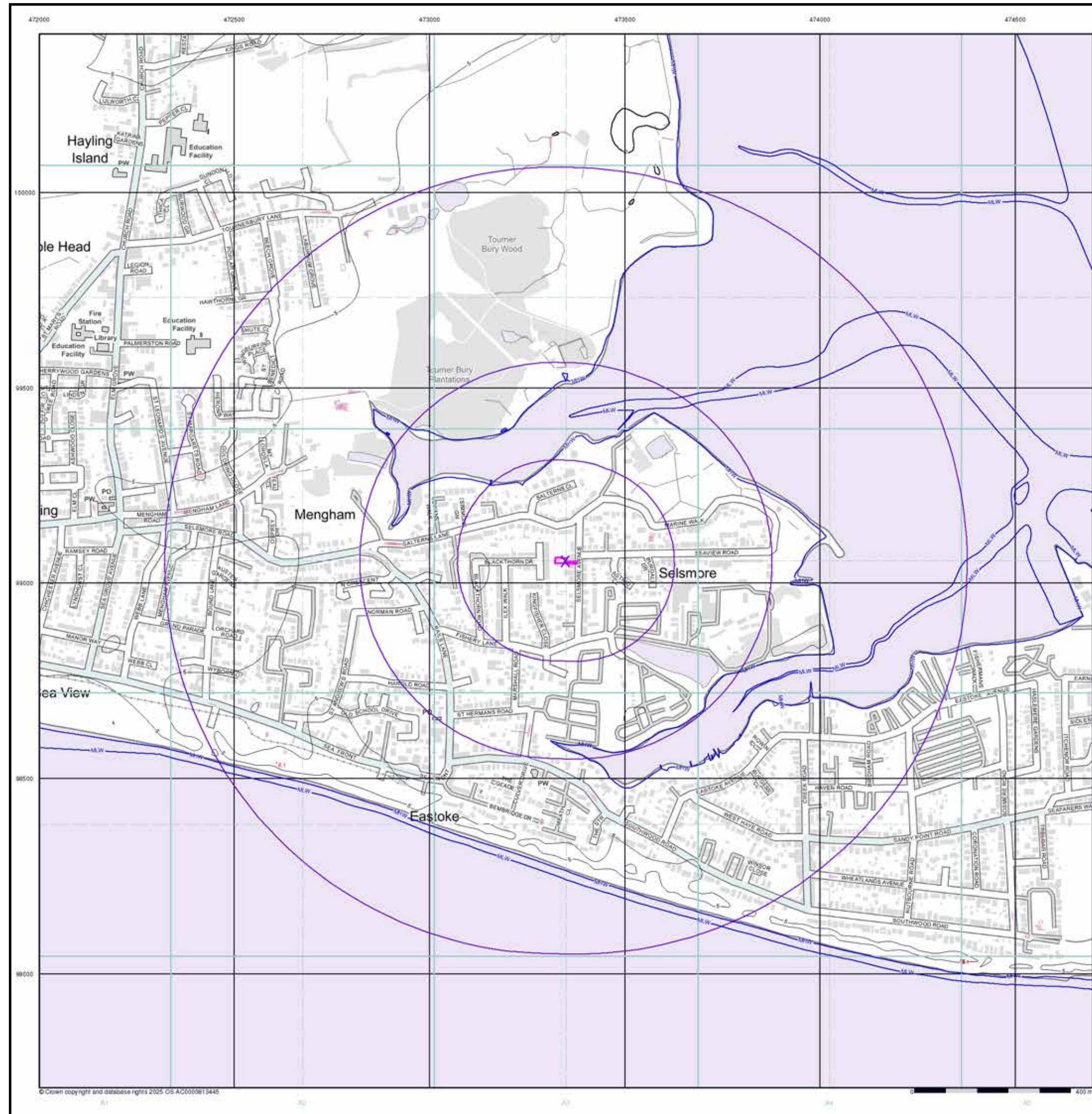


### Order Details

Order Number: 372932098\_1\_1  
 Customer Ref: 1134  
 National Grid Reference: 473350, 99060  
 Slice: A  
 Site Area (Ha): 0.06  
 Search Buffer (m): 1000

### Site Details

8, Seismore Avenue, HAYLING ISLAND, PO11 9PB



## 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)

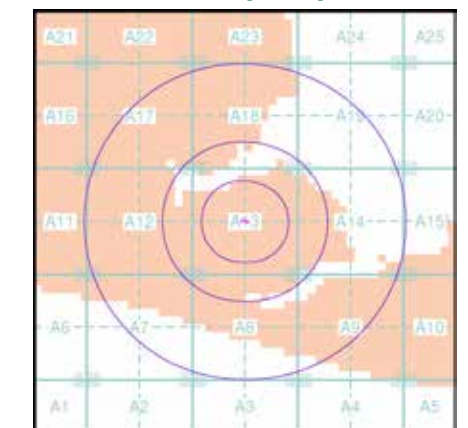
Standard Contour 105 100 95  
Master Contour 105 100 95  
Spot Height \*167.8  
MLW Mean Low Water  
MHW Mean High Water

### 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

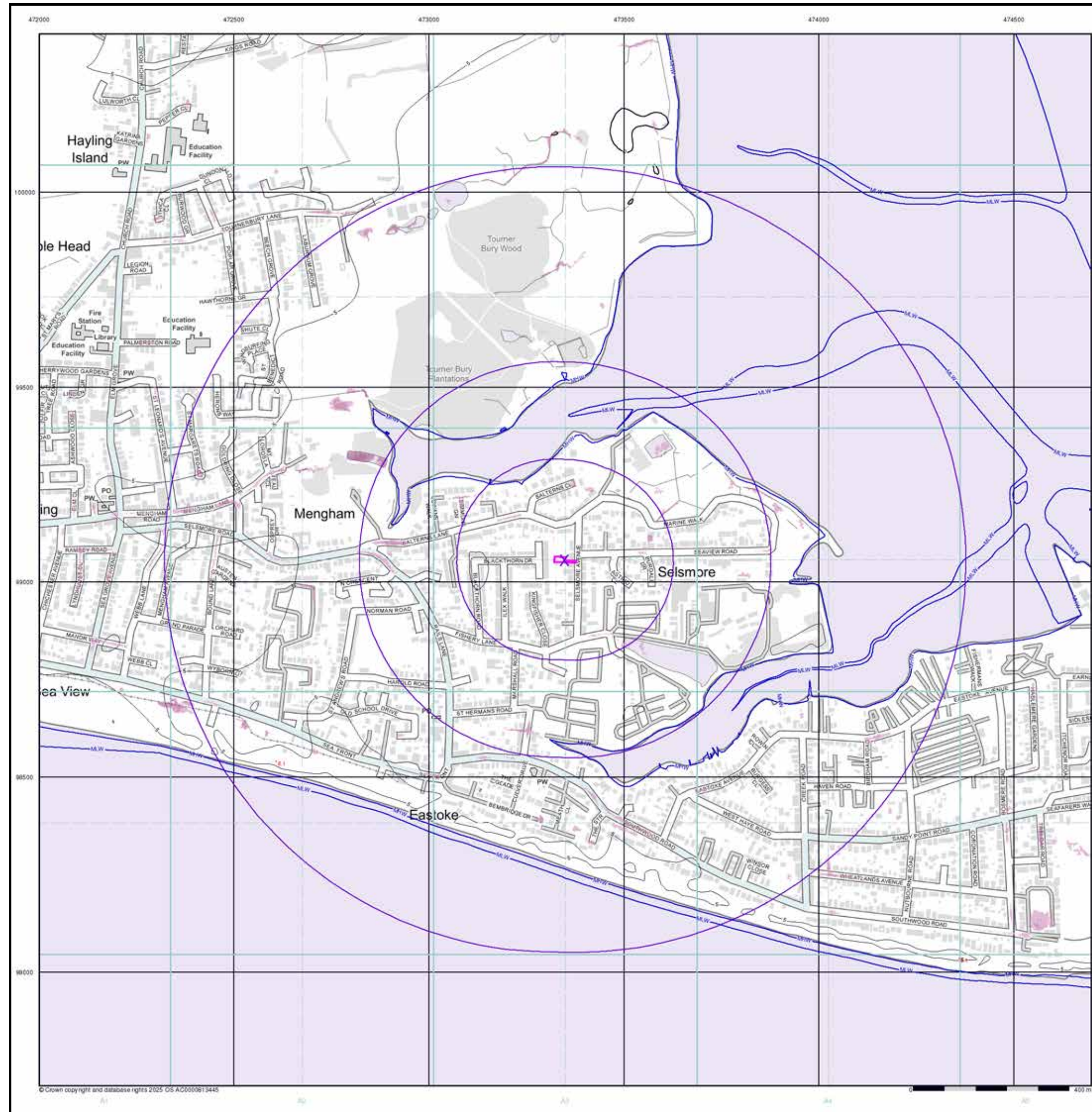


### Order Details

Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

### Site Details

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## 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)**

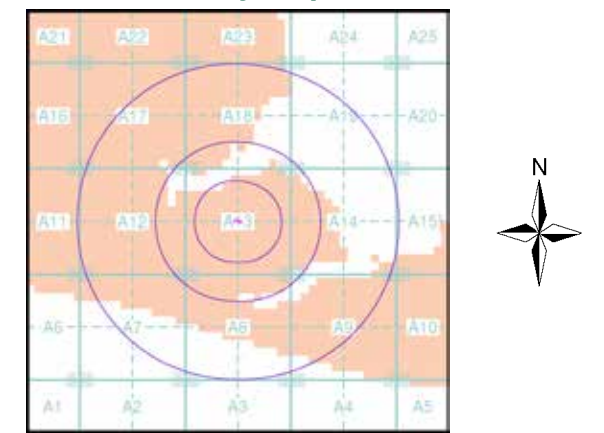
- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: \*167.8
- MLW: Mean Low Water
- MHW: Mean High Water

**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

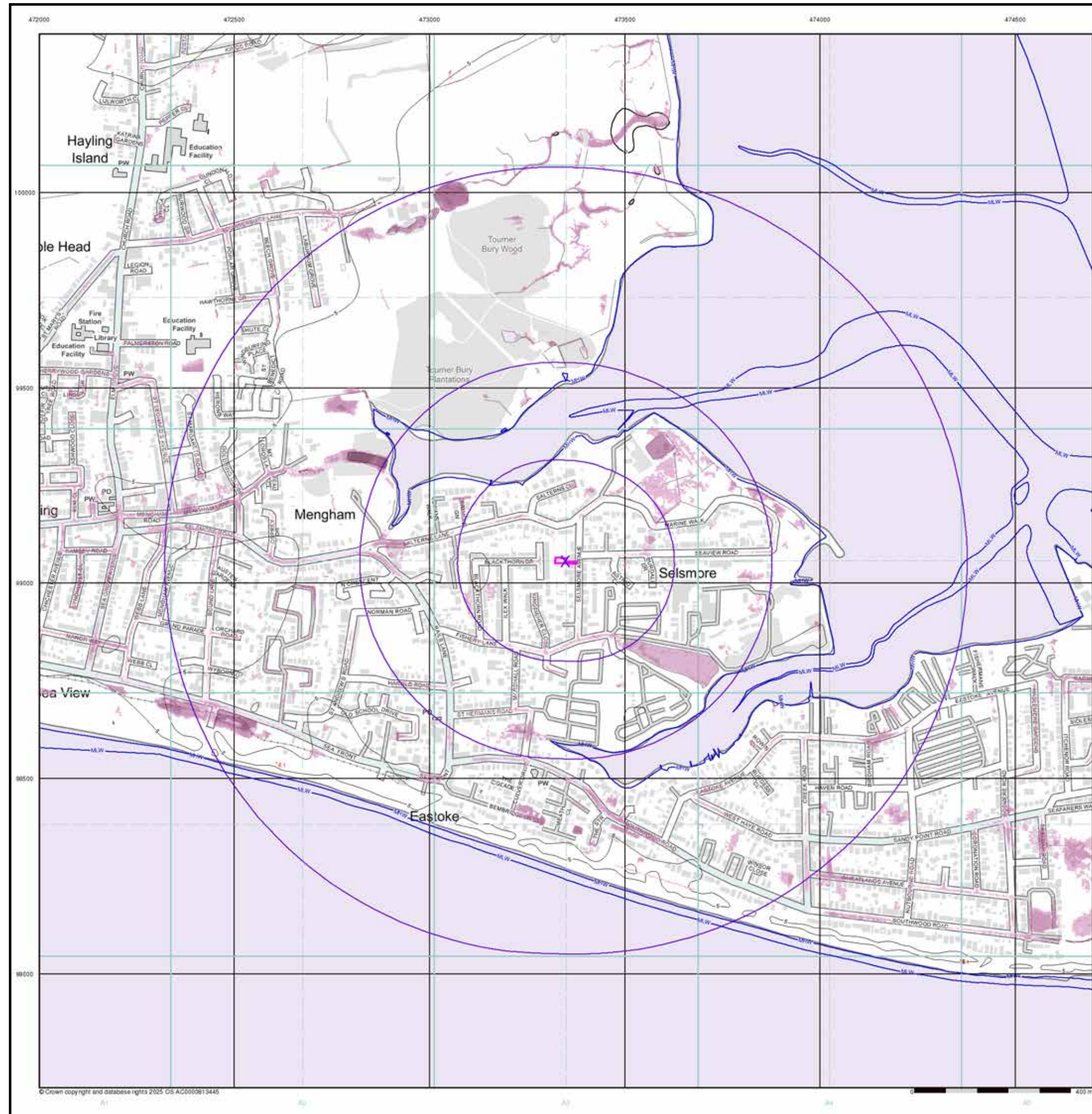


**Order Details**

Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

**Site Details**

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## 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)

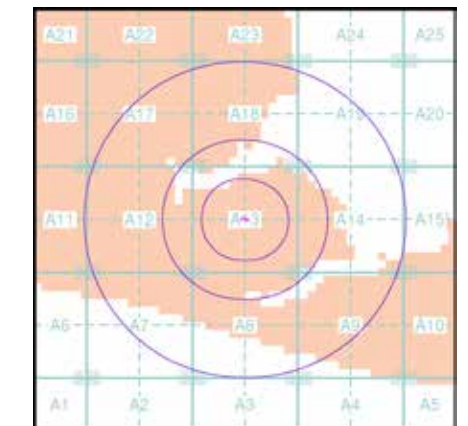
Standard Contour 105 100 95  
Master Contour 105 100 95  
Spot Height \*167.8  
MLW Mean Low Water  
MHW Mean High Water

### 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

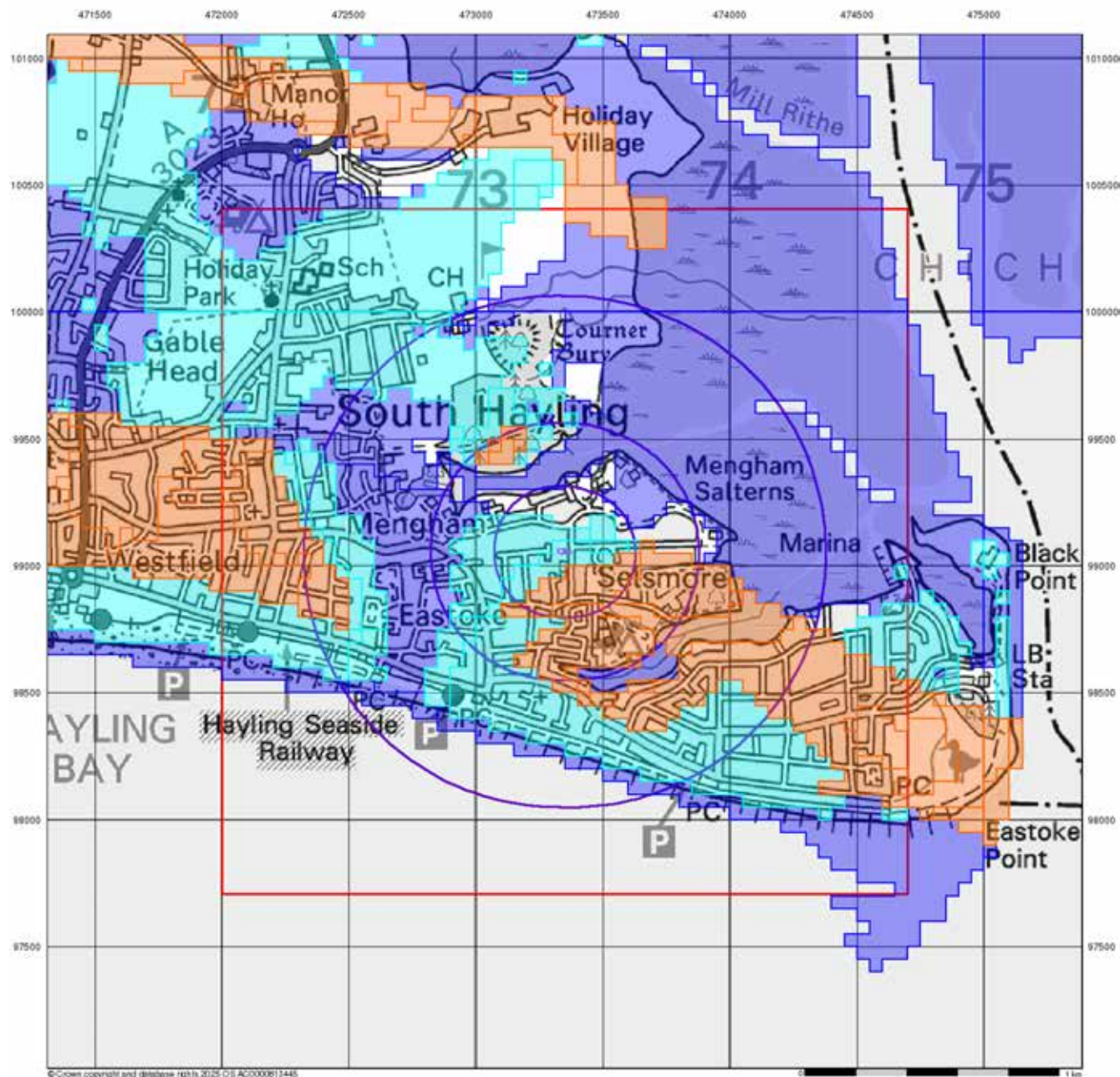
Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

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## BGS Flood Data (1:50,000)

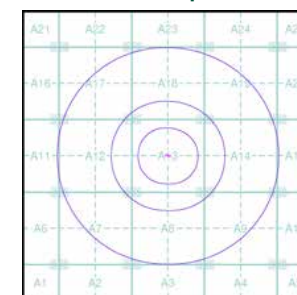
### General

- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B 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

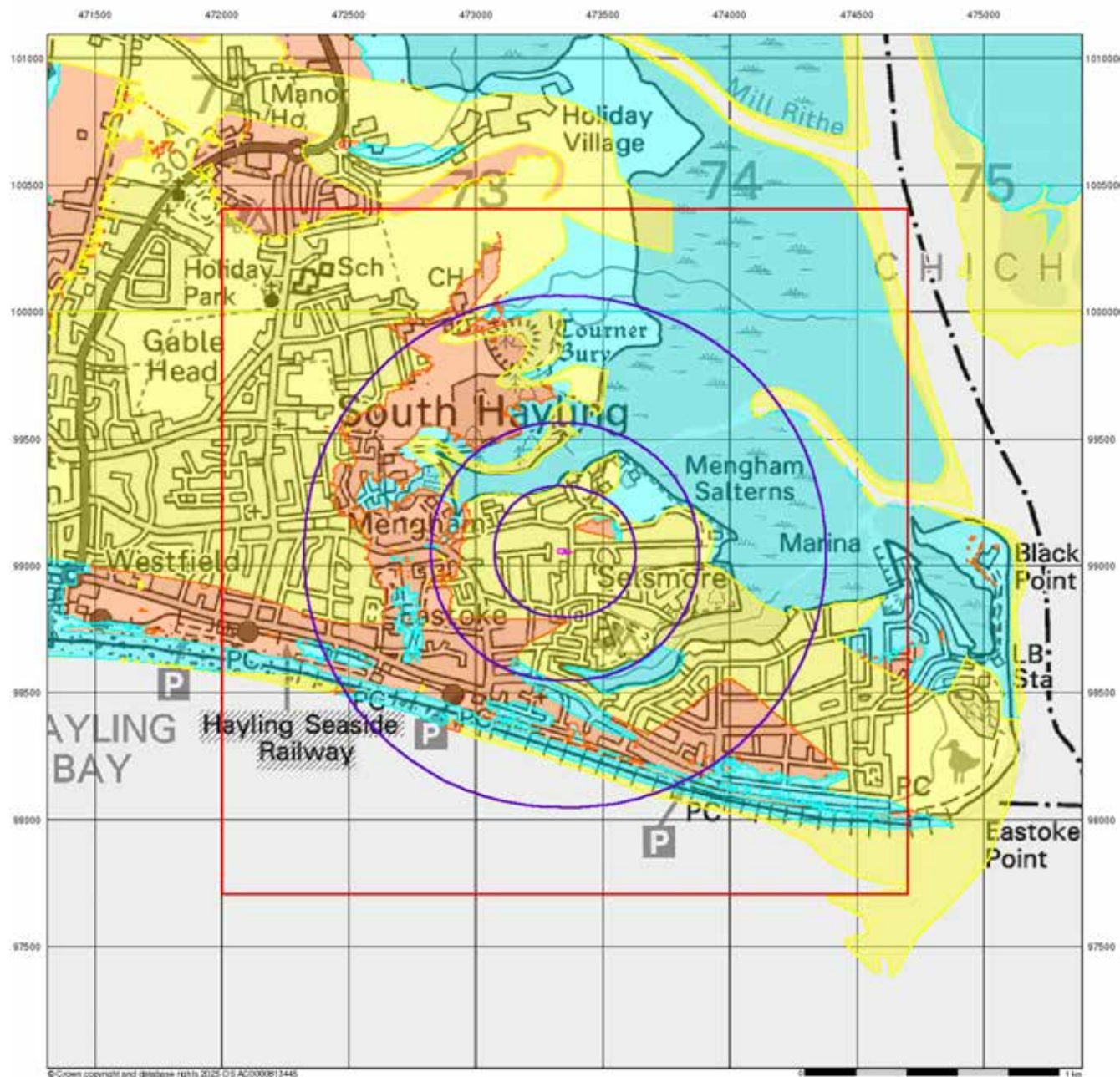
Order Number: 372932098\_1\_1  
 Customer Ref: 1134  
 National Grid Reference: 473350, 99060  
 Slice: A  
 Site Area (Ha): 0.06  
 Search Buffer (m): 1000

### Site Details

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

### General

Specified Site Specified Buffer(s) Bearing Reference Point

Slice

### GeoSmart Information Groundwater Flooding Risk

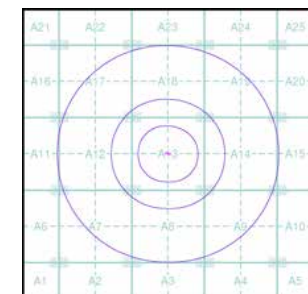
High Risk

Moderate Risk

Low Risk

Negligible Risk

### GeoSmart Information Groundwater Flood Map - Slice A



### Order Details

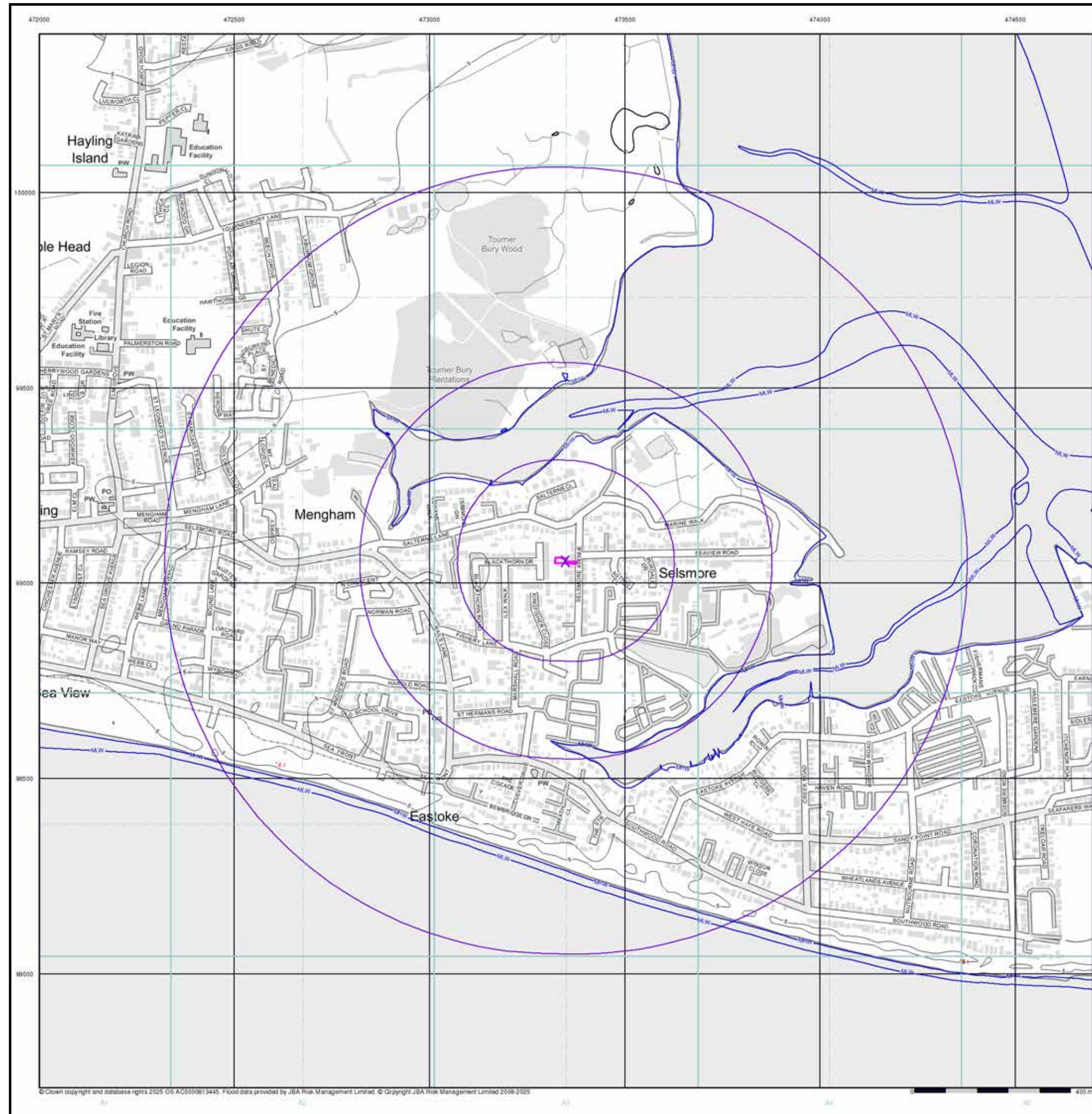
Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

### Site Details

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## JBA Canal Failure Map (1:10,000)

### General

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

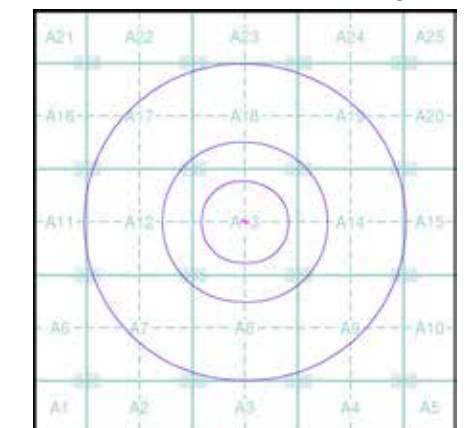
### Flood Data

- Canal Failure
- Coverage

### Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

## JBA Canal Failure Flood Map - Slice A



### Order Details

Order Number: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

### Site Details

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

### General

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

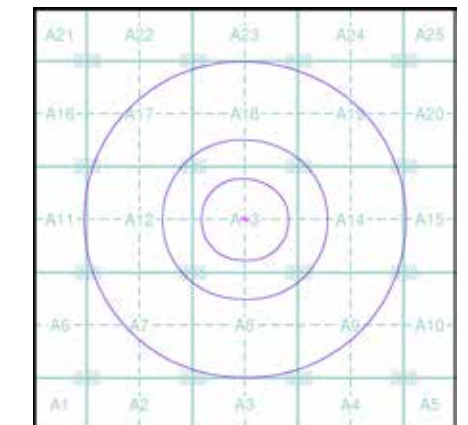
### Historic Flood Events Data

- |                                                |                                        |
|------------------------------------------------|----------------------------------------|
| 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: 372932098\_1\_1  
Customer Ref: 1134  
National Grid Reference: 473350, 99060  
Slice: A  
Site Area (Ha): 0.06  
Search Buffer (m): 1000

### Site Details

8, Selsmore Avenue, HAYLING ISLAND, PO11 9PB

## Appendix E

## South Hampshire SFRA Coastal Modelling Map Data



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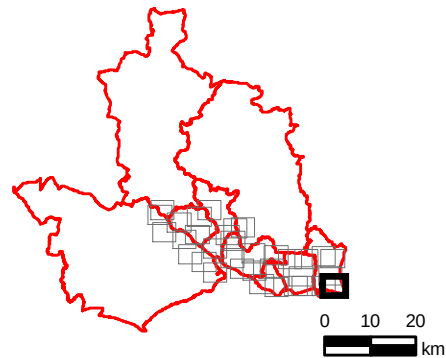
**CONSULTANT**  
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4 Bedford Park  
Croydon, CR0 2AP  
www.aecom.com

**LEGEND**  

Local Authority Boundary

Hayling Island Model Extent

OVERVIEW



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FIGURE TITLE

Future Coastal Flood Zones  
Sheet 1 of 5

FIGURE NUMBER

Figure 2



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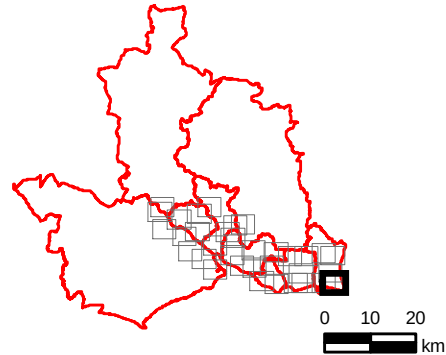
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**LEGEND**

- Local Authority Boundary
- Hayling Island Model Extent

**OVERVIEW**



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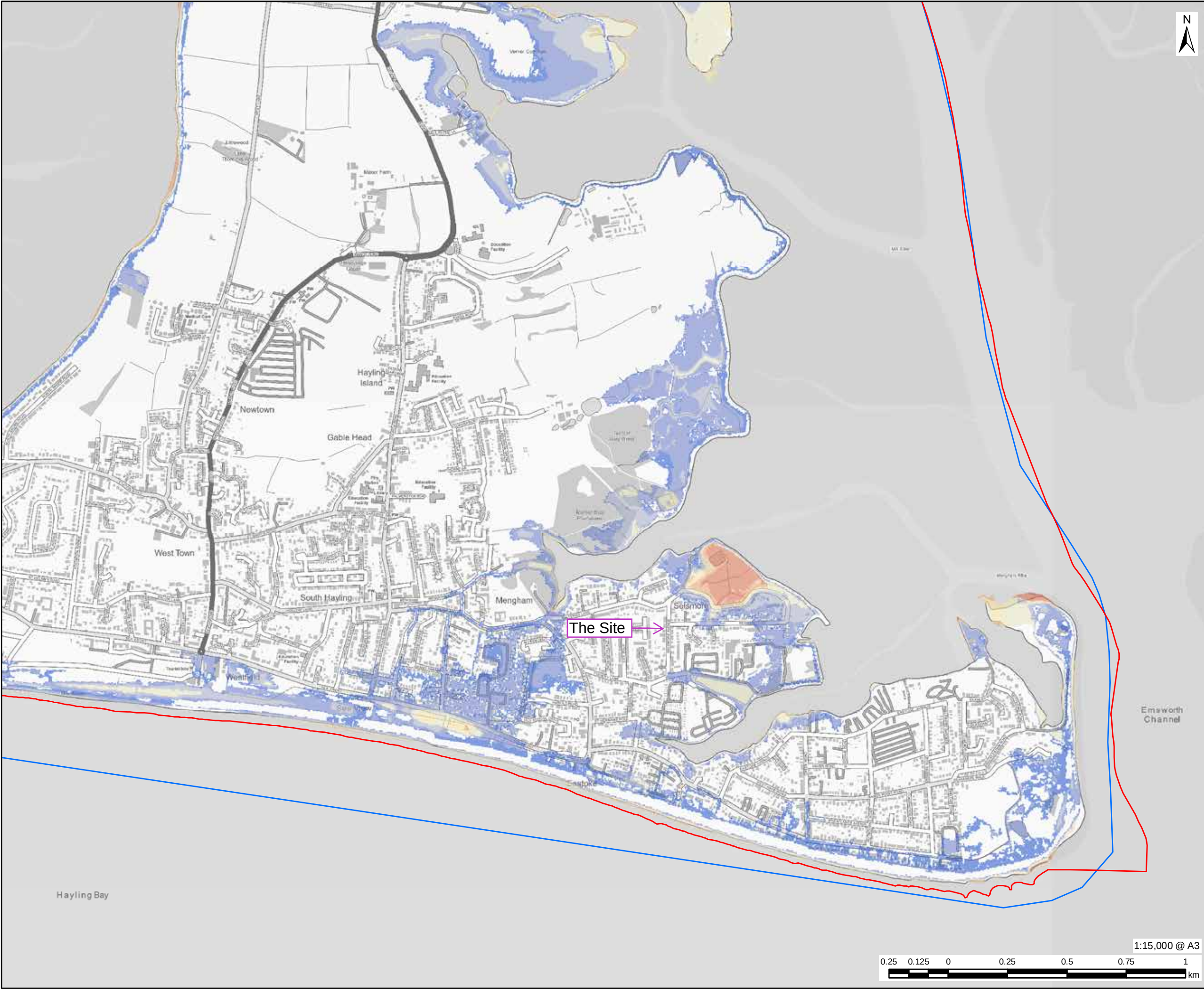
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For Information

**PROJECT NUMBER**  
60653132

**FIGURE TITLE**  
Future Coastal Flood Zones  
Sheet 1 of 5

**FIGURE NUMBER**  
Figure 2

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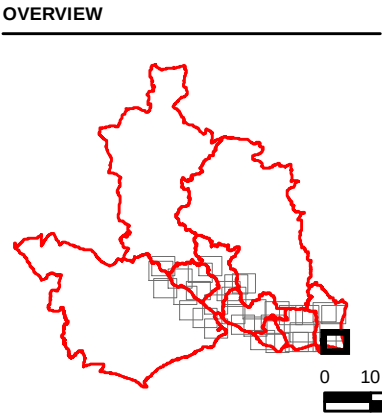
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**LEGEND**

Local Authority Boundary  
Hayling Island Model Extent

Maximum Flood Depth (m): Defended  
1 in 200 Year (0.5% AEP) 2022

|           |
|-----------|
| 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      |



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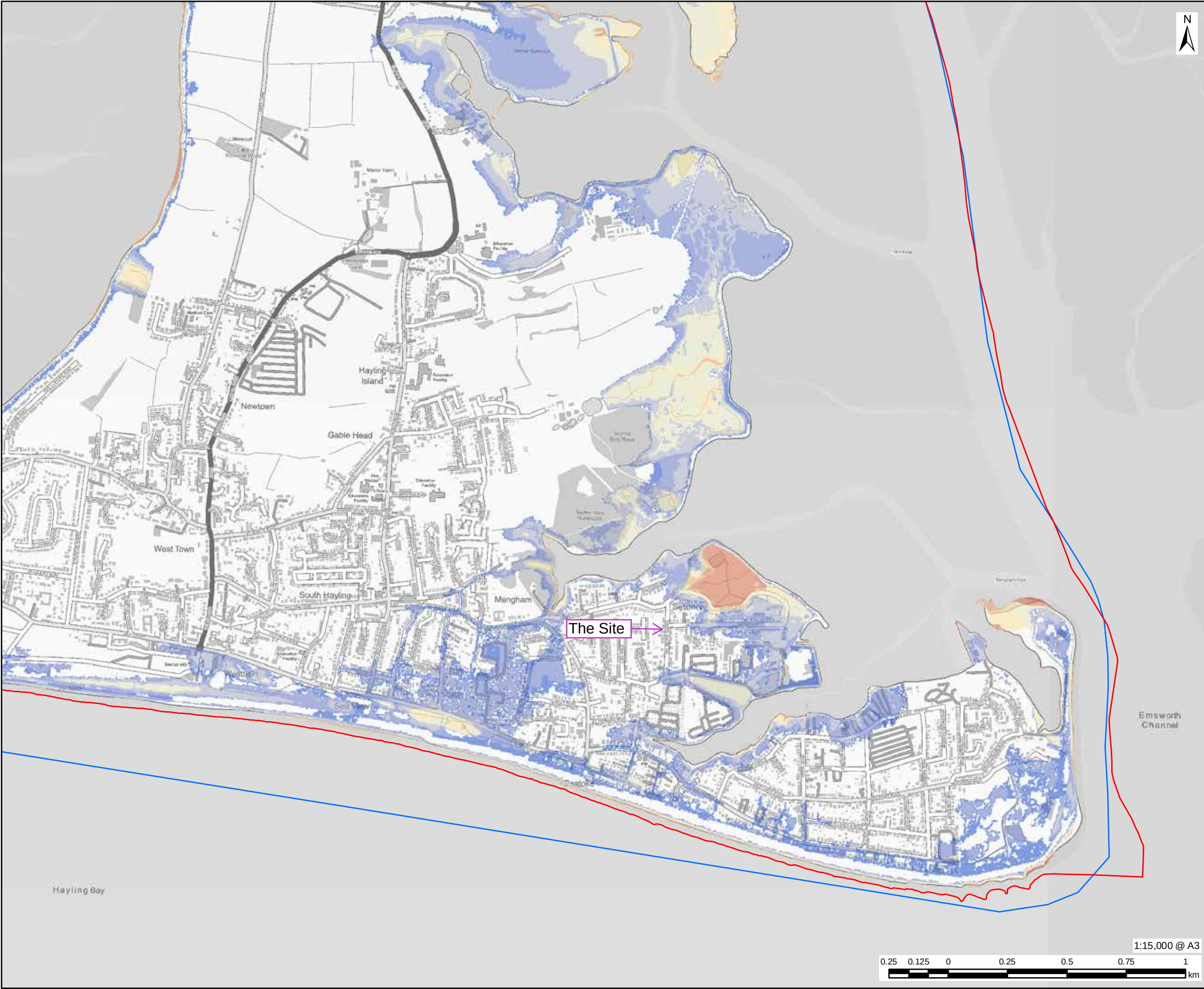
This map is intended to provide a strategic  
overview and should not be used to assess  
individual properties. Refer to the  
accompanying SFRA Report for details of the  
datasets and purpose of their use.

**ISSUE PURPOSE**  
For Information

**PROJECT NUMBER**  
60653132

**FIGURE TITLE**  
Maximum Flood Depth: Defended 1 in  
200 Year (0.5% AEP) 2022  
Sheet 1 of 5

**FIGURE NUMBER**  
Figure 3



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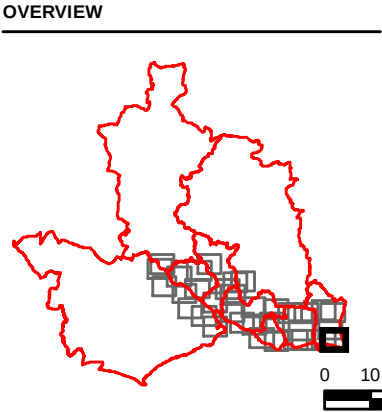
**LEGEND**

Local Authority Boundary

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      |



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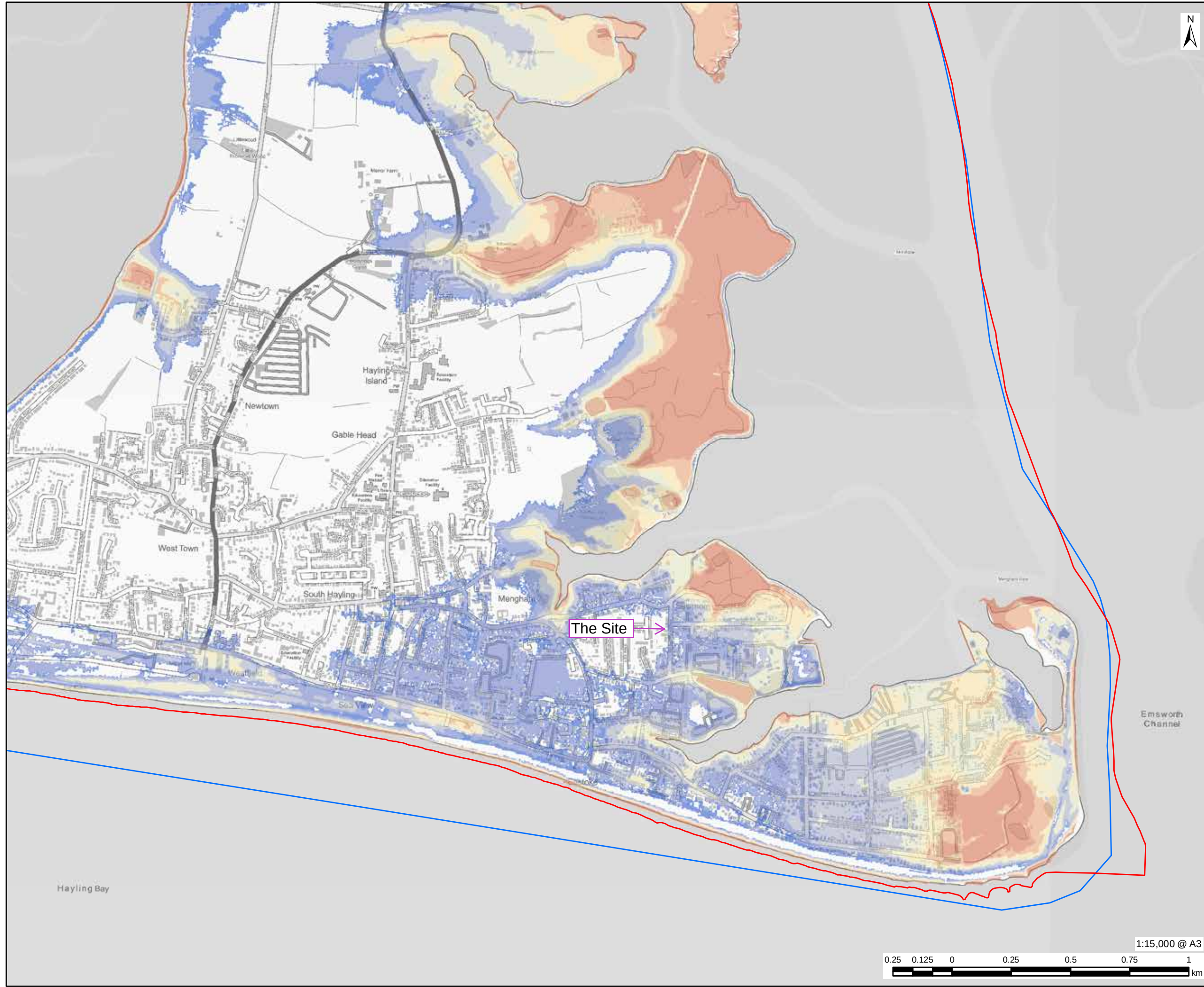
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individual properties. Refer to the  
accompanying SFRA Report for details of the  
datasets and purpose of their use.

**ISSUE PURPOSE**  
For Information

**PROJECT NUMBER**  
60653132

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

**FIGURE NUMBER**  
Figure 4

**AECOM**

## PROJECT

# Partnership for South Hampshire Strategic Flood Risk Assessment

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## CONSULTANT

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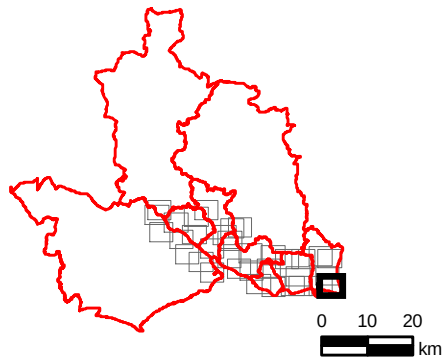
## LEGEND

-  Local Authority Boundary  
 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



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## For Information

## PROJECT NUMBER

60653132

## FIGURE TITLE

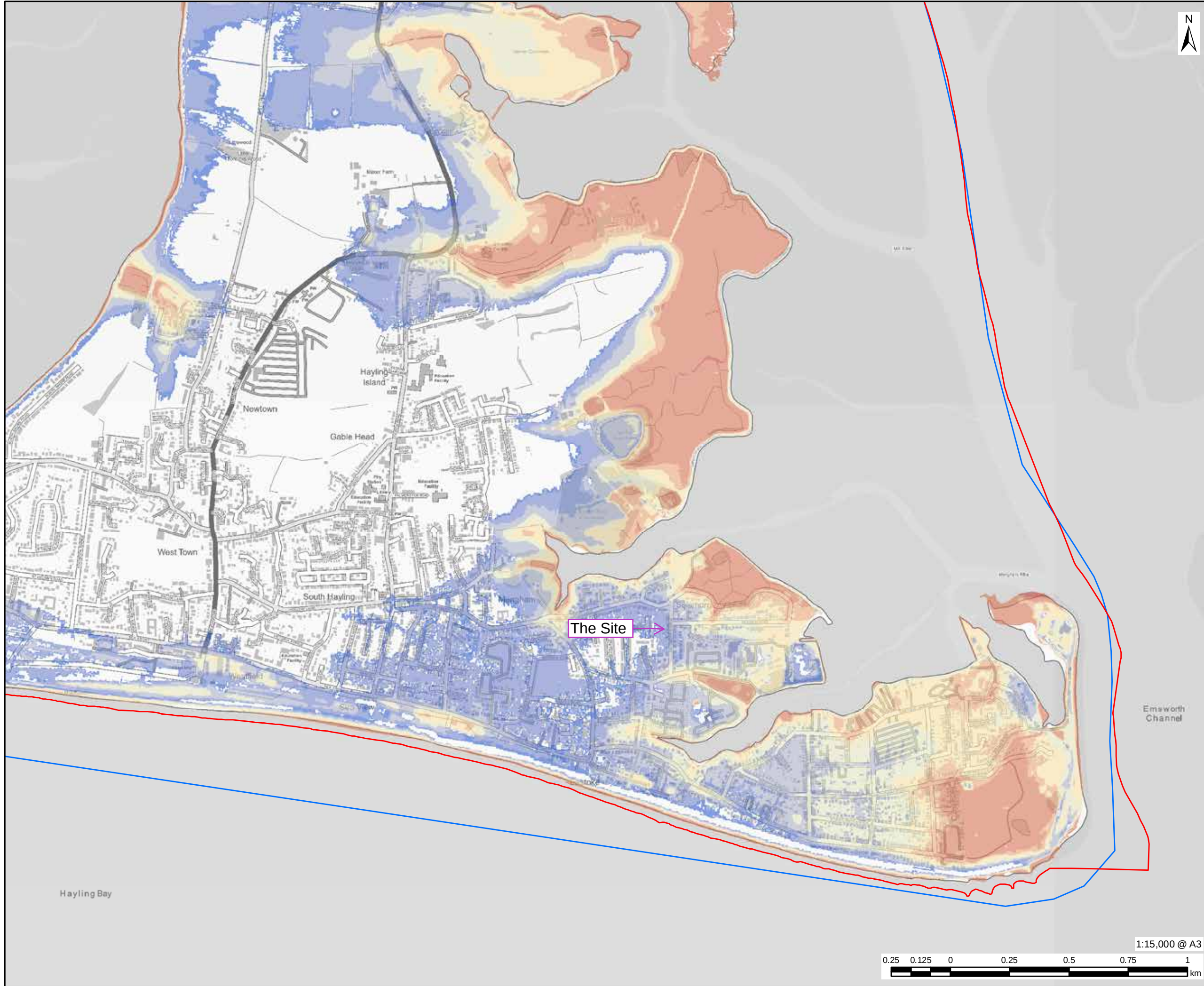
Maximum Flood Depth: Defended 1 in  
200 Year (0.5% AEP) 2122 (Higher  
Central)  
Sheet 1 of 5

## FIGURE NUMBER

Figure 5

Filename: \\na.aecomnet.com\its\EM\AECroydon\UKCRD1Legacy\UKCRD1FP001\V1E\projects\general\GIS\Projects\SFRA02\_Maps\CoastalModelling\PSH\_MaxFloodDepth\_1in200\_0\_5\_2122.mxd

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



PROJECT

Partnership for South Hampshire  
Strategic Flood Risk Assessment

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Portsmouth City Council on behalf of  
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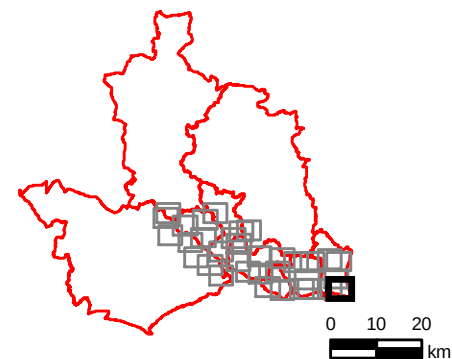
LEGEND

- Local Authority Boundary
- 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



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For Information

PROJECT NUMBER

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FIGURE TITLE

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

FIGURE NUMBER

Figure 6

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 Local Authority Boundary  
 Hayling Island Model Extent

|                                                                                     |           |
|-------------------------------------------------------------------------------------|-----------|
|  | 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      |

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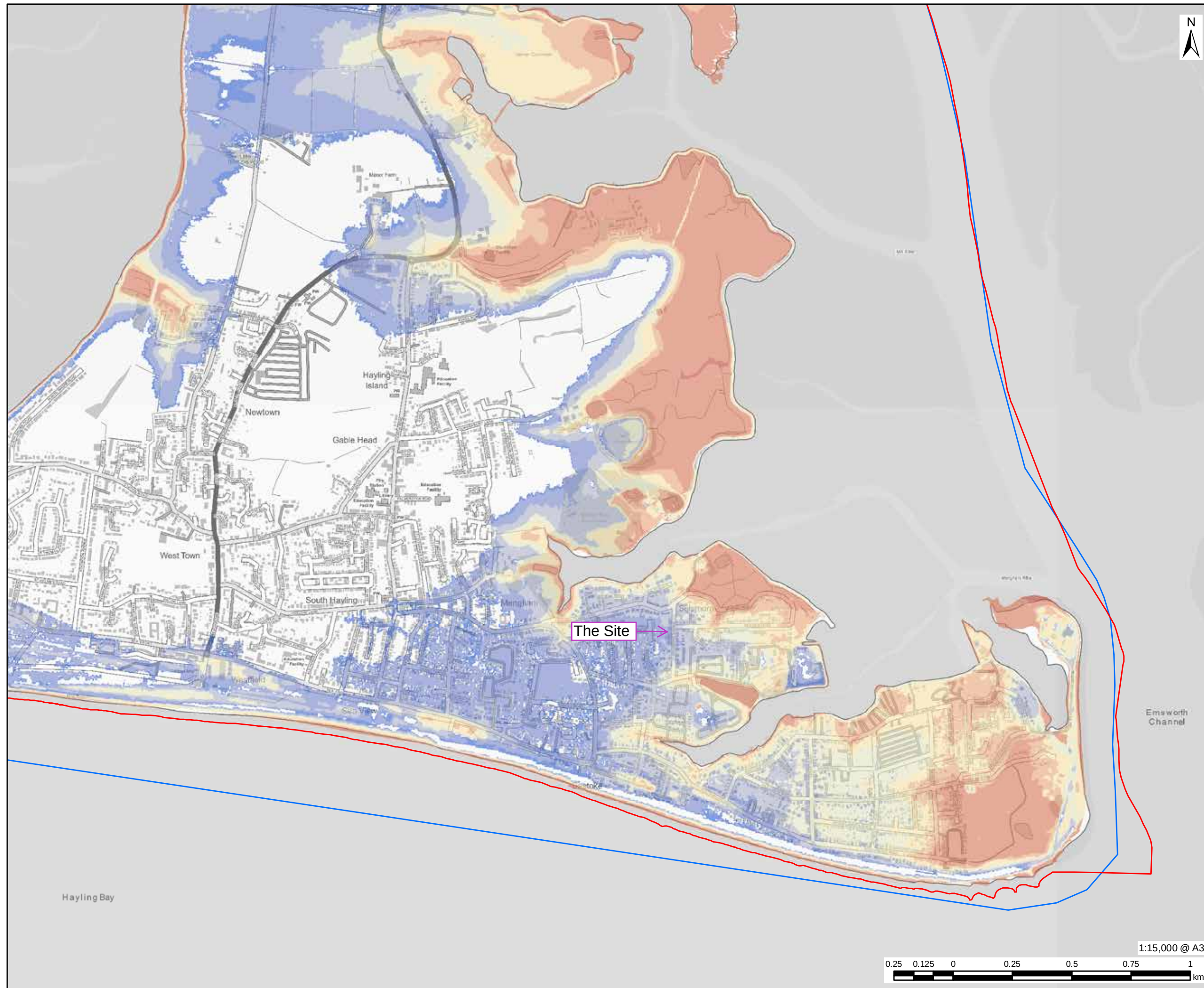
## For Information

## 60653132

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

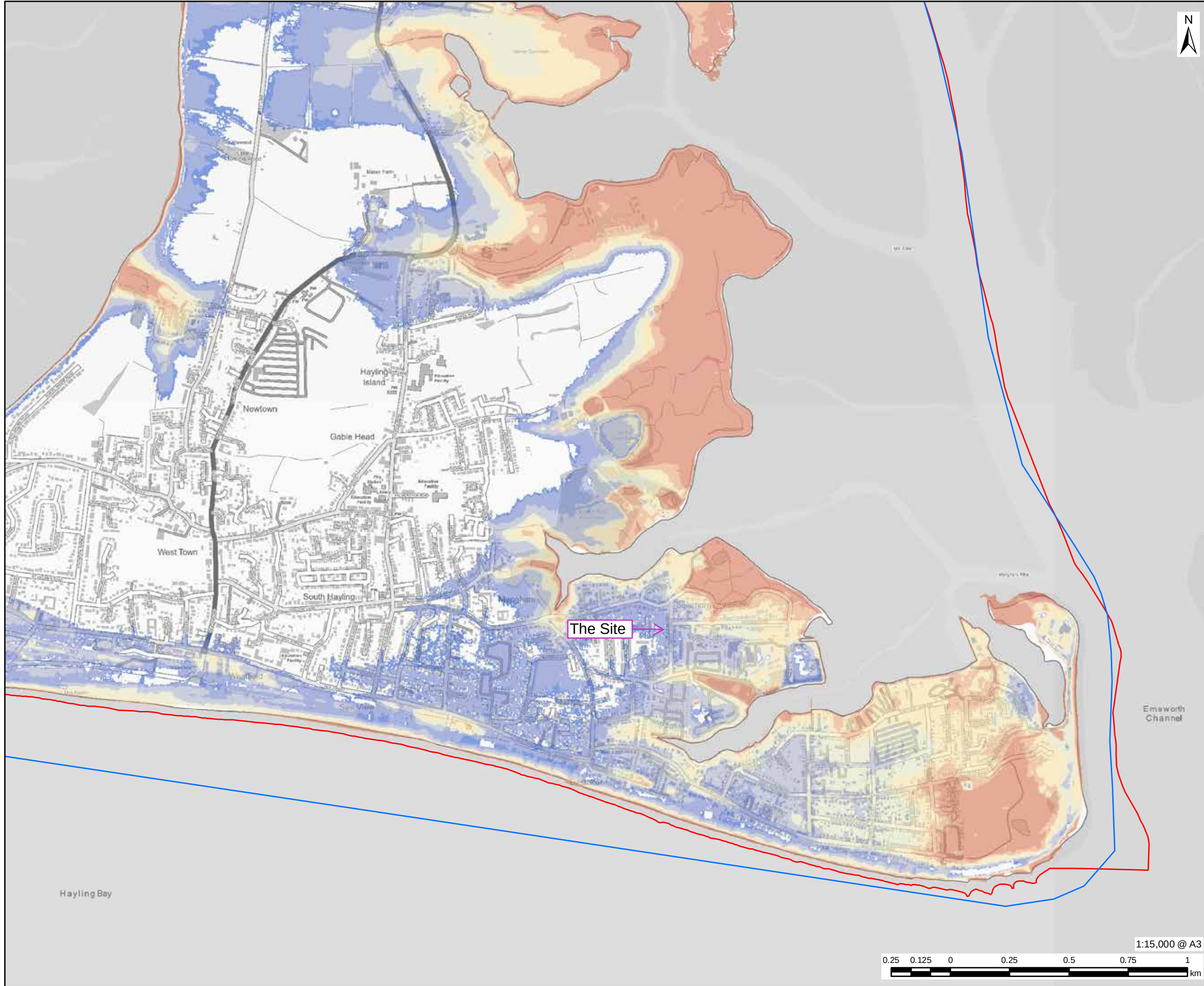
Sheet 1 of 5

## Figure 7



Filename: \\na.aecomnet.com\ifs\EMEA\Croydon\UKCRD1\Legacy\UKCRD1\FP001\V1E\projects\general\GIS\projects\SFRA\02\_Maps\CoastalModeling\FISH\_CoastalModeling\_Figured\_MaxFloodDepth\_Undefended\_0.5\_2122.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

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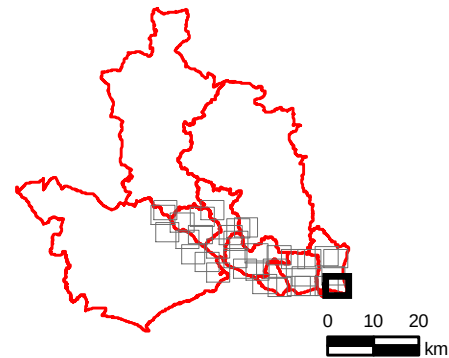
## LEGEND

- Local Authority Boundary
- 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



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## ISSUE PURPOSE

For Information

## PROJECT NUMBER

60653132

## FIGURE TITLE

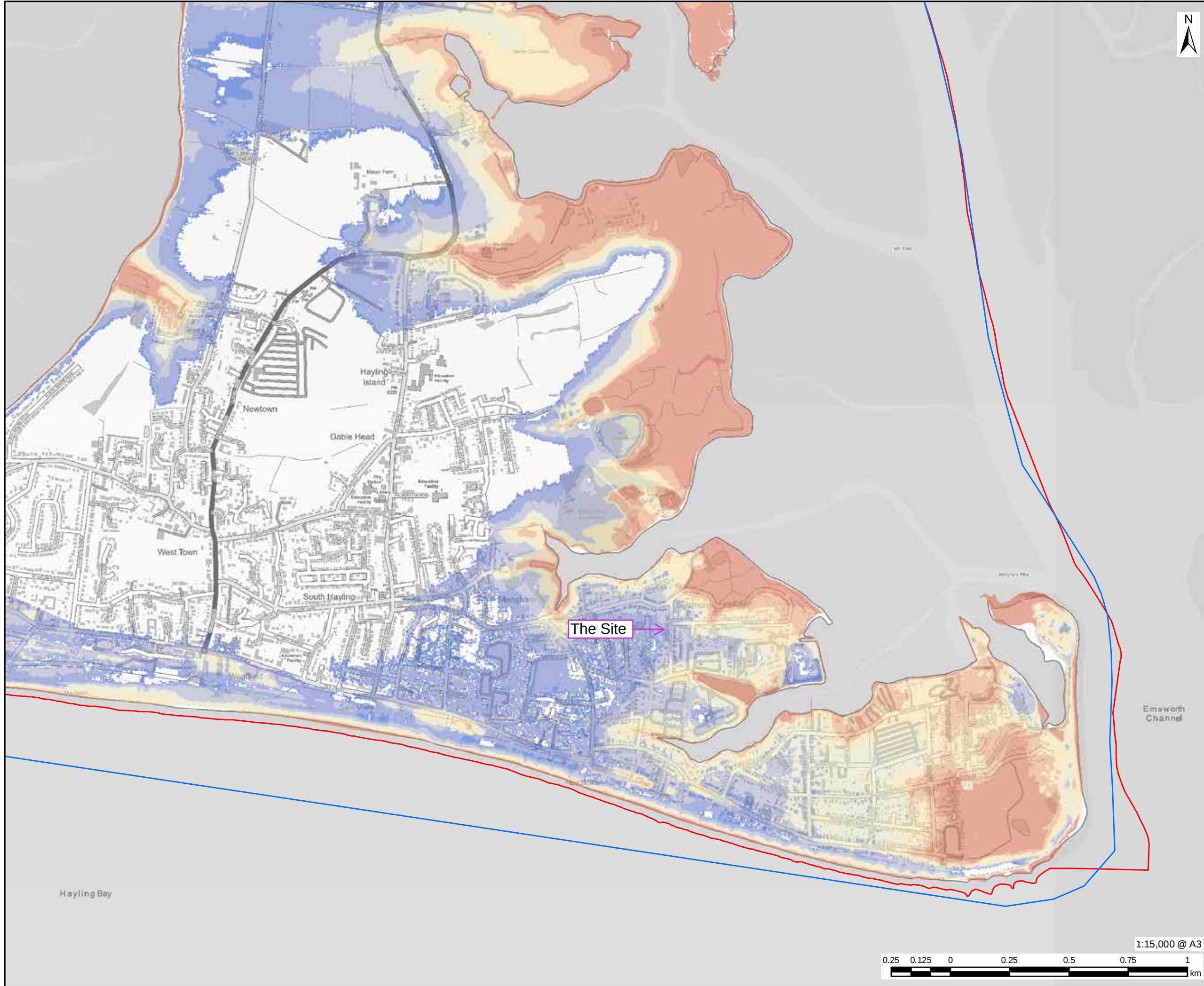
Maximum Flood Depth: Undefended 1  
in 200 Year (0.5% AEP) 2122 Upper  
End  
Sheet 1 of 5

## FIGURE NUMBER

Figure 8

Filename: \\na.aecomnet.com\lifs\EM\ACroydon\UKCRD1Legacy\UKCRD1FP001\V1E\Projects\General\GIS\Projects\SFRA02\_Maps\CoastalModelling\FISH\_MaxFloodDepth\_Undefended\_0.1\_2122.mxd

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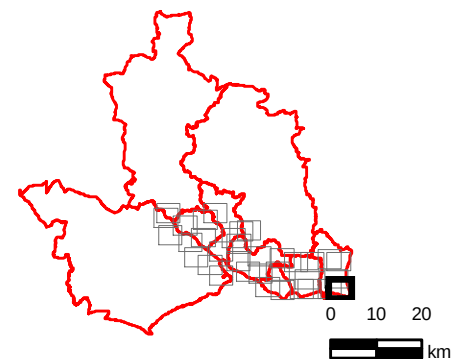
## LEGEND

- Local Authority Boundary
- Hayling Island Model Extent

Maximum Flood Depth: Undefended  
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

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## ISSUE PURPOSE

For Information

## PROJECT NUMBER

60653132

## FIGURE TITLE

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

## FIGURE NUMBER

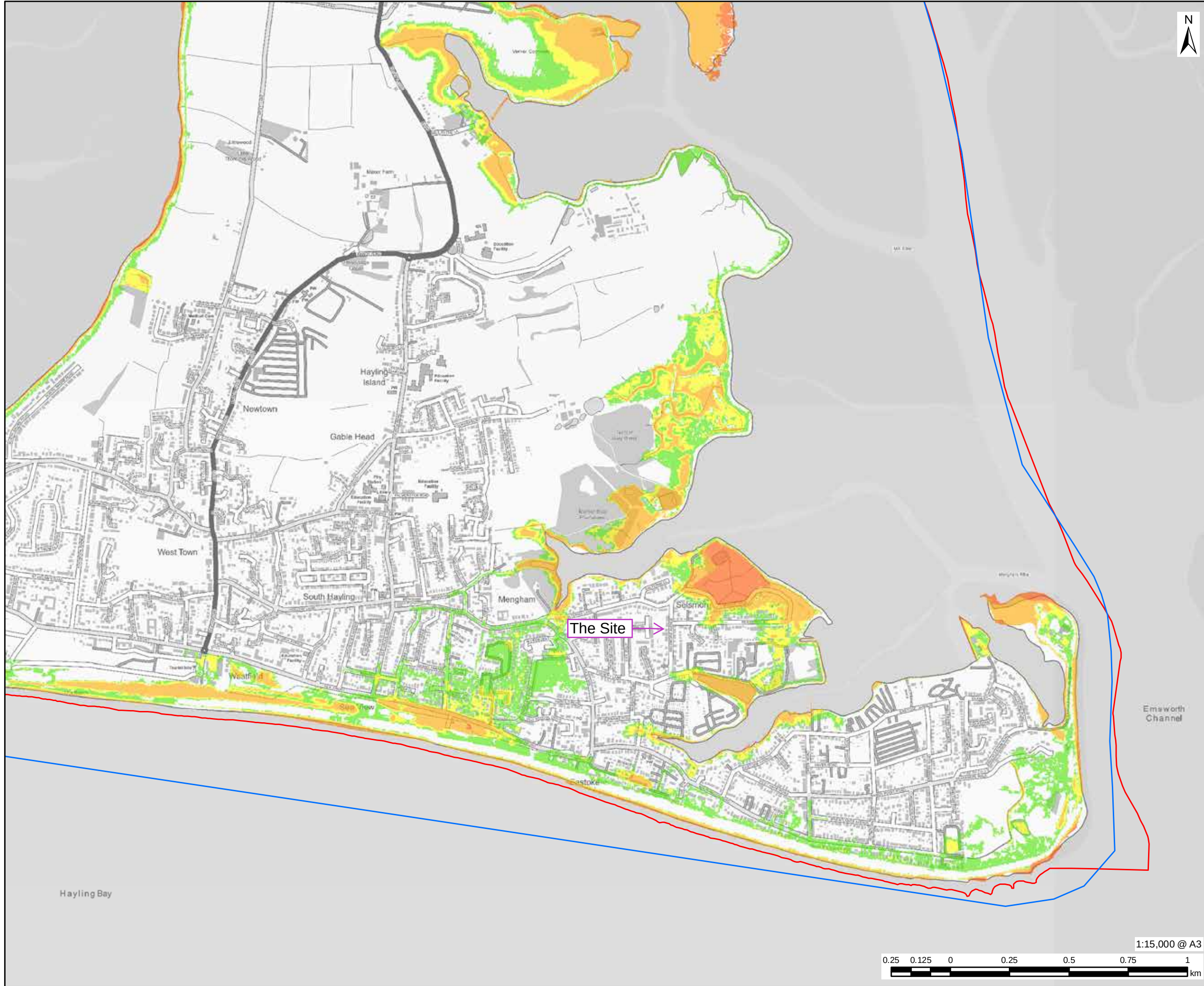
Figure 9

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



#### PROJECT

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Strategic Flood Risk Assessment

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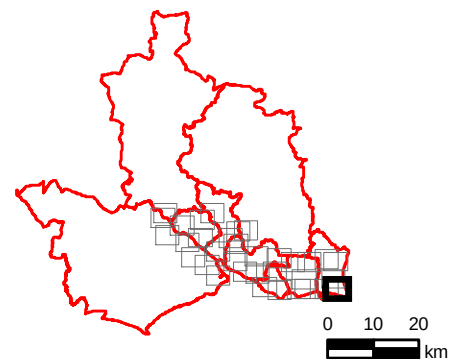
#### LEGEND

- Local Authority Boundary
- Hayling Island Model Extent

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

- Low
- Moderate
- Significant
- Extreme

#### OVERVIEW



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#### ISSUE PURPOSE

For Information

#### PROJECT NUMBER

60653132

#### FIGURE TITLE

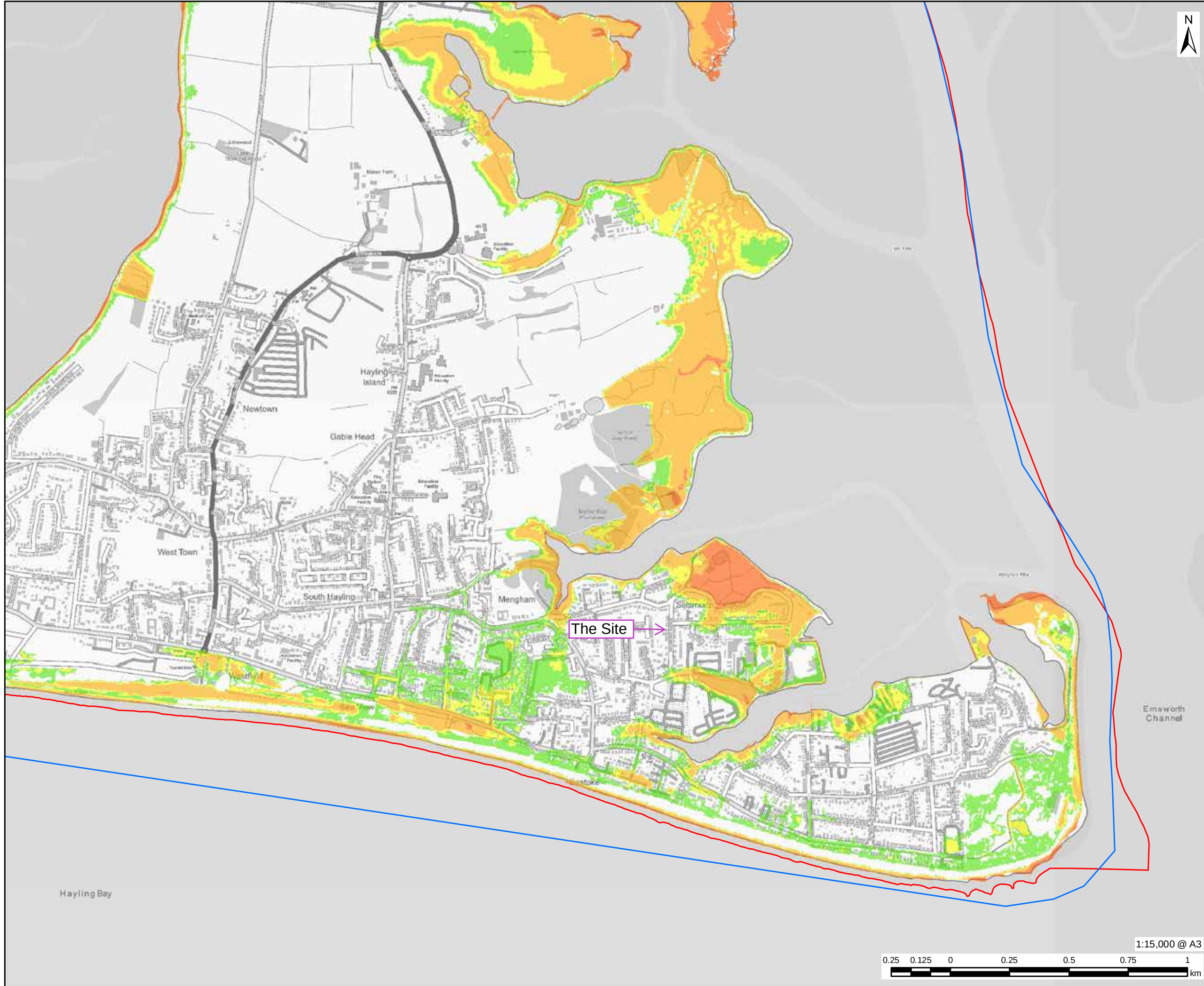
Maximum Flood Hazard: Defended 1 in  
200 Year (0.5% AEP) 2022 (Higher  
Central)  
Sheet 1 of 5

#### FIGURE NUMBER

Figure 10

Filename: \\na.aecomnet.com\ifs\EM\ACroydon\UKCRD1Legacy\UKCRD1FP001U\CRD1FP001U\Projects\General\GIS\Projects\SFRA\02\_Maps\CoastalModelling\SFRA02\_Maps\CoastalModelling\_Figure11\_MaxFloodHazard\_1in200\_2055.mxd

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



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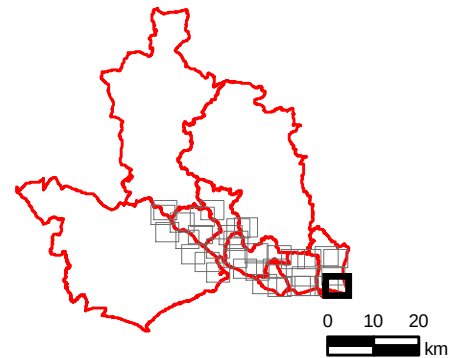
## LEGEND

- Local Authority Boundary
- Hayling Island Model Extent

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

- Low
- Moderate
- Significant
- Extreme

## OVERVIEW



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## ISSUE PURPOSE

For Information

## PROJECT NUMBER

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## FIGURE TITLE

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

## FIGURE NUMBER

Figure 11

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 Local Authority Boundary  
 Hayling Island Model Extent  
 Maximum Flood Hazard: Defended 1 in 200 Year (0.5% AEP) 2122 (Higher Central)  
 Low  
 Moderate  
 Significant  
 Extreme

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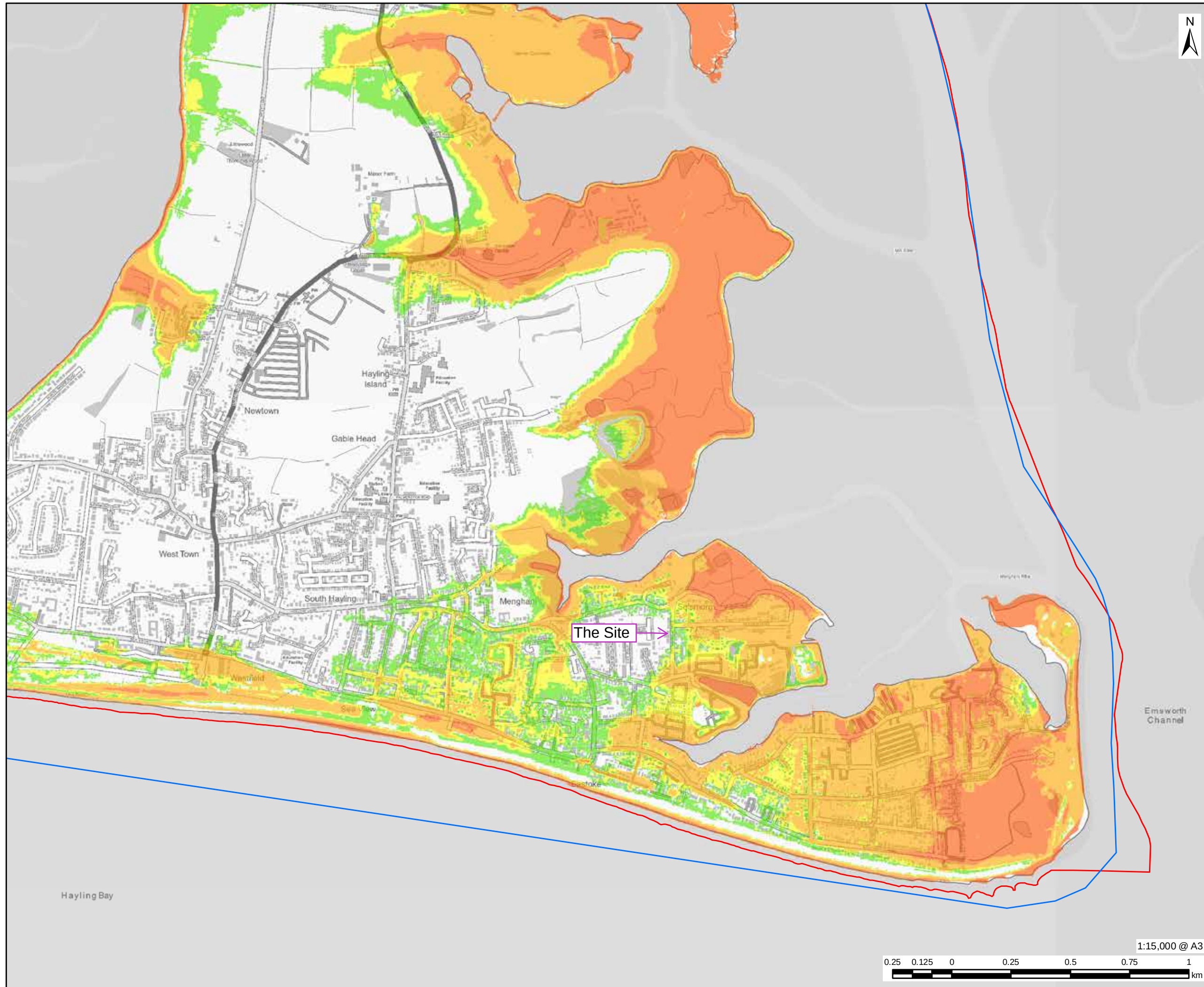
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## 60653132

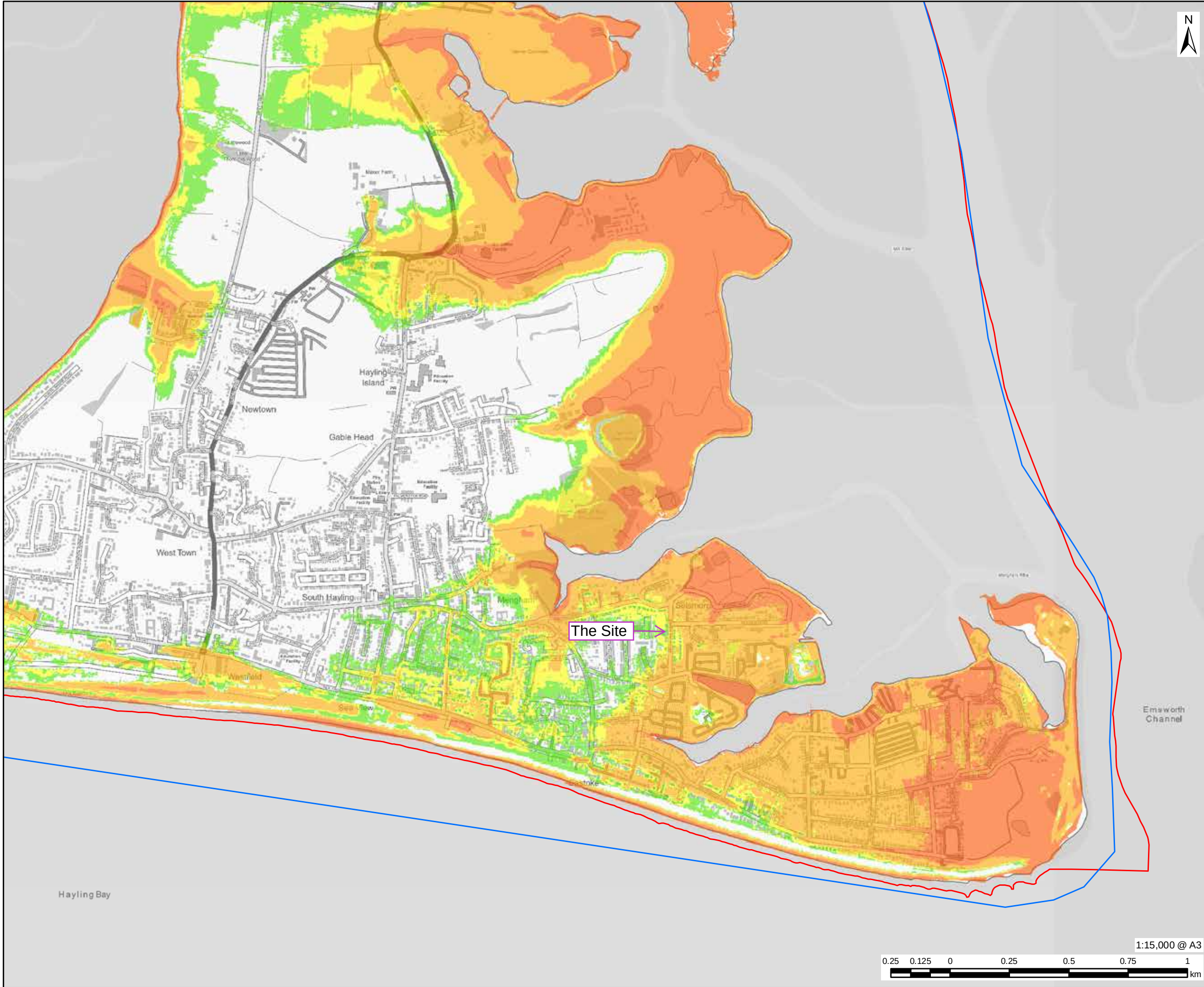
Maximum Flood Hazard: Defended 1 in  
200 Year (0.5% AEP) 2122 (Higher  
Central)  
Sheet 1 of 5

## Figure 12



Filename: \\na.aecomnet.com\lifs\EM\ACroydon\UKCRD1Legacy\UKCRD1FP001U\CRD1FP001U\Projects\General\GIS\Projects\SFRA\02\_Maps\CoastalModelling\FISH\_MaxFloodHazard\_UE\_1in200\_2122.mxd

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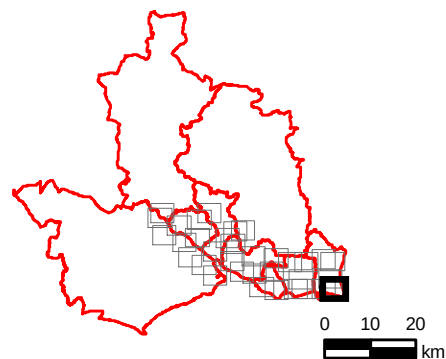
## LEGEND

- Local Authority Boundary
- Hayling Island Model Extent

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

- Low
- Moderate
- Significant
- Extreme

## OVERVIEW



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## ISSUE PURPOSE

For Information

## PROJECT NUMBER

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## FIGURE TITLE

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

## FIGURE NUMBER

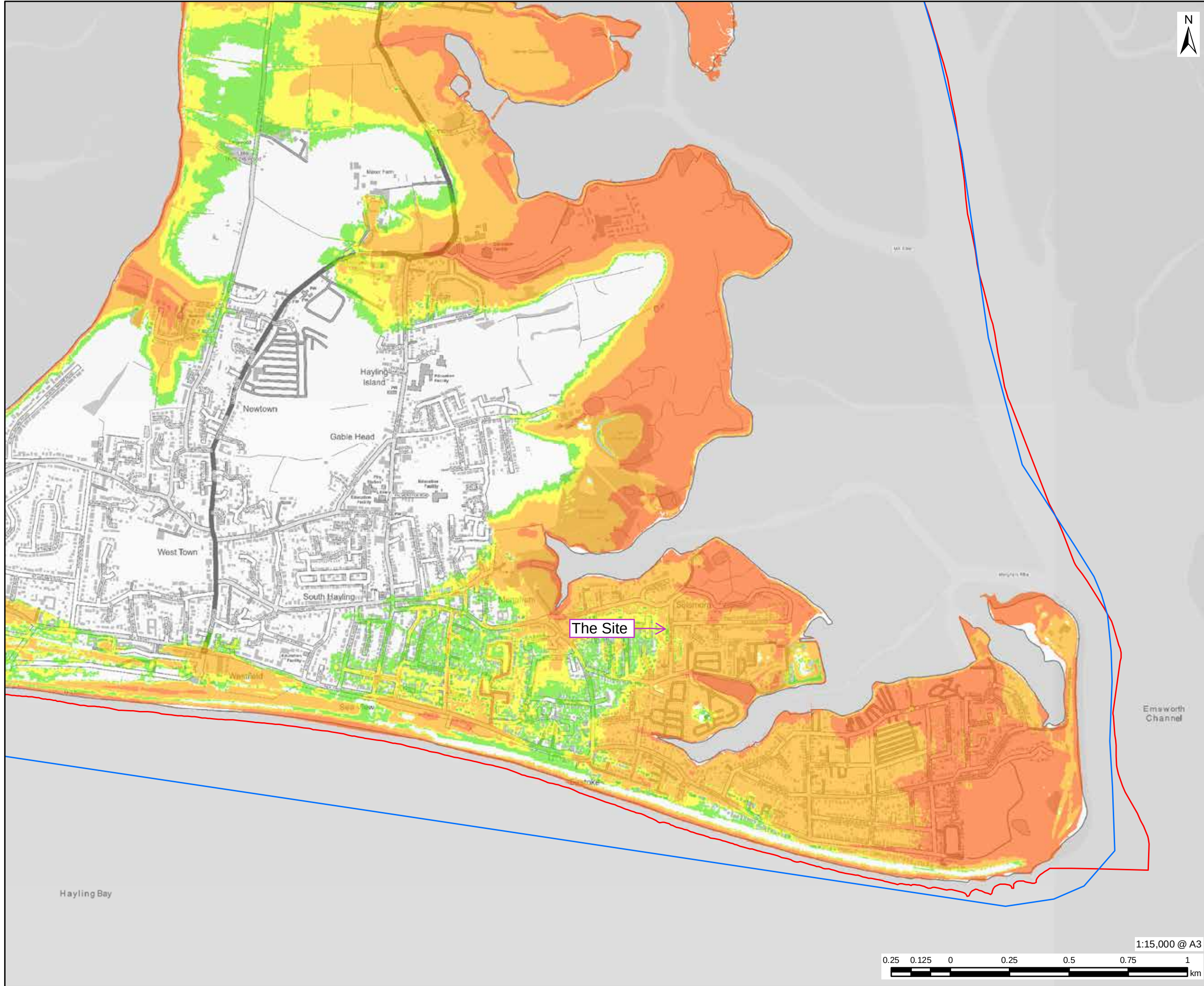
Figure 13

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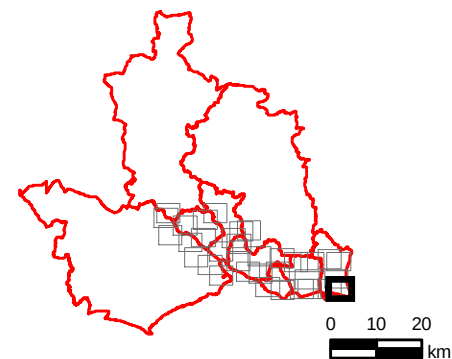
## LEGEND

- Local Authority Boundary
- Hayling Island Model Extent

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

- Low
- Moderate
- Significant
- Extreme

## OVERVIEW



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## ISSUE PURPOSE

For Information

## PROJECT NUMBER

60653132

## FIGURE TITLE

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

Sheet 1 of 5

## FIGURE NUMBER

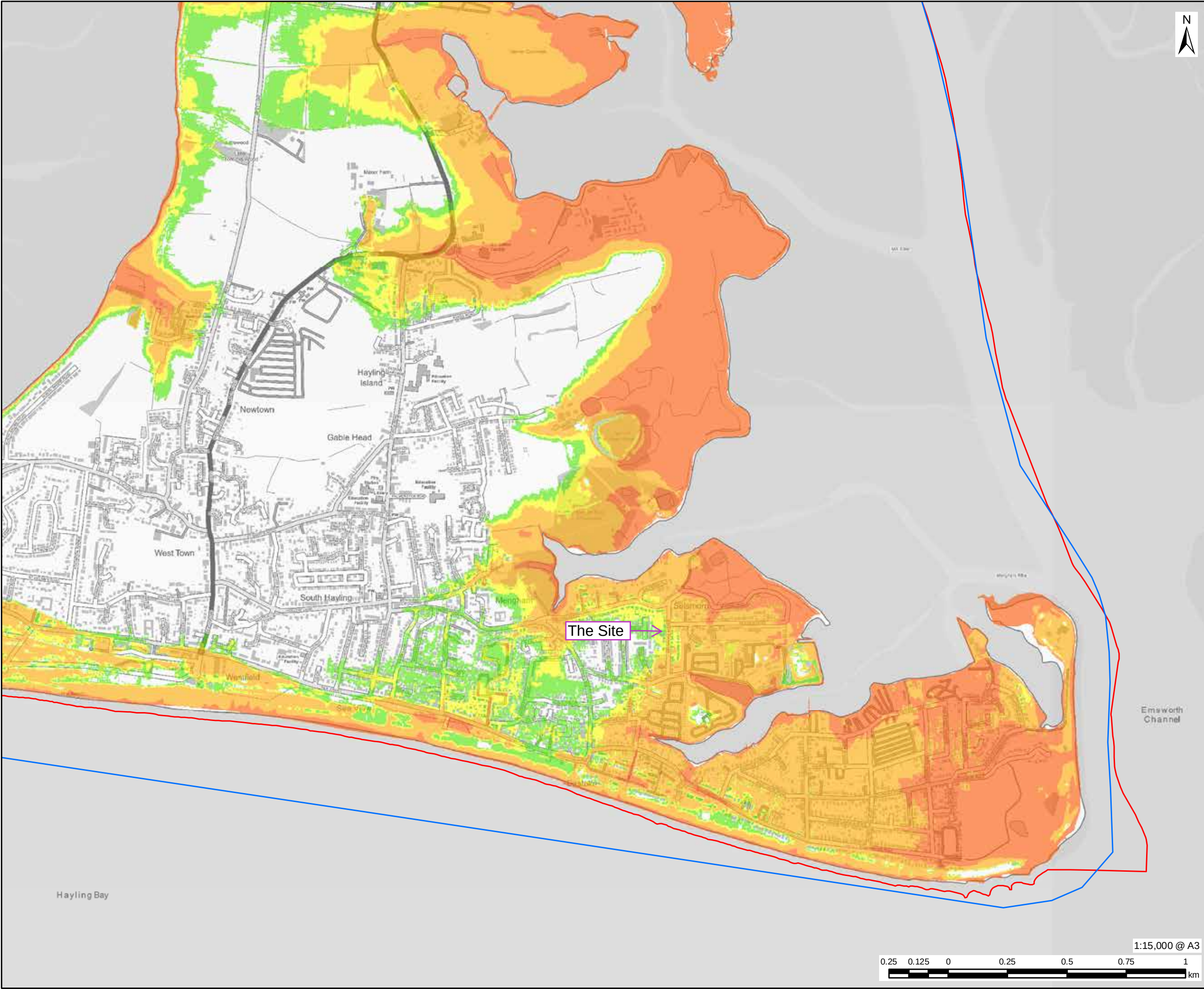
Figure 14

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PROJECT

Partnership for South Hampshire  
Strategic Flood Risk Assessment

CLIENT

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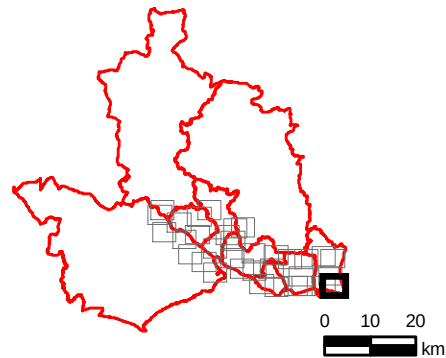
LEGEND

- Local Authority Boundary
- Hayling Island Model Extent

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

- Low
- Moderate
- Significant
- Extreme

OVERVIEW



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ISSUE PURPOSE

For Information

PROJECT NUMBER

60653132

FIGURE TITLE

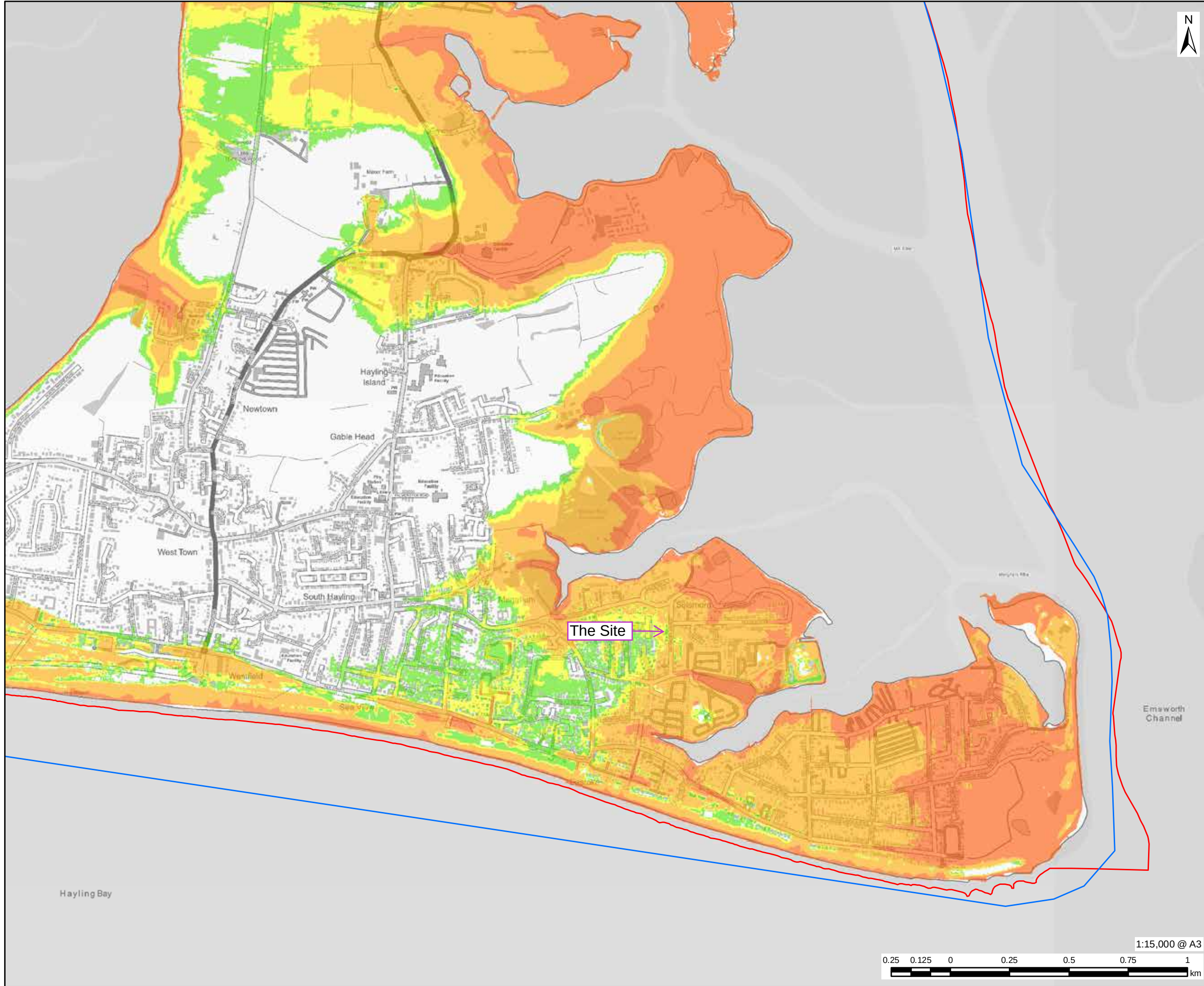
Maximum Flood Hazard: Undefended 1  
in 200 Year (0.5% AEP) 2122 (Upper  
End)  
Sheet 1 of 5

FIGURE NUMBER

Figure 15

Filename: \\na.aecomnet.com\lifs\EM\ACroydon\UKCRD1Legacy\UKCRD1FP001U\CRD1FP001U\Projects\General\GIS\Projects\SFRA\02\_Maps\CoastalModelling\PSH\_MaxFloodHazard\_Undefended\_1in1000\_2122.mxd

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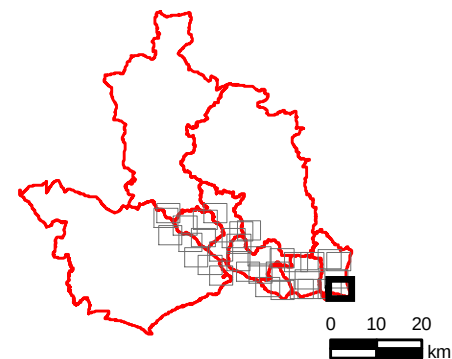
## LEGEND

- Local Authority Boundary
- Hayling Island Model Extent

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

- Low
- Moderate
- Significant
- Extreme

## OVERVIEW



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## ISSUE PURPOSE

For Information

## PROJECT NUMBER

60653132

## FIGURE TITLE

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

Sheet 1 of 5

## FIGURE NUMBER

Figure 16

1:15,000 @ A3



## **Appendix F**

## **Environment Agency Flood Plan**

# Personal flood plan

Name



## Are you signed up to receive flood warnings?

If not call Floodline on 0345 988 1188 to see if your area receives free flood warnings.

☐

**Let us know** when you've completed your flood plan by calling Floodline on **0345 988 1188**. This will help us learn more about how people are preparing for flooding.

| General contact list                | Company name       | Contact name | Telephone     |
|-------------------------------------|--------------------|--------------|---------------|
| Floodline                           | Environment Agency |              | 0345 988 1188 |
| Electricity provider                |                    |              |               |
| Gas provider                        |                    |              |               |
| Water company                       |                    |              |               |
| Telephone provider                  |                    |              |               |
| Insurance company and policy number |                    |              |               |
| Local council                       |                    |              |               |
| Local radio station                 |                    |              |               |
| Travel/weather info                 |                    |              |               |

## Key locations

| Service cut-off | Description of location |
|-----------------|-------------------------|
| Electricity     |                         |
| Gas             |                         |
| Water           |                         |

## Who can help/who can you help?

| Relationship        | Name | Contact details | How can they/you help? |
|---------------------|------|-----------------|------------------------|
| Relative            |      |                 |                        |
| Friend or neighbour |      |                 |                        |

**Be prepared for flooding. Act now**

# Personal flood plan

## What can I do NOW?



Put important documents out of flood risk and protect in polythene

☐

Look at the best way of stopping floodwater entering your property

☐

Find out where you can get sandbags

☐

Identify what you would need to take with you if you had to leave your home

☐

Check your insurance covers you for flooding

☐

Make a flood plan and prepare a flood kit

☐

Identify who can help you/ who you can help

☐

Understand the flood warning codes

☐

### What can you do if a flood is expected in your area?

| Actions                                                                                                                                                             | Location |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Home</b>                                                                                                                                                         |          |
| • Move furniture and electrical items to safety                                                                                                                     |          |
| • Put flood boards, polythene and sandbags in place                                                                                                                 |          |
| • Make a list now of what you can move away from the risk                                                                                                           |          |
| • Turn off electricity, water and gas supplies                                                                                                                      |          |
| • Roll up carpets and rugs                                                                                                                                          |          |
| • Unless you have time to remove them hang curtains over rods                                                                                                       |          |
| • Move sentimental items to safety                                                                                                                                  |          |
| • Put important documents in polythene bags and move to safety                                                                                                      |          |
| <b>Garden and outside</b>                                                                                                                                           |          |
| • Move your car out of the flood risk area                                                                                                                          |          |
| • Move any large or loose items or weigh them down                                                                                                                  |          |
| <b>Business</b>                                                                                                                                                     |          |
| • Move important documents, computers and stock                                                                                                                     |          |
| • Alert staff and request their help                                                                                                                                |          |
| • Farmers move animals and livestock to safety                                                                                                                      |          |
| <b>Evacuation - Prepare a flood kit in advance</b>                                                                                                                  |          |
| • Inform your family or friends that you may need to leave your home                                                                                                |          |
| • Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons |          |

There are a range of flood protection products on the market to help you protect your property from flood damage. A directory of these is available from the **National Flood Forum** at [www.bluepages.org.uk](http://www.bluepages.org.uk)

**Be prepared for flooding. Act now**