



Flood Risk Assessment

Proposed Development at

Hayling Golf Club, Hayling Island

On behalf of

Hayling Golf Club

July 2026

Document History and Status

Project Number 24173

Date	Version	Prepared By	Reviewed By	Approved By
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1 Non Technical Summary

- 1.1 This Flood Risk Assessment has been undertaken in accordance with the National Planning Policy Framework on behalf of Hayling Golf Club in support of a Planning Application for the replacement of the existing water tank and pump house on land south of Ferry Road, Hayling Island.
- 1.2 This report is to be read in conjunction with all planning, architectural and other reports that accompany the Outline Planning Application for the proposed development.
- 1.1 The site is located in Flood Zone 1 but will move into tidal Flood Zone 3 by 2125 if the existing tidal defences are not improved.
- 1.2 This report concludes that the site is not at risk of flooding from fluvial sources, surface water flows or groundwater.
- 1.3 In terms of flood risk the proposed development is suitable at this location.

2 Planning Policy Context

2.1 National Planning Policy Framework

2.1.1 The current version of the National Planning Policy Framework is dated December 2024 and was amended on 7 February 2025 to correct cross references from footnotes 7 and 8 and amend the end of the first sentence of paragraph 155 in relation to development in the Green Belt to make its intent clear.

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

2.1.3 With regard to planning and flood risk the National Planning Policy Framework states that *'when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

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

2.1.4 Footnote 63 states that *'a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which*

has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.'

2.1.5 With regard to minor developments the NPPF states that '*applications for some minor development and changes of use⁶² should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.'*

2.2 Lead Local Flood Authority

2.2.1 As part of its role as the Lead Local Flood Authority Hampshire County Council has commissioned and produced the following documents:

- Preliminary Flood Risk Assessment – April 2011
- Local Flood and Water Management Strategy – October 2020
- Hampshire Groundwater Management Plan – October 2013

2.2.2 The above documents have been reviewed in the preparation of this report.

2.3 Havant Borough Council

2.3.1 Havant Borough Council has commissioned and produced the following documents:

- PfSH Strategic Flood Risk Assessment - February 2024

2.3.2 The above documents have been reviewed in the preparation of this report.

2.4 Local Planning Policy

2.4.1 The Local Plan (Core Strategy) is the first of two parts of the adopted Local Plan and was adopted by Havant Borough Council on March 2011. The Local Plan (Allocations) is the second part of the of the Local Plan, adopted on 23 July 2014.

2.4.2 The following policies are of specific relevance to this Flood Risk Assessment:

2.4.3 **Policy CS15** Flood and Coastal Erosion Risk states that '*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 run off. 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.

The council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan to ensure that development avoids areas at risk from coastal erosion and coastal flooding and that areas required to offset coastal squeeze and prevent habitat fragmentation, to allow species to adapt to climate change, are identified and protected from development.'

3 Existing Site

3.1 Site Location

3.1.1 The development site is located at Ferry Road, Hayling Island, PO11 0DA and centred on Ordnance Survey reference SZ 695 995.



Image 1: Site Location

3.1.2 The site is bounded to the north by Ferry Road, the east and west by woodland and paddocks and the south by Hayling Golf Club.

3.1.3 The closest watercourse is an unnamed stream which is located approximately 160m west of the western site boundary.

3.1.4 The site is approximately 800m north of the coast.

3.1.5 A copy of the site location plan is located in Appendix 1 at the rear of this report.

3.2 Site Description

3.2.1 The site is approximately 930m² in area and is currently undeveloped.

3.2.2 A copy of the existing site layout plan is located in Appendix 2 at the rear of this report.

3.3 Geology and Groundwater

3.3.1 British Geological Survey mapping and borehole records identifies the site is underlain by approximately 0.15m of clay, beneath which lies a gravel stratum extending to at least 3.4m below ground level, transitioning to sand down to approximately 5.2m below ground level.

3.3.2 Groundwater was encountered at a depth of 1.35m below ground level.

3.3.3 A copy of the geological borehole data is located in Appendix 3 at the rear of this report.

4 Flood Zone and Flood History

4.1 Tidal Flood Zone

- 4.1.1 The Environment Agency's online mapping confirms that the site is located in Tidal Flood Zone 1 and is not at risk of tidal flooding from anything less extreme than a 1:1000 year flood event.
- 4.1.2 The Environment Agency's Online mapping predicts the site to be within either Flood Zone 1 or 2 between 2070 to 2125.
- 4.1.3 The tidal flood level data supplied by the Environment Agency is based on the data model from the East Solent Coastal Model 2025.
- 4.1.4 For this development the higher central (HC) climate change allowances have been used.
- 4.1.5 The Environment Agency data confirms the site is currently within Flood Zone 1 and not at risk from anything less than a 1:1000 year tidal flood event.
- 4.1.6 The Environment Agency data confirms that the majority of the site will be at risk from flooding during the future year 1:200 year tidal event. Flood water depths on site during the future year 200 year tidal events are noted as between 20mm and 750mm during a 2125 1:200 year tidal event and between 60mm and 790mm during an undefended 2125 1:200 year tidal event.

4.2 Fluvial Flood Zone

- 4.2.1 The Environment Agency's online mapping confirms that the site is located in Fluvial Flood Zone 1 and is not at risk of fluvial flooding from anything less extreme than a 1:1000 year flood event.

4.3 Flood History

4.3.1 Environment Agency

- 4.3.1.1 The Environment Agency online map of historic flood incidents does not identify any historic incidents of flooding affecting the site or in the immediate vicinity of the site.

4.3.2 Hampshire County Council

- 4.3.2.1 Neither the Local Flood and Water Management Strategy dated October 2020, the Preliminary Flood Risk Assessment dated April 2011 nor the Hampshire Groundwater Management Plan dated October 2013 identify any specific flood incidents affecting the site or in the immediate vicinity of the site.

4.3.3 Copies of the available flood maps and correspondence are located in Appendix 4 at the rear of this report.

5 Flooding Potential

5.1 Tidal Flooding

- 5.1.1 The site is located 700m from the coast and is not currently at risk of tidal flooding.
- 5.1.2 The existing flood defences have a crest levels between 2.6m AOD and 5.0m AOD.
- 5.1.3 Based on the climate change modelling provided by the Environment Agency the site will be at risk of a 1:200 year tidal flood event at a point between 2070 and 2125 placing the site in future Flood Zone 3.

5.2 Fluvial Flooding

- 5.2.1 The site is located in Flood Zone 1 and is not at risk of fluvial flooding from anything less extreme than a 1:1000 year flood event.

5.3 Surface Water Flooding

- 5.3.1 The Environment Agency maps confirm that parts of the site are at medium risk (between 1:100 and 1:30 year chance) of flooding each year from overland flows.
- 5.3.2 The mapping indicates that a small northern part of the site is at low risk of surface water flooding (between 1:1000 and 1:100 year chance), with predicted depths of 300mm.
- 5.3.3 Between 2040 and 2060 a small part of the site is anticipated to have a greater than a 1:30 year chance of surface water flooding.
- 5.3.4 Between 2040 and 2060 a small part of the site is at medium risk (between 1:100 year chance and 1:1000 year chance) of surface water flooding up to a depth of 200mm.
- 5.3.5 The flood mapping contained within the various flood documents produced by Hampshire County Council and Havant Borough Council does not identify any flood risk associated with surface water or overland flow routes.

5.4 Groundwater Flooding

- 5.4.1 The British Geological Survey borehole log information recorded groundwater at a depth of 1.35m below ground level.
- 5.4.2 There are no records identified within Hampshire County Council's Local Flood and Water Management Strategy, Hampshire Groundwater Management Plan or Preliminary Flood Risk Management Strategy nor in Havant Borough Council's Level 1 Strategic Flood Risk Assessment of groundwater flooding affecting the site.

6 Development Proposals

6.1 Description

- 6.1.1 The development proposals are for the replacement of the existing water tank with a new 800m³ water storage tank and associated pump house for golf course irrigation.
- 6.1.2 The development proposals are Water Compatible Development in accordance with Annex 3 of the National Planning Policy Framework and acceptable in Flood Zones 1, 2 and 3.
- 6.1.3 A copy of the proposed site layout plan located in Appendix 5 at the rear of this report.

7 Safe Development

7.1 Flood Zone Compatibility

7.1.1 The site is currently in Flood Zone 1 and is predicted to be within tidal Flood Zone 3 by 2125.

7.1.2 With reference to Annex 3 of the National Planning Policy Framework at <https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification>

- Annex 3: Flood risk vulnerability classification

The development proposed is classified as Water Compatible

7.1.3 With reference to the Government Guidance on Flood Risk and Coastal Change at <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

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

Water Compatible development is appropriate in Flood Zone 1, 2, 3a and 3b

7.1.4 The notes to Table 2 state that *'this table does not show the application of the Sequential Test which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea'*.

7.1.5 The water tank and pump house are required to be located on the on the golf course site, to maintain the operation of the golf course. The sequential test is passed as these facilities cannot be located off site.

8 Conclusions

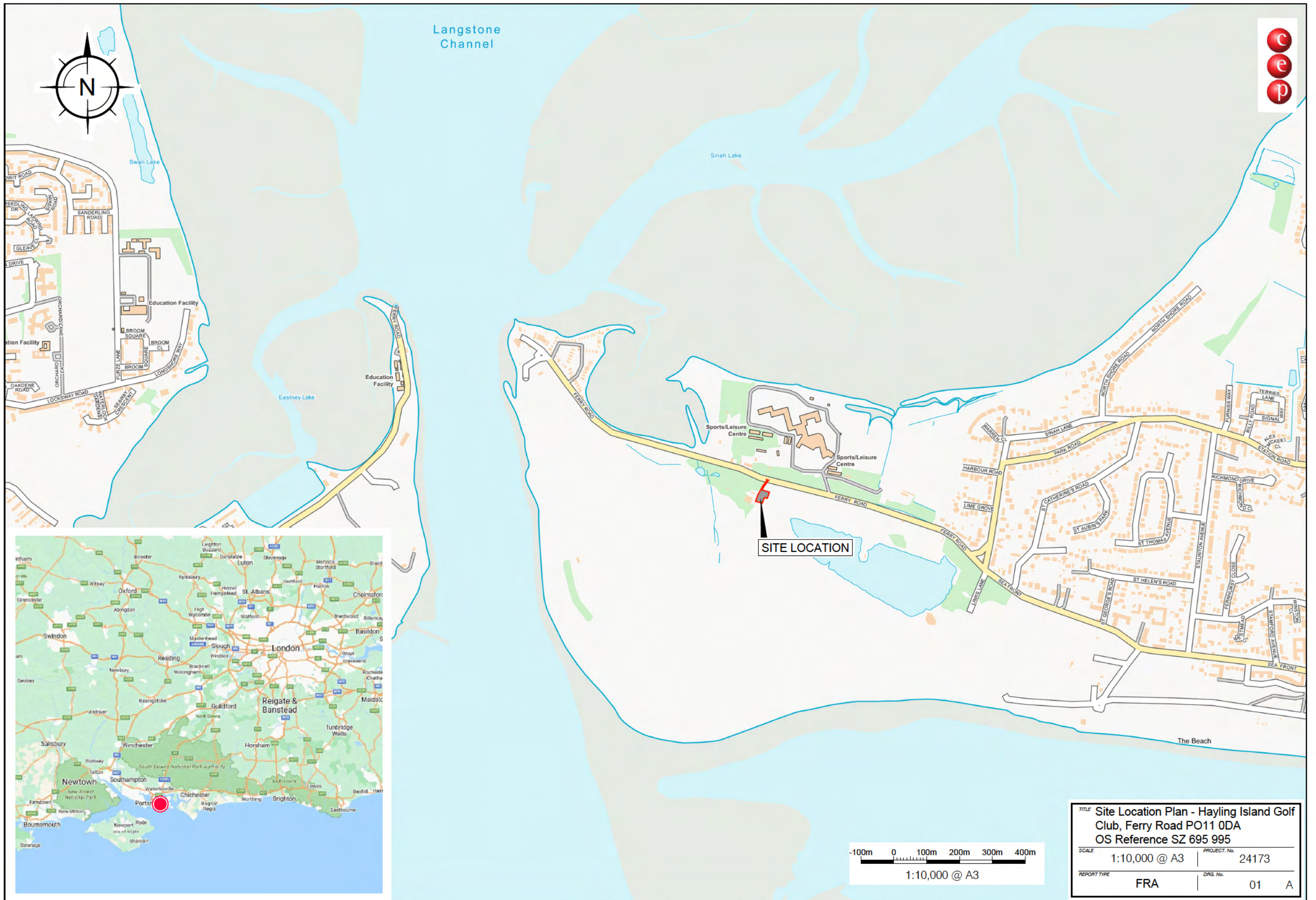
- 8.1 The site is located within Flood Zone 1 and is not at risk of flooding from tidal or fluvial sources, overland surface water flows, groundwater or reservoirs.
- 8.2 The site will be located in tidal Flood Zone 3 before 2125 if flood defences are not improved.
- 8.3 The development is water compatible and acceptable in Flood Zones 1, 2, 3a and 3b.
- 8.4 There are no historic records of flooding from any source affecting the site or its immediate area.
- 8.5 The development proposals are suitable at this location.

9 List of Appendices and Images

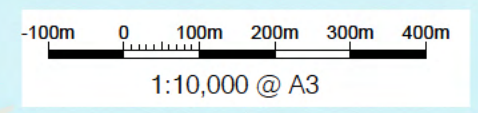
Appendix 1	Site Location Plan
Appendix 2	Existing Site Layout
Appendix 3	Geological Borehole Data
Appendix 4	Flood Maps and Correspondence
Appendix 5	Proposed Site Layout

Image 1	Site Location
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Appendix 1
Site Location Plan

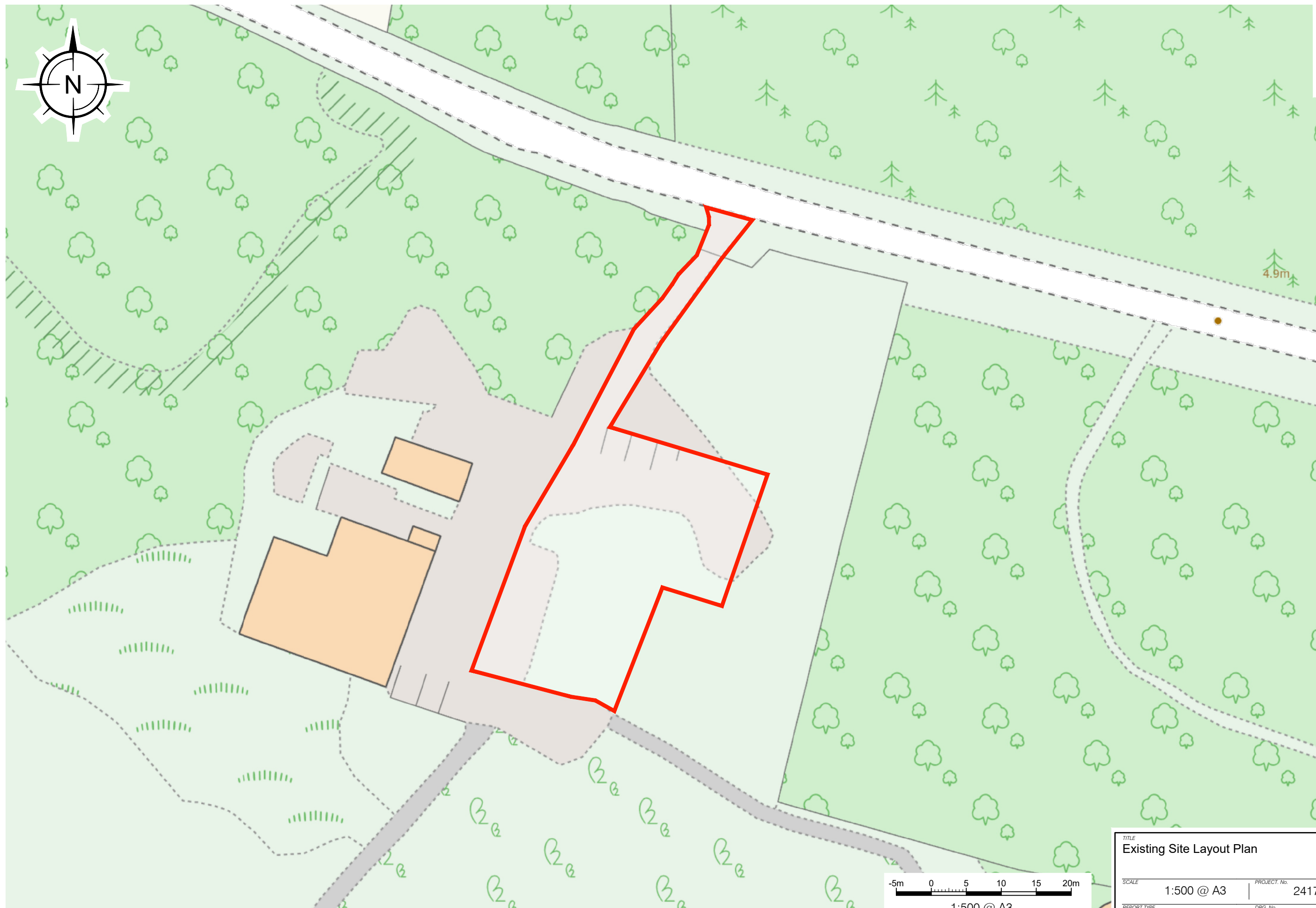
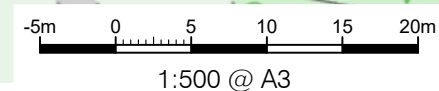


SITE LOCATION



TITLE Site Location Plan - Hayling Island Golf Club, Ferry Road PO11 0DA OS Reference SZ 695 995			
SCALE	1:10,000 @ A3	PROJECT No.	24173
REPORT TYPE	FRA	DRG. No.	01 A

Appendix 2
Existing Site Layout Plan



TITLE			
Existing Site Layout Plan			
SCALE	1:500 @ A3	PROJECT No.	24173
REPORT TYPE	FRA	DRG. No.	02 A

Appendix 3
Geological Borehole Data



British
Geological
Survey

GeoIndex Onshore

Enter location



Data



Borehole records



Add Data

Show Legend

Hayling
Golf Links

Hayling
Golf Links

SZ69NE33

Sinah Warren
Village and
Leisure Club

SZ79NW29

SZ79NW30

SZ79NW31

SZ79NW1

SZ79NW32

SZ79NW33

SZ79NW2

SZ79NW34

SZ79NW41

SZ79NW3

SZ79NW35

Ferry Rd

Links La

Warren Close

Sinah La

Park Rd

Harbour Rd

Lime Grove

St Catherine



SZ 79NW/32 FIG. 1d

7007 9942

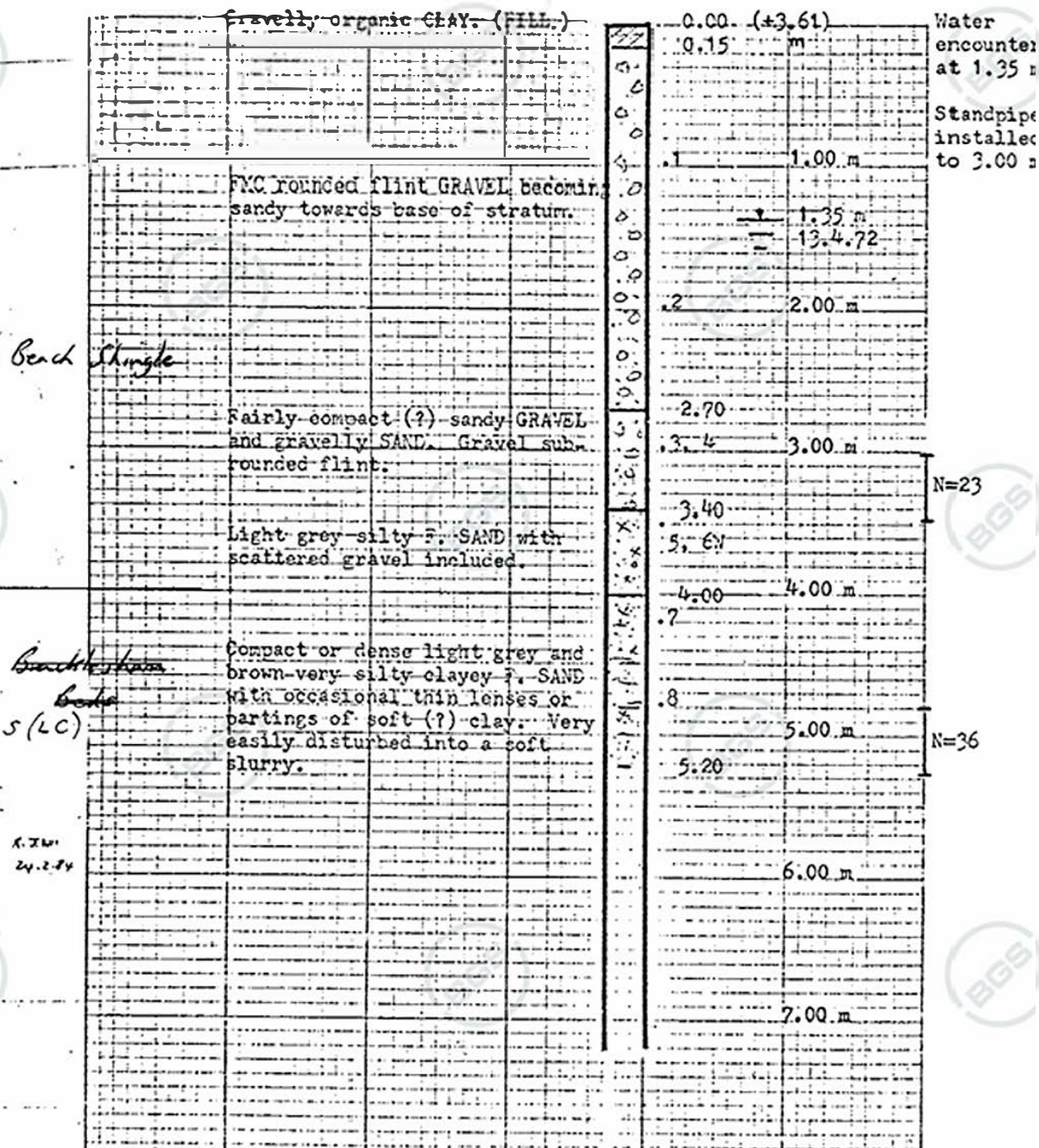
SITE SOUTH HAYLING SURFACE WATER DRAINAGE SCHEME

BOREHOLE L

DIAMETER 200 mm

DEPTH 5.20 m

DATE 30.3.72



Appendix 4

Flood Maps and Correspondence

Flood risk assessment data



Location of site: 469542 / 99529 (shown as easting and northing coordinates)

Document created on: 20 May 2026

This information was previously known as a product 4.

Customer reference number: DV6GUHNK6M8V / EIR2026/19574

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- climate change modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- past floods

We do not have past flooding data for this location.

Please note that:

- flooding may have occurred that we do not have records for
- flooding can come from a range of different sources
- we can only supply flood risk data relating to flooding from rivers or the sea

You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Hampshire County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Hayling Island 2018 - East Solent Model

Scenario(s): Defended tidal, defences removed tidal, defended climate change tidal, defences removed climate change tidal

Date: 1 July 2018

Model name: East Solent Coastal Model Climate Changer Update

Scenario(s): Defended climate change tidal, defences removed climate change tidal

Date: 1 Sept 2025

These models contain the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

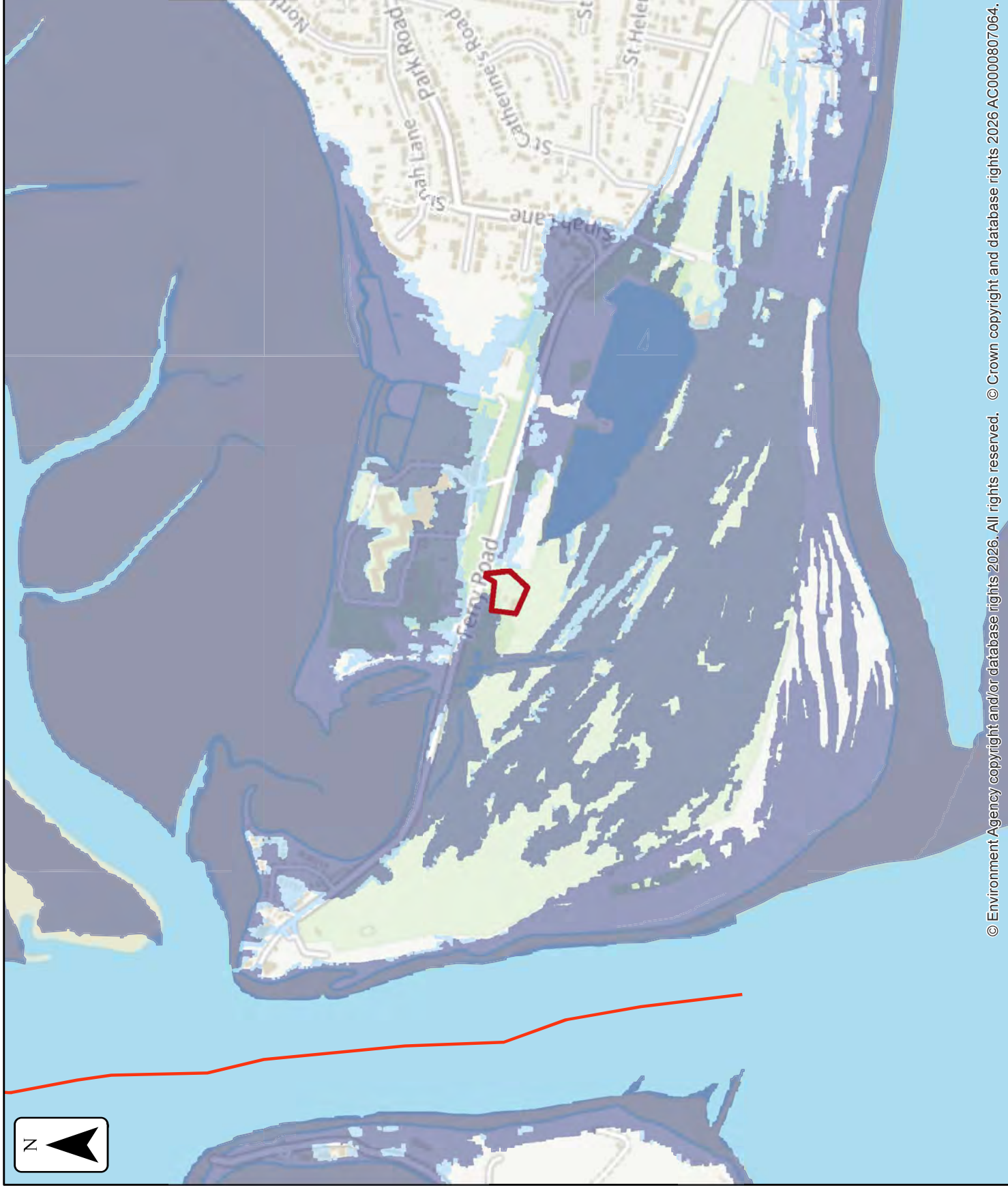
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



Flood map for planning

Location (easting/northing)
469542/99529

Scale
1:10,000
Created
20 May 2026



Selected area



Main river



Flood Zone 3



Flood Zone 2



0 100 200 300 400 500
metres

Flood defences and attributes

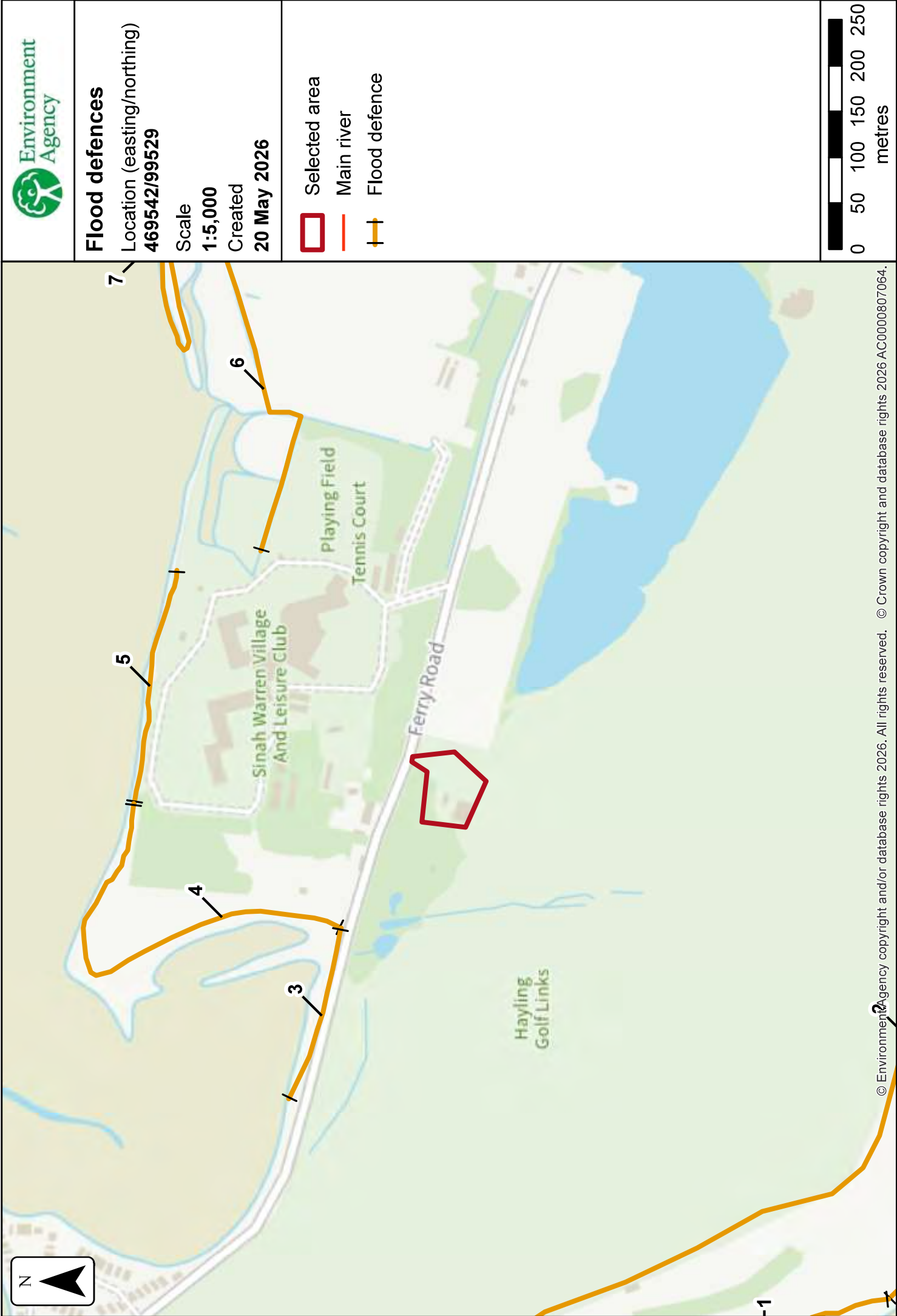
The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is In mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	470186	Beach					3.50
2	470194	Dunes					5.0
3	460798	Engineered High Ground					3.10
4	460373	Embankment					2.90
5	460370	Engineered High Ground					3.10
6	460358	Embankment					2.60
7	459758	Embankment					2.80

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

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

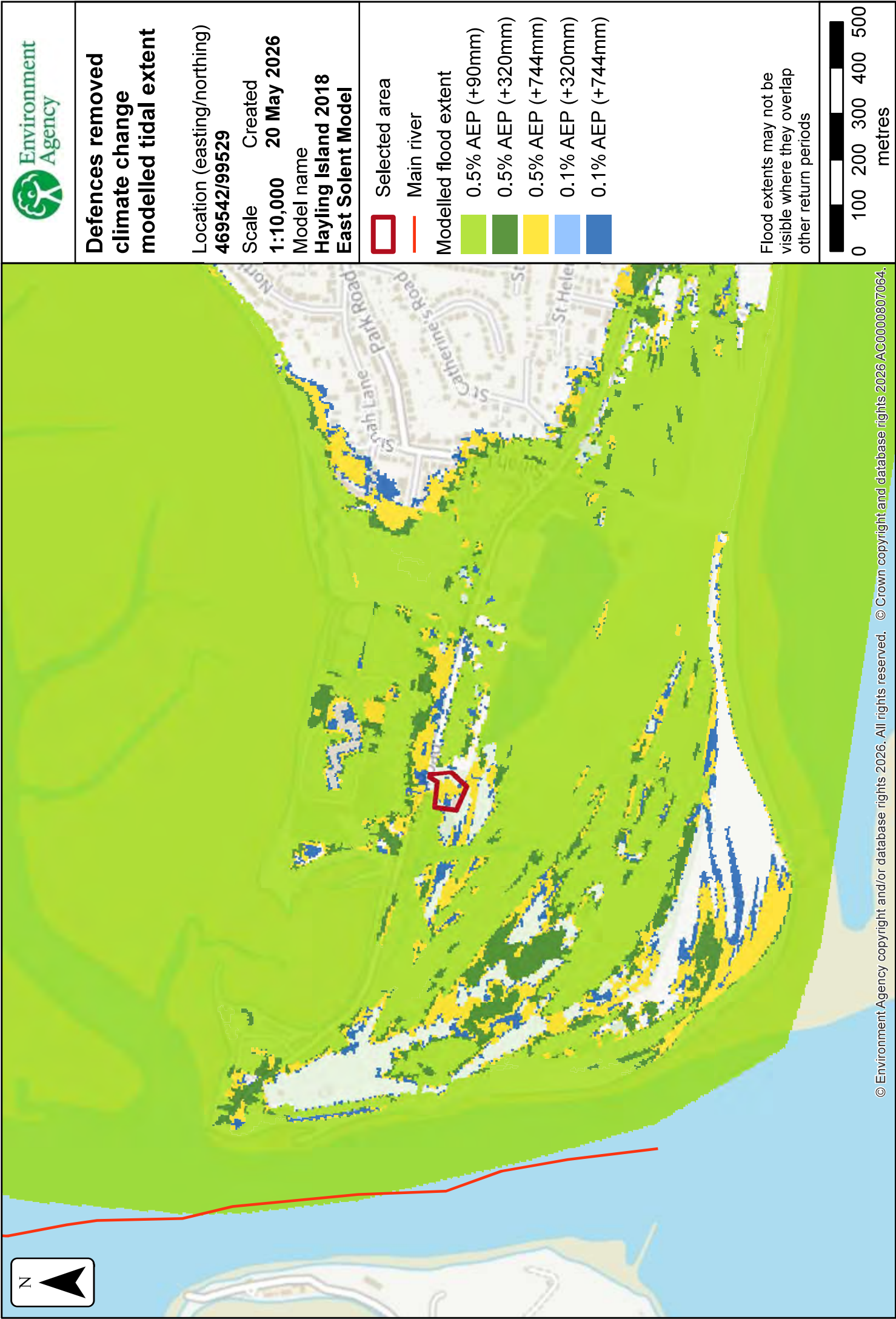
The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

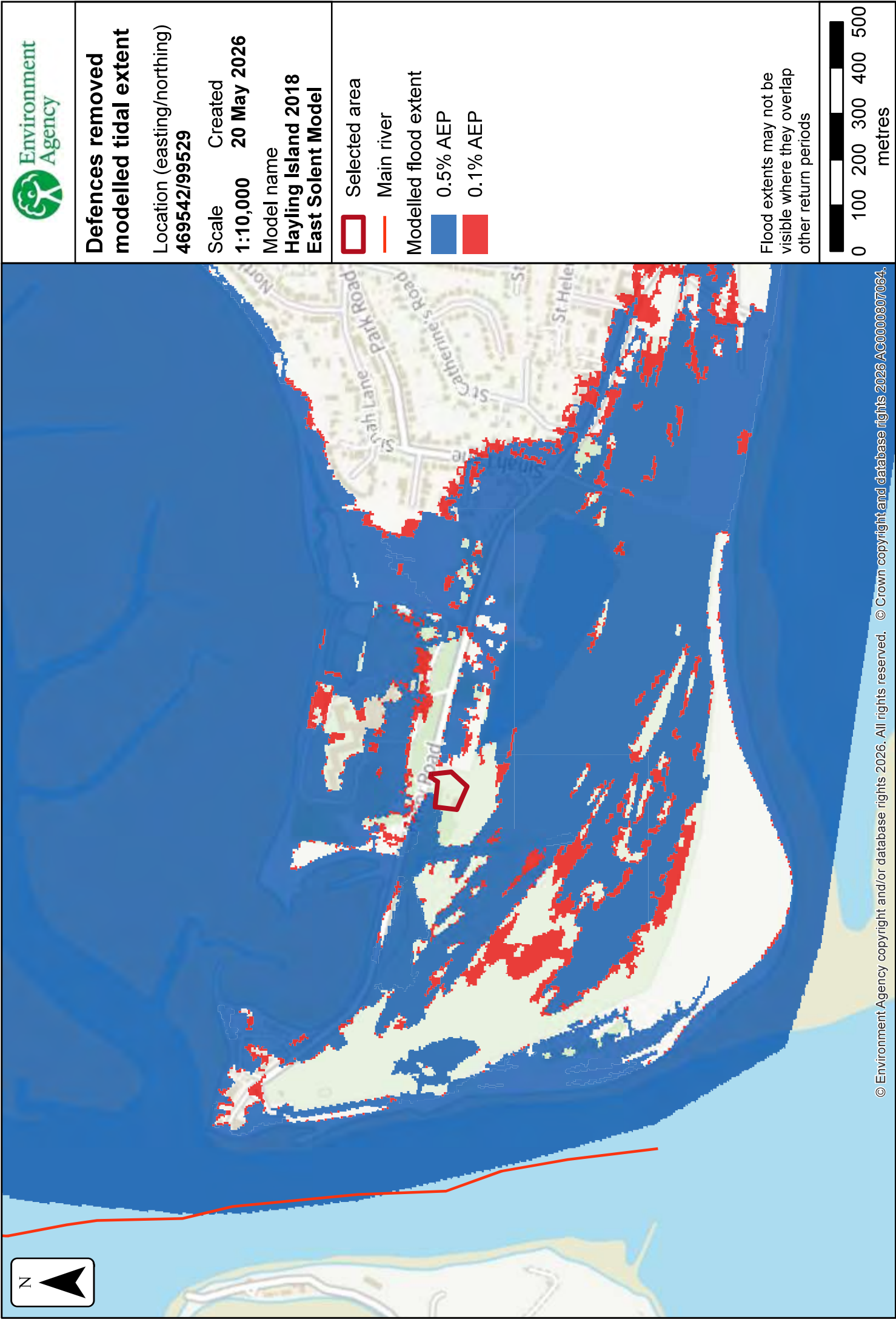
The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

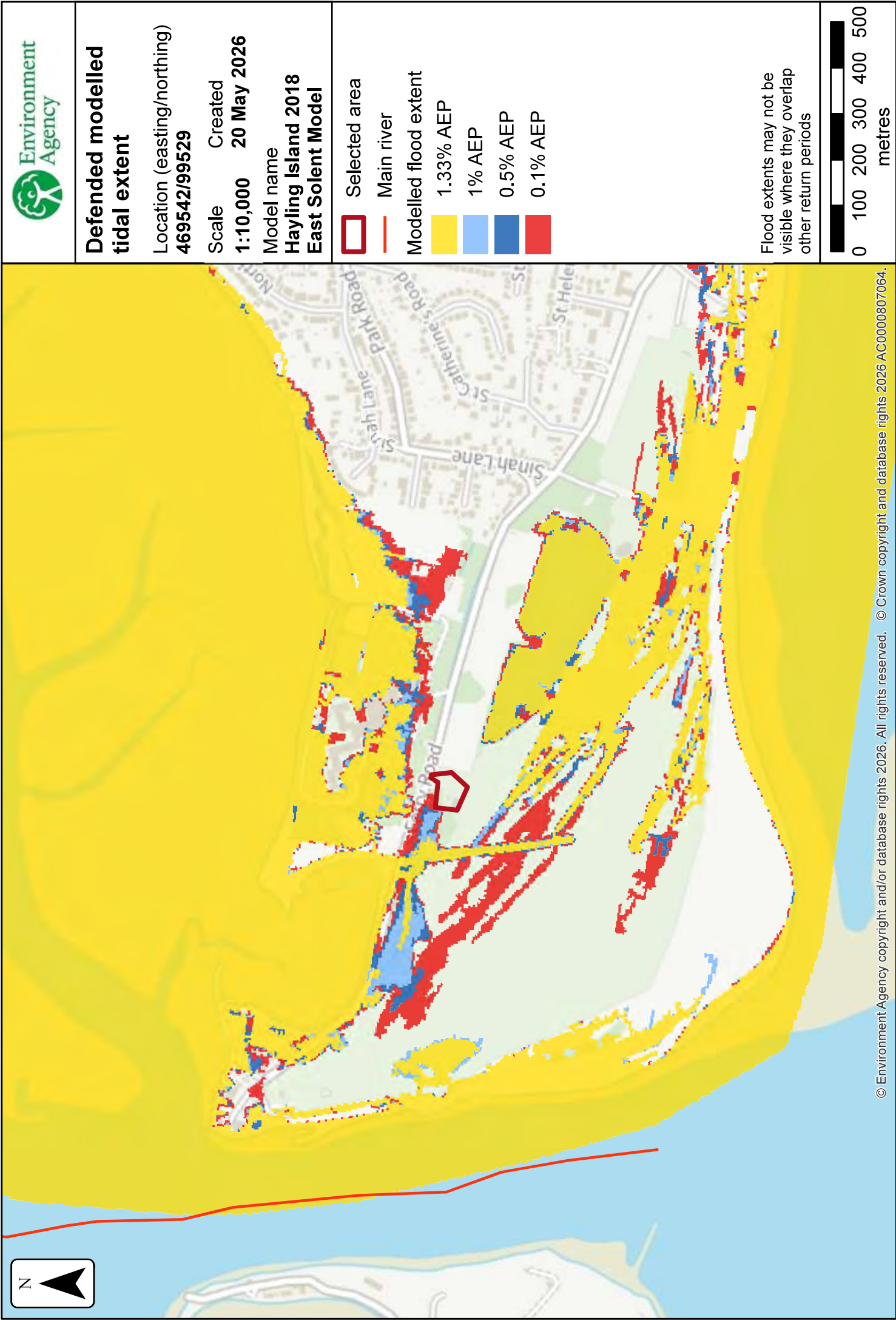
Modelled scenarios

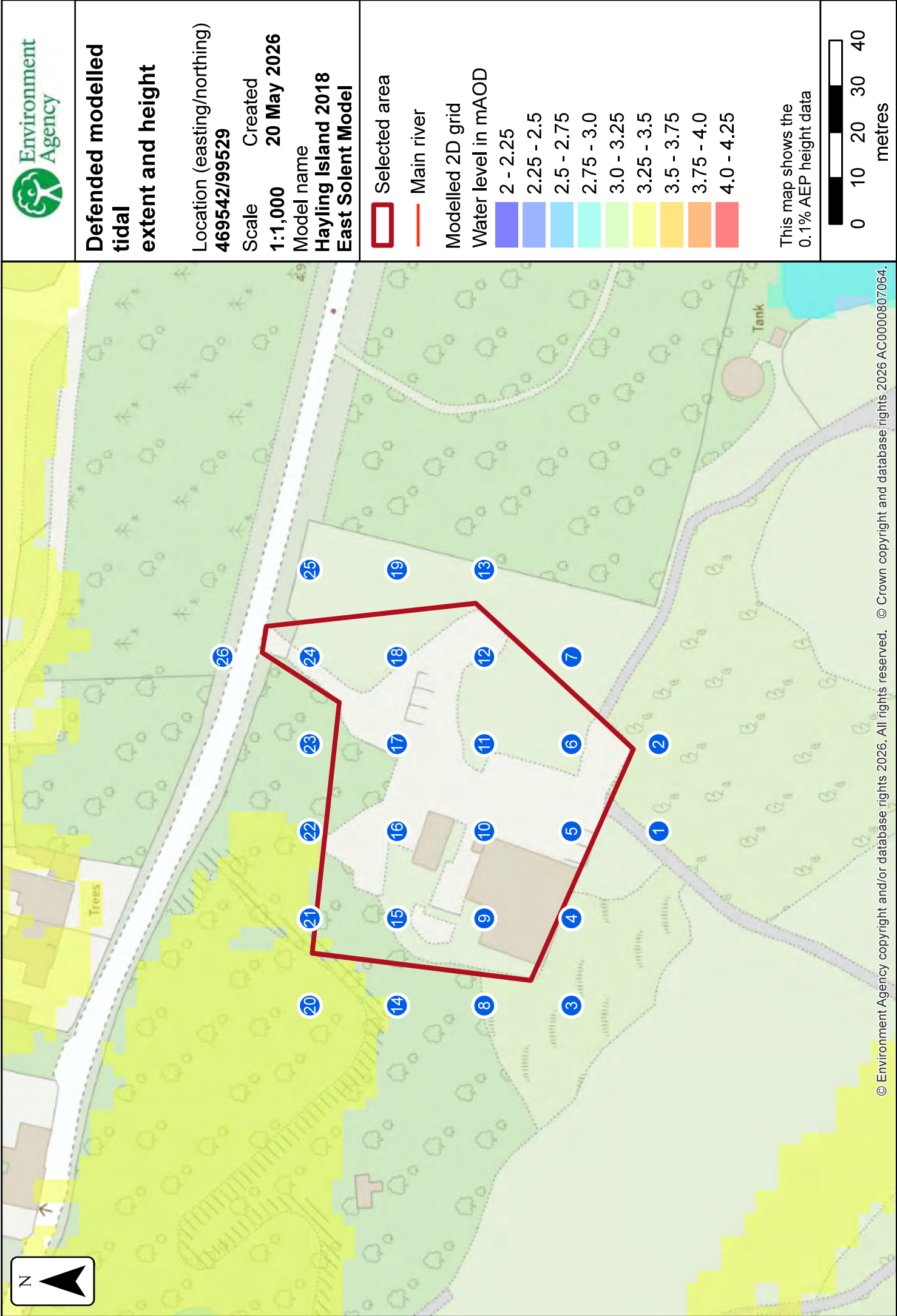
The following scenarios are included:

- Defended modelled tidal: risk of flooding from the sea where there are flood defences
- Defences removed modelled tidal: risk of flooding from the sea where flood defences have been removed
- Defended climate change modelled tidal: risk of flooding from the sea where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled tidal: risk of flooding from the sea where flood defences have been removed, including estimated impact of climate change









Sample point data

Defended

Label	Easting	Northing	0.2% AEP		0.1% AEP		0.2% AEP		0.1% AEP	
			Height		Height		Depth		Depth	
1	469533	99483	NoData		NoData		NoData		NoData	
2	469552	99483	NoData		NoData		NoData		NoData	
3	469495	99502	NoData		NoData		NoData		NoData	
4	469514	99502	NoData		NoData		NoData		NoData	
5	469533	99502	NoData		NoData		NoData		NoData	
6	469552	99502	NoData		NoData		NoData		NoData	
7	469571	99502	NoData		NoData		NoData		NoData	
8	469495	99521	NoData		NoData		NoData		NoData	
9	469514	99521	NoData		NoData		NoData		NoData	
10	469533	99521	NoData		NoData		NoData		NoData	
11	469552	99521	NoData		NoData		NoData		NoData	
12	469571	99521	NoData		NoData		NoData		NoData	

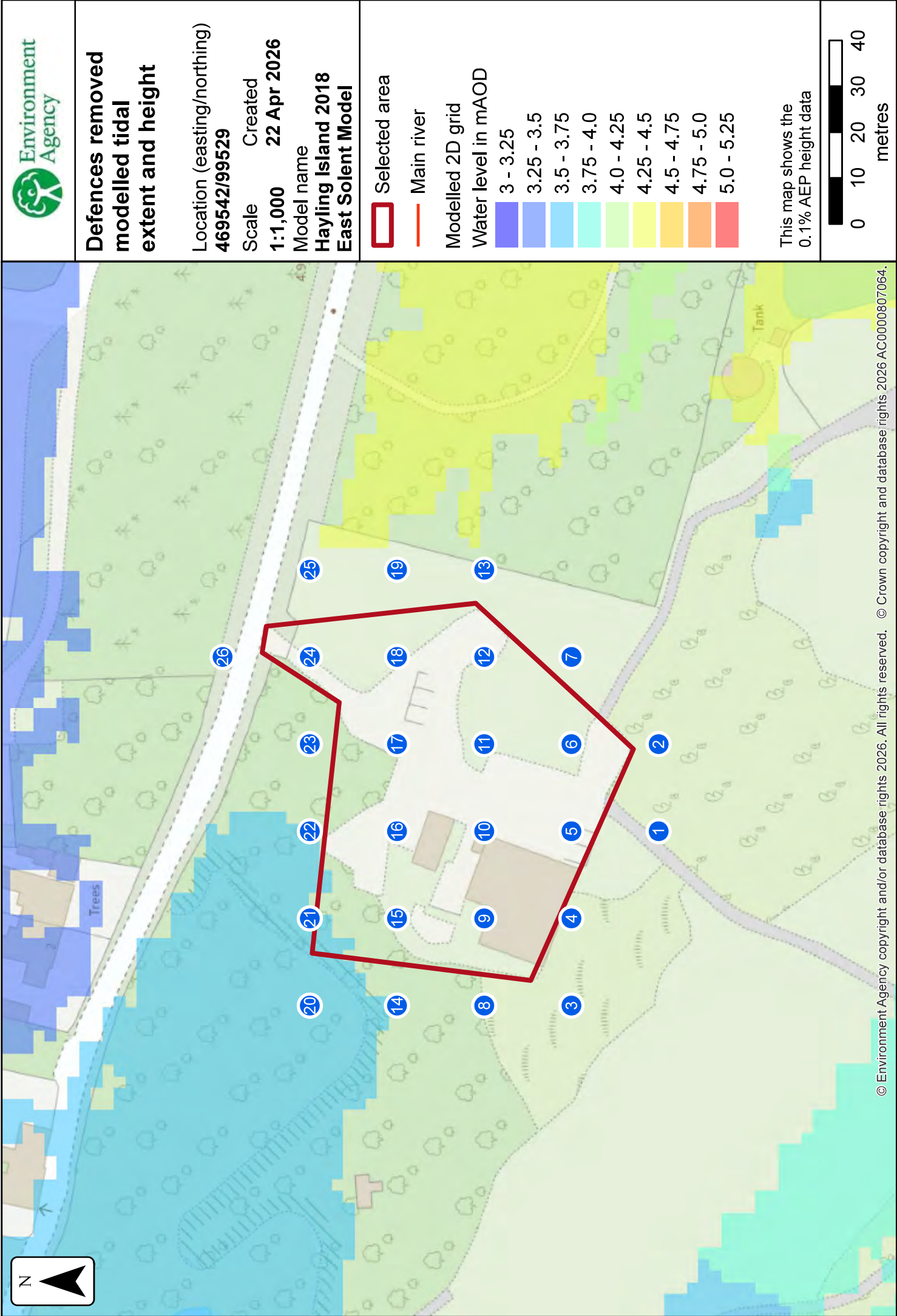
Label	Easting	Northing	0.2% AEP		0.1% AEP		0.2% AEP		0.1% AEP	
			Height		Height		Depth		Depth	
25	469590	99559	NoData		NoData		NoData		NoData	
26	469571	99578	NoData		NoData		NoData		NoData	
Max value in selected area:			3.39		3.46		0.21		0.27	

Data in this table comes from the Hayling Island 2018 - East Solent Model model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Sample point data

Defences removed

Label	Easting	Northing	0.5% AEP		0.1% AEP		0.5% AEP		0.1% AEP	
			Height		Height		Depth		Depth	
1	469533	99483	NoData		NoData		NoData		NoData	
2	469552	99483	NoData		NoData		NoData		NoData	
3	469495	99502	NoData		NoData		NoData		NoData	
4	469514	99502	NoData		NoData		NoData		NoData	
5	469533	99502	NoData		NoData		NoData		NoData	
6	469552	99502	NoData		NoData		NoData		NoData	
7	469571	99502	NoData		NoData		NoData		NoData	
8	469495	99521	NoData		NoData		NoData		NoData	
9	469514	99521	NoData		NoData		NoData		NoData	
10	469533	99521	NoData		NoData		NoData		NoData	
11	469552	99521	NoData		NoData		NoData		NoData	
12	469571	99521	NoData		NoData		NoData		NoData	

Label	Easting	Northing	0.5% AEP		0.1% AEP		0.5% AEP		0.1% AEP	
			Height		Height		Depth		Depth	
13	469590	99521	NoData		NoData		NoData		NoData	
14	469495	99540	NoData		NoData		NoData		NoData	
15	469514	99540	NoData		NoData		NoData		NoData	
16	469533	99540	NoData		NoData		NoData		NoData	
17	469552	99540	NoData		NoData		NoData		NoData	
18	469571	99540	NoData		NoData		NoData		NoData	
19	469590	99540	NoData		NoData		NoData		NoData	
20	469495	99559	3.51		3.45		1.07		1.02	
21	469514	99559	NoData		NoData		NoData		NoData	
22	469533	99559	3.51		3.46		0.12		0.09	
23	469552	99559	NoData		NoData		NoData		NoData	
24	469571	99559	NoData		NoData		NoData		NoData	

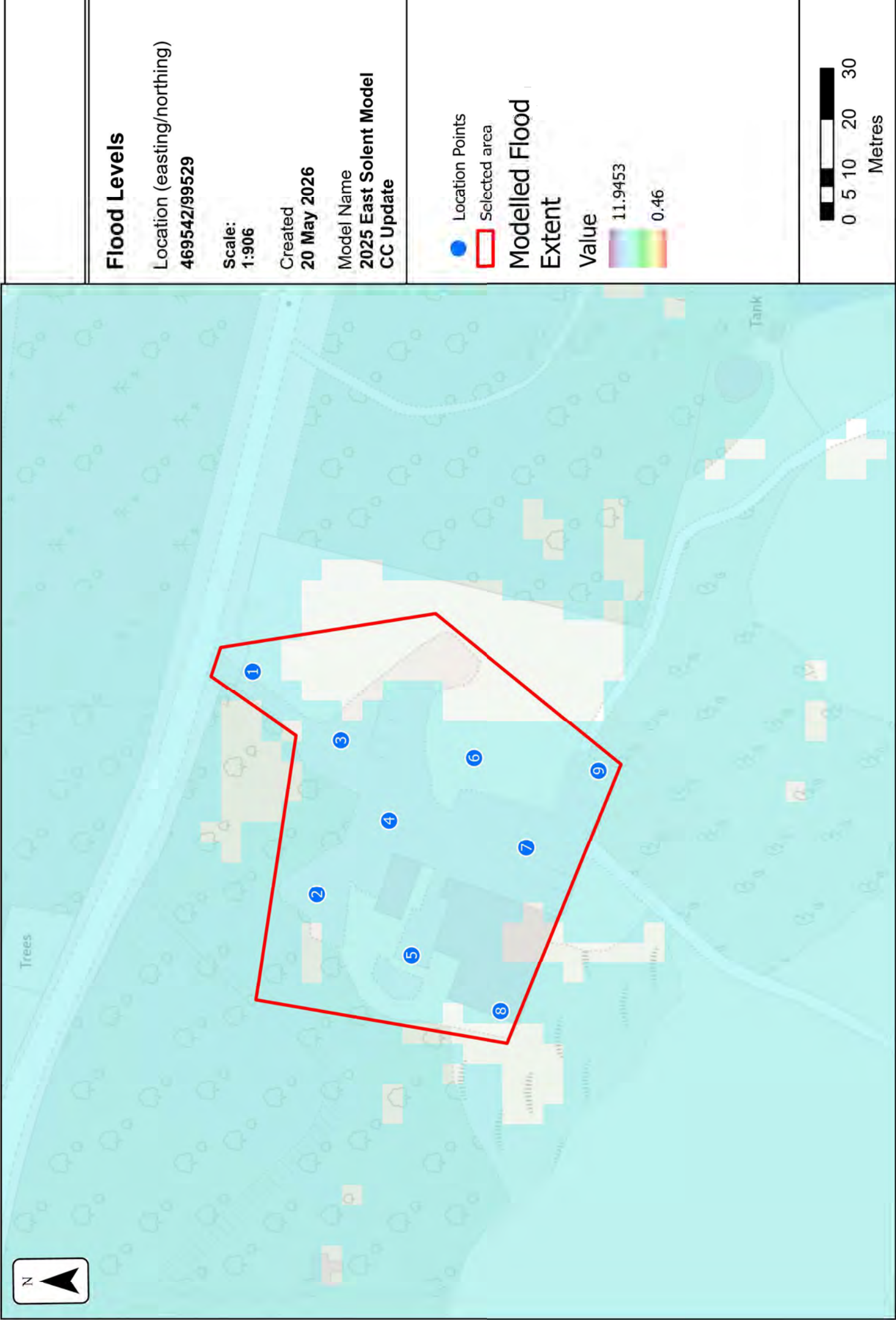
Label	Easting	Northing	0.5% AEP		0.1% AEP		0.5% AEP		0.1% AEP	
			Height		Height		Depth		Depth	
25	469590	99559	NoData		NoData		NoData		NoData	
26	469571	99578	NoData		NoData		NoData		NoData	
Max value in selected area:			3.51		3.45		0.31		0.26	

Data in this table comes from the Hayling Island 2018 - East Solent Model model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Site: Ferry Road, Hayling Island

Table 1: Tidal Defended

Label	Easting	Northing	0.5% AEP	0.1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Depth	Depth
1	469573	99561	No Data	No Data	No Data	No Data
2	469529	99548	No Data	No Data	No Data	No Data
3	469560	99544	No Data	No Data	No Data	No Data
4	469538	99507	No Data	No Data	No Data	No Data
5	469544	99534	No Data	No Data	No Data	No Data
6	469554	99493	No Data	No Data	No Data	No Data
7	469556	99517	No Data	No Data	No Data	No Data
8	469560	99544	No Data	No Data	No Data	No Data
9	469554	99493	No Data	No Data	No Data	No Data

Table 2: Tidal Undefended

Label	Easting	Northing	0.5% AEP	0.1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Depth	Depth
1	469573	99561	No Data	No Data	No Data	No Data
2	469529	99548	No Data	No Data	No Data	No Data
3	469560	99544	No Data	No Data	No Data	No Data
4	469538	99507	No Data	No Data	No Data	No Data
5	469544	99534	No Data	No Data	No Data	No Data
6	469554	99493	No Data	No Data	No Data	No Data
7	469556	99517	No Data	No Data	No Data	No Data
8	469560	99544	No Data	No Data	No Data	No Data
9	469554	99493	No Data	No Data	No Data	No Data

Table 3: Tidal Defended climate change

Label	Easting	Northing	0.5% AEP (2080 HC)	0.5% AEP (2080 UE)	0.5% AEP (2125 HC)	0.5% AEP (2125 UE)	0.1% AEP (2125 HC)	0.1% AEP (2125 UE)
			Height	Height	Height	Height	Height	Height
1	469573	99561	No Data	No Data	No Data	4.72	4.54	4.87
2	469529	99548	3.66	3.94	4.37	4.72	4.54	4.87
3	469560	99544	No Data	No Data	4.37	4.72	4.54	4.87
4	469538	99507	No Data	No Data	4.37	4.72	4.54	4.87
5	469544	99534	No Data	No Data	4.37	4.72	4.54	4.87
6	469554	99493	No Data	No Data	No Data	4.72	4.54	4.87
7	469556	99517	No Data	No Data	4.37	4.72	4.54	4.87
8	469560	99544	No Data	No Data	No Data	4.72	No Data	4.87
9	469554	99493	No Data	No Data	4.37	4.72	4.54	4.87

Table 4: Tidal Defended climate change

Label	Easting	Northing	0.5% AEP (2080 HC)	0.5% AEP (2080 UE)	0.5% AEP (2125 HC)	0.5% AEP (2125 UE)	0.1% AEP (2125 HC)	0.1% AEP (2125 UE)
			Depth	Depth	Depth	Depth	Depth	Depth
1	469573	99561	No Data	No Data	No Data	0.36	0.19	0.51
2	469529	99548	0.05	0.33	0.75	1.10	0.93	1.26
3	469560	99544	No Data	No Data	0.20	0.55	0.36	0.70
4	469538	99507	No Data	No Data	0.56	0.91	0.73	1.06
5	469544	99534	No Data	No Data	0.15	0.50	0.32	0.65
6	469554	99493	No Data	No Data	No Data	0.45	0.27	0.60
7	469556	99517	No Data	No Data	0.02	0.37	0.19	0.52
8	469560	99544	No Data	No Data	No Data	No Data	No Data	0.18
9	469554	99493	No Data	No Data	0.03	0.37	0.20	0.52

Table 5: Tidal Undefended climate change

Label	Easting	Northing	0.5% AEP (2080 HC)	0.5% AEP (2080 UE)	0.5% AEP (2125 HC)	0.5% AEP (2125 UE)	0.1% AEP (2125 HC)	0.1% AEP (2125 UE)
			Height	Height	Height	Height	Height	Height
1	469573	99561	No Data	No Data	No Data	4.78	4.56	4.91
2	469529	99548	3.84	3.99	4.77	4.77	4.56	4.91
3	469560	99544	No Data	3.99	4.41	4.77	4.56	4.91
4	469538	99507	No Data	3.99	4.41	4.77	4.56	4.91
5	469544	99534	No Data	No Data	4.41	4.77	4.56	4.91
6	469554	99493	No Data	No Data	4.41	4.77	4.56	4.91
7	469556	99517	No Data	No Data	4.51	4.77	4.56	4.91
8	469560	99544	No Data	No Data	No Data	4.77	No Data	4.91
9	469554	99493	No Data	No Data	4.40	4.77	4.56	4.91

Table 6: Tidal Undefended climate change

Label	Easting	Northing	0.5% AEP (2080 HC)	0.5% AEP (2080 UE)	0.5% AEP (2125 HC)	0.5% AEP (2125 UE)	0.1% AEP (2125 HC)	0.1% AEP (2125 UE)
			Depth	Depth	Depth	Depth	Depth	Depth
1	469573	99561	No Data	No Data	No Data	0.41	0.21	0.56
2	469529	99548	0.23	0.38	0.79	1.16	0.95	1.30
3	469560	99544	No Data	0.01	0.23	0.60	0.39	0.74
4	469538	99507	No Data	0.18	0.60	0.96	0.75	1.10
5	469544	99534	No Data	No Data	0.19	0.55	0.34	0.69
6	469554	99493	No Data	No Data	0.13	0.50	0.28	0.64
7	469556	99517	No Data	No Data	0.06	0.42	0.21	0.56
8	469560	99544	No Data	No Data	No Data	No Data	No Data	0.22
9	469554	99493	No Data	No Data	0.06	0.43	0.22	0.57

All tidal model data taken from the East Solent Coastal Model 2025 Update by JBA Consulting

Produced on: 20/05/2026

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Hampshire County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

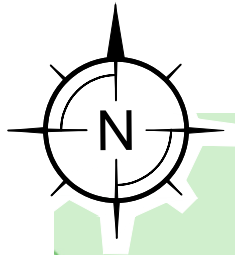
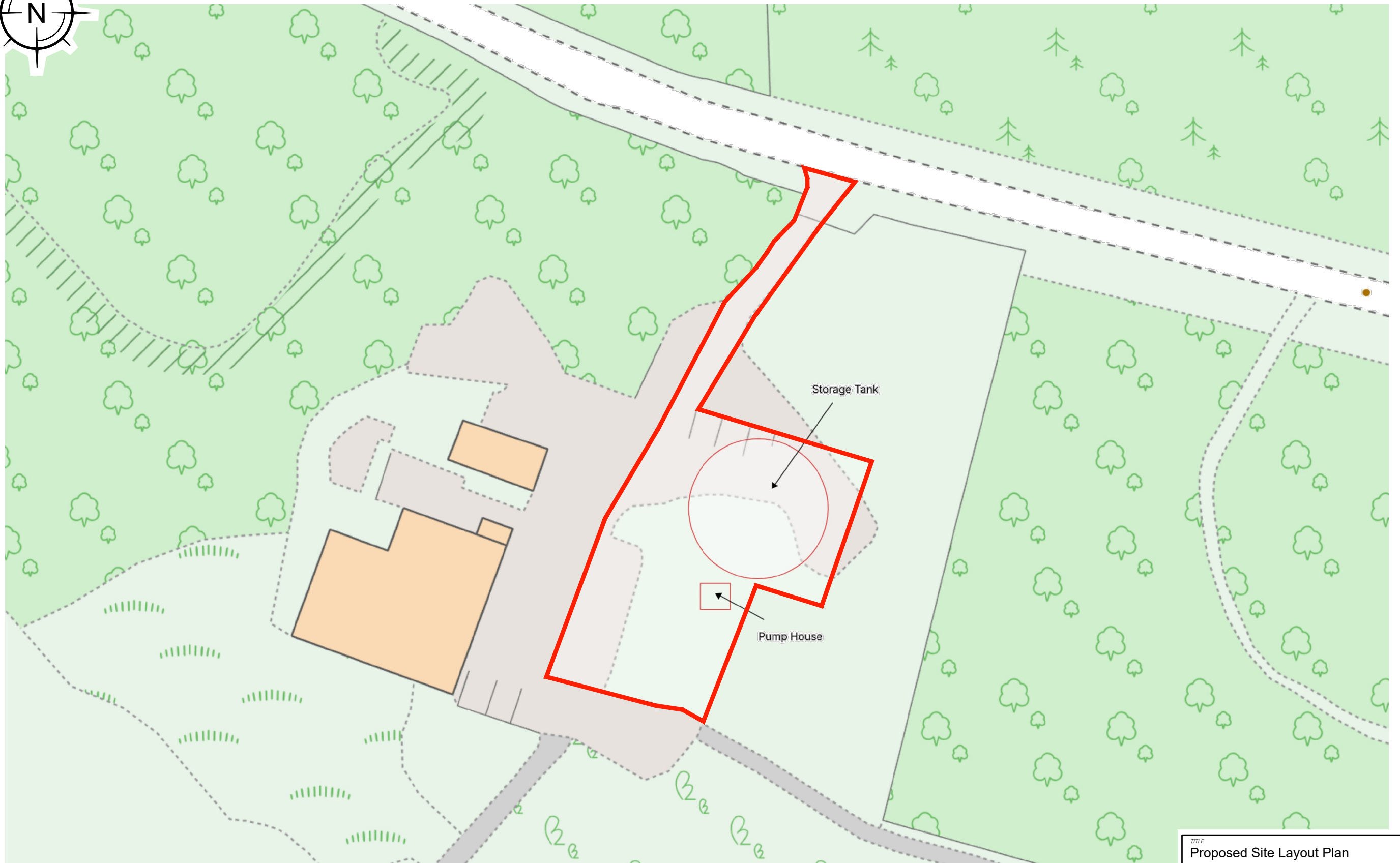
[Find out more about flood risk activity permits](#)

Help and advice

Contact the Solent and South Downs Environment Agency team at ssdenquiries@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

Appendix 5
Proposed Site Layout



-5m 0 5 10 15 20m
1:500 @ A3

TITLE			
Proposed Site Layout Plan			
SCALE	PROJECT No.		
1:500 @ A3	24173		
REPORT TYPE	DRG. No.		
FRA	03	A	