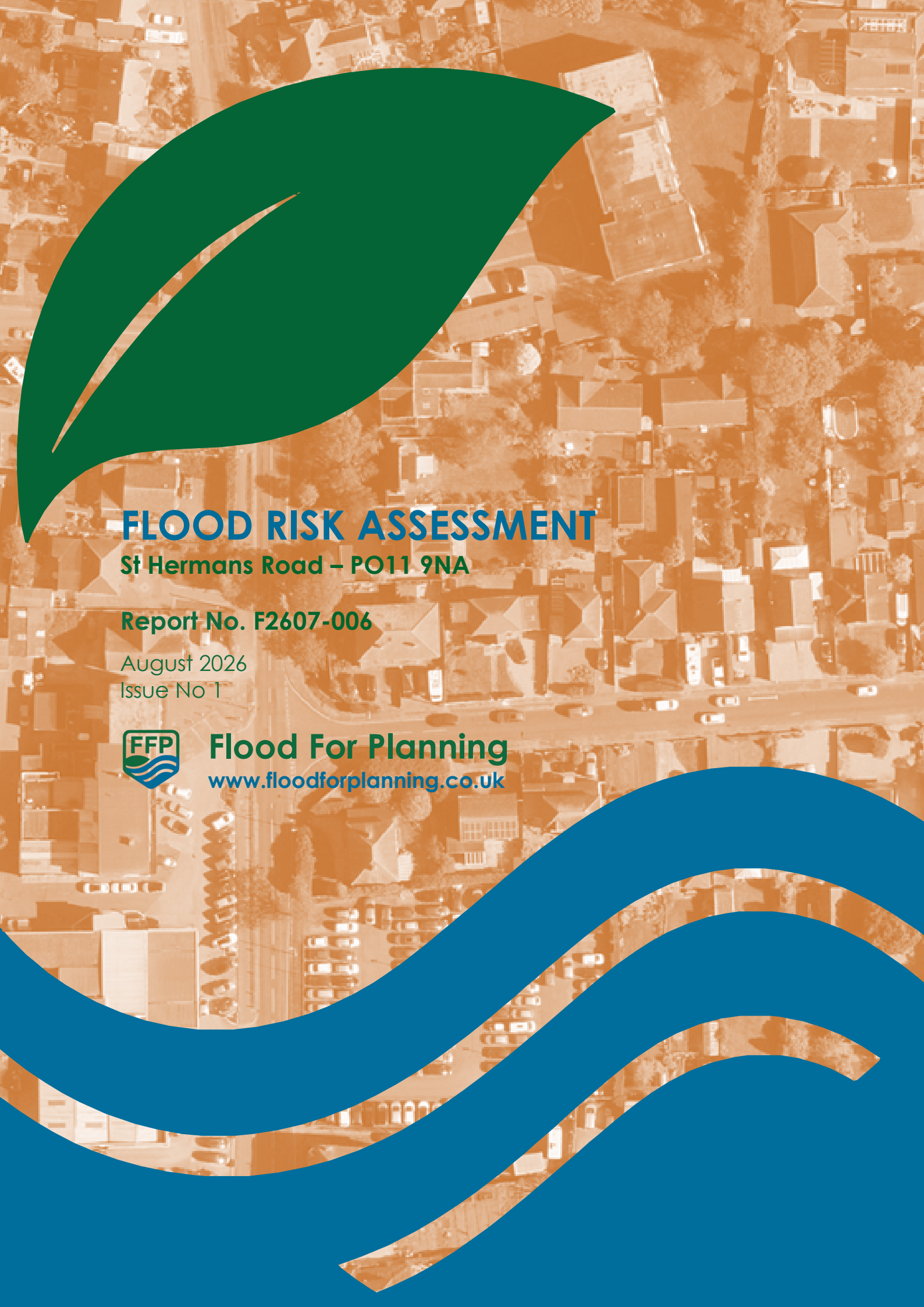




FLOOD RISK ASSESSMENT

St Hermans Road – PO11 9NA

Report No. F2607-006

August 2026
Issue No 1



Flood For Planning

www.floodforplanning.co.uk

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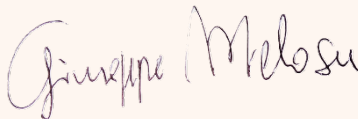
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Quality Assurance

Issue No.	Author	Checked and Approved
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The Environment Agency Flood Risk Assessment Template and Guidance¹², released by the EA in August 2025, has been used to undertake this report. It advocates a proportionate approach to small-scale development.

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¹ <https://www.planningportal.co.uk>

² <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

EXECUTIVE SUMMARY*

Existing and Proposed Site use

The Site is a residential dwelling and garden curtilage. The proposed development comprises a single-storey front extension for the enjoyment of occupants of the existing dwelling.

FLOOD RISK ASSESSMENT SUMMARY

Impact of Flood Risk on the Proposed Development

The proposed development is at **Medium** risk of tidal flooding, and **Very Low** risk of surface water flooding, including considering the effects of climate change, and using conservative approaches to assessing the design flood level and residual risk flood level.

Through implementation of the Control & Mitigation measures in line with EA Standing Advice, the risk to the proposed development from all sources is considered **Low and Acceptable**.

Impact of the Proposed Development on Flood Risk

The proposed extension poses a minimal net footprint increase of 5.9 m². It entirely replaces existing 100% impermeable hardstanding, posing no increase in impermeable area and therefore no increase in surface water runoff rates or volumes. Surface water will be appropriately managed via rainwater butts retrofitted to the existing private drainage system, to ensure no increase in runoff to the wider area. The proposal is not considered to reduce floodplain storage capacity for fluvial or tidal floodwater volume up to and including the 0.1% AEP + CC event. The proposal will not obstruct or alter locally important flow paths.

The proposed development will therefore not exacerbate risk to nearby receptors, and its impact on all sources of flooding is considered **Low and Acceptable**.

CONTROL & MITIGATION OF FLOOD RISK

A summary table of all design and residual risk flood findings is provided in Section 4.6.

The design flood level can be the fluvial, tidal, or surface water flood level, and this assessment has determined that **the tidal design flood level 4.76 mAOD should be used**.

Proposed Finished Floor Level

The proposed FFL will be set at 4.89 mAOD, which is the same floor level as existing property.

This is necessary to tie-in with the existing property floor levels so as not to introduce a hazardous step within the property and is nationally accepted as a reasonable approach/constraint for minor extensions.

This provides the following significant resistance & resilience to the proposal:

- **+ 130mm freeboard** above the design flood level (0.5% AEP + CC).

It is considered that the proposed FFL meets the above Standing Advice by raising the floors as much as possible, and making adequate provision for resistance & resilience measures set in accordance with the design flood level in the following Section.

Extra Resistance and Resilience Measures

The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the design flood level.

- The proposed new window will be fitted with a sill level above 5.36 mAOD.
- Raising all sensitive electrical equipment, wiring and sockets to at least 5.36 mAOD (470mm above FFL). This complies with Building Regs Document P which states: switches and sockets should be between 450mm to 1200mm above FFL.
- Using flood resistant materials that have low permeability to at least 5.36 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient materials to at least 5.36 mAOD. Exact products are to be specified at detailed design following granting of planning approval.

- Protection of all soil pipes from back-flow by the use of non-return valves.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

MANAGEMENT OF FLOOD RISK

Residual Risk

The proposed resistance & resilience measures provide protection to at least +420mm above tidal residual risk flood level.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

Risk to People, including Access and Escape

The design has paid due regard to the safety of people. The proposed extension is for living room (relatively less vulnerable) use only, with all bedrooms retained on the existing upper floor of the dwelling.

The proposed extension benefits from full connectivity to the rest of the house, enabling access via the internal staircase to safe refuge on the upper floor. As a minor extension to an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8.

This means that the proposed usage of the extension as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

RECOMMENDATION TO THE LOCAL PLANNING AUTHORITY

The Environment Agency's Standing Advice to Local Planning Authorities requires the development to raise floor levels as far as possible to meet the recommended level, and where this is not possible, to include the additional approved methods to prioritise excluding flood water where possible, and speed recovery of the building in case water gets in.

This will be achieved through implementation of the Flood Risk Assessment design measures.

It is recommended to the Local Planning Authority that this proposal meets the principles of the Environment Agency Standing Advice and the Local SFRA; and is therefore recommended for approval in accordance with the design presented.

**This is intended as a summary only. Further detail and limitations of the assessment is provided within the main body of the Report.*

1 INTRODUCTION

1.1 Appointment

Flood For Planning Limited ("Flood For Planning") was instructed by Hiten Patel (the Client) to undertake a Flood Risk Assessment (FRA) at 1A St Hermans Road, Hayling Island PO11 9NA, to inform a planning application for a single-storey front extension.

1.2 Project Understanding

The aim of this report is to assess the flood risk at the Site, determine what if any mitigation measures are needed to protect the development from flood risk and ensure that the proposed development will not increase the flood risk off site.

1.3 Scope of Works

The scope of works undertaken for this FRA was:

- Assess flood risk from all sources using best available information, including review of EA data and mapping, topography and historical records;
- Assess previous relevant available third-party studies, local authority plans or strategies;
- Advise on flood mitigation measures;
- Assess residual risks;
- Assess access and egress routes;
- Advise on availability of flood warnings;
- Prepare FRA; and

This report takes into account the following national and local policies:

- National Planning Policy Framework (NPPF)³
- National Planning Practice Guidance (NPPG)⁴ including The Environment Agency's National Flood Risk Standing Advice for Local Planning Authorities
- CIRIA Guidance: The SuDS Manual (C753) (2017);
- The Partnership for South Hampshire Level 1 SFRA (2024)⁵; and
- The Havant Borough Local Plan⁶.

1.4 Sources of Information

The following sources of information have been reviewed and assessed for the purpose of this FRA:

- Environment Agency online flood maps⁷;
- Detailed Environment Agency modelling data obtained under Product 4;
- British Geological Society (BGS) Interactive Map⁸; and
- The Partnership for South Hampshire Level 1 SFRA (2024)

1.5 Project Limitations

Flood For Planning limitations are contained within Appendix A.

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

⁵ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/pfsh-strategic-flood-risk-assessment-2024>

⁶ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-overview>

⁷ <https://flood-map-for-planning.service.gov.uk>

⁸ <https://geologyviewer.bgs.ac.uk>

2 SITE DESCRIPTION

The aim of this section of the report is to outline key environmental information associated with the baseline environment.

Site Layout Plan



Figure 1: Aerial photography
Vertical Aerial Photography (2024) © Bluesky International. All rights reserved.

Address:	1A St Hermans Road, Hayling Island PO11 9NA			
Co-ordinates	Centred approximately at National Grid Reference:		Elevation	Approx. 4.7 mAOD
	Easting	Northing	Site Area	Approx. 179 Sq meters
	473080	98680		
Existing land use and topography	The Site is a residential dwelling and garden curtilage. The topography of the Site is relatively flat. The elevations range from 4.49 m to 4.94 mAOD, identified by a LIDAR interrogation.			
Proposed development	The proposed development comprises a single-storey front extension for the enjoyment of occupants of the existing dwelling.			
Hydrology	The nearest Main River (a tributary of the Mengham Rithe) is approximately 100 m southeast of the Site, flowing in a west to east direction. The Site is not within the EA main river consultation zone for Planning Applications. No ordinary watercourses are indicated onsite in the Partnership for South Hampshire Level 1 SFRA (2024).			
Geology	British Geological Survey (BGS) online mapping (1:50,000 scale) [accessed August 2026] indicates that the bedrock geology of the Site comprises the Wittering Formation-Sand, silt and clay. These sedimentary rocks are shallow-marine in origin. They are			

	<p>detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.</p> <p>The superficial geology consists of the River Terrace Deposits (Undifferentiated)-Sand, silt and clay. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting).</p>
Hydrogeology	<p>The MAGIC Interactive Map suggests the bedrock is classified as Secondary A Aquifer.</p> <p>The superficial geology is classified as Secondary A Aquifer.</p> <p>The MAGIC Interactive Map indicates that the Site is not within a designated groundwater Source Protection Zone (SPZ).</p>

A layout plan of the Site is provided in Appendix B.

3 RELEVANT PLANNING POLICY AND GUIDANCE

3.1 Introduction

The aim of this section of the report is to discuss the main aspects of the local and national planning policies that are relevant to any proposed development on the site and relevant guidance and legislation.

3.2 National Planning Policy Framework

The Environment Agency's **National Flood Risk Standing Advice for Local Planning Authorities** should be used to assess this proposal.

The proposed development is classified as 'minor development' defined under the Standing Advice⁹ as "development of an existing dwellinghouse, or development within the curtilage of a dwellinghouse, for any purpose incidental to the enjoyment of the dwellinghouse".

As the Site is located in Flood Zone 1 but affected by the Flood Zones plus Climate Change and 'More Vulnerable', the design should use the **Standing Advice** as a basis for the design:

- Where the design flood is fluvial/tidal: aim to raise floors 600mm above the flood level.
- Where the design flood is surface water: aim to raise floors above the flood level.
- Where this is not possible, aim to raise floors as much as possible, and
- Include extra resistance/resilience measures.

Vulnerability Classification

The vulnerability to flooding of new developments is assessed against the risk of flooding to which they are exposed. The proposed development will be related to the function of the existing 'dwelling house' as defined under the '**More Vulnerable**' category and as such the proposal is appropriate and compatible with its Flood Zone:

TABLE 1 : FLOOD RISK VULNERABILITY CLASSIFICATION (FROM TABLE 2 OF ONLINE PLANNING PRACTICE GUIDANCE)

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

3.3 Best Practice flood risk assessment guidance

The Environment Agency Flood Risk Assessment Template and Guidance¹⁰, released by the EA in August 2025, has been used to undertake this report. It advocates a proportionate approach to small-scale development.

3.4 Lifetime of development

In line with EA standards, the use of the proposed development warrants a considered lifetime of 100 years.

3.5 Local Policy and SFRA recommendations

The Partnership for South Hampshire Level 1 SFRA (2024) and the Havant Borough Local Plan contain risk assessment data and recommended assessment methodologies used to inform this report.

⁹ <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#check-the-development-class>

¹⁰ <https://www.planningportal.co.uk/permission/commercial-developments/understanding-and-assessing-flood-risk/your-flood-risk-assessment>

4 ASSESSMENT OF FLOOD RISK TO THE PROPOSED DEVELOPMENT

4.1 Introduction

In accordance with the NPPF flood risk from all potential sources will be assessed to determine if the site is at risk from flooding. This involves the assessment of:

- the flood risk to the proposed development site; and
- the potential impact of the proposed development on flood risk elsewhere.

This section presents the assessment of all potential sources of flood risk to the proposed development.

4.2 Tidal and Fluvial Flood Risk

Main Rivers

The nearest Main River (a tributary of the Mengham Rithe) is approximately 100 m southeast of the Site, flowing in a west to east direction. The Site is not within the EA main river consultation zone for Planning Applications.

Ordinary Watercourses

No ordinary watercourses are indicated onsite in the Partnership for South Hampshire Level 1 SFRA (2024).

Flood Zone for Planning

The EA Flood Map for Planning (Figure 2) shows that the Site is located in Flood Zone 1. This means that, in an entirely undefended scenario, the Site has a present-day annual probability of flooding of less than 0.1% (1 in 1,000).

The Site is within the Flood Zones plus Climate Change. This report assesses the influence of climate change on flood risk at the Site, informed by detailed Environment Agency flood-modelling data.

The source of flood risk is tidal. This risk mapping does **not** consider the benefits of any defences.

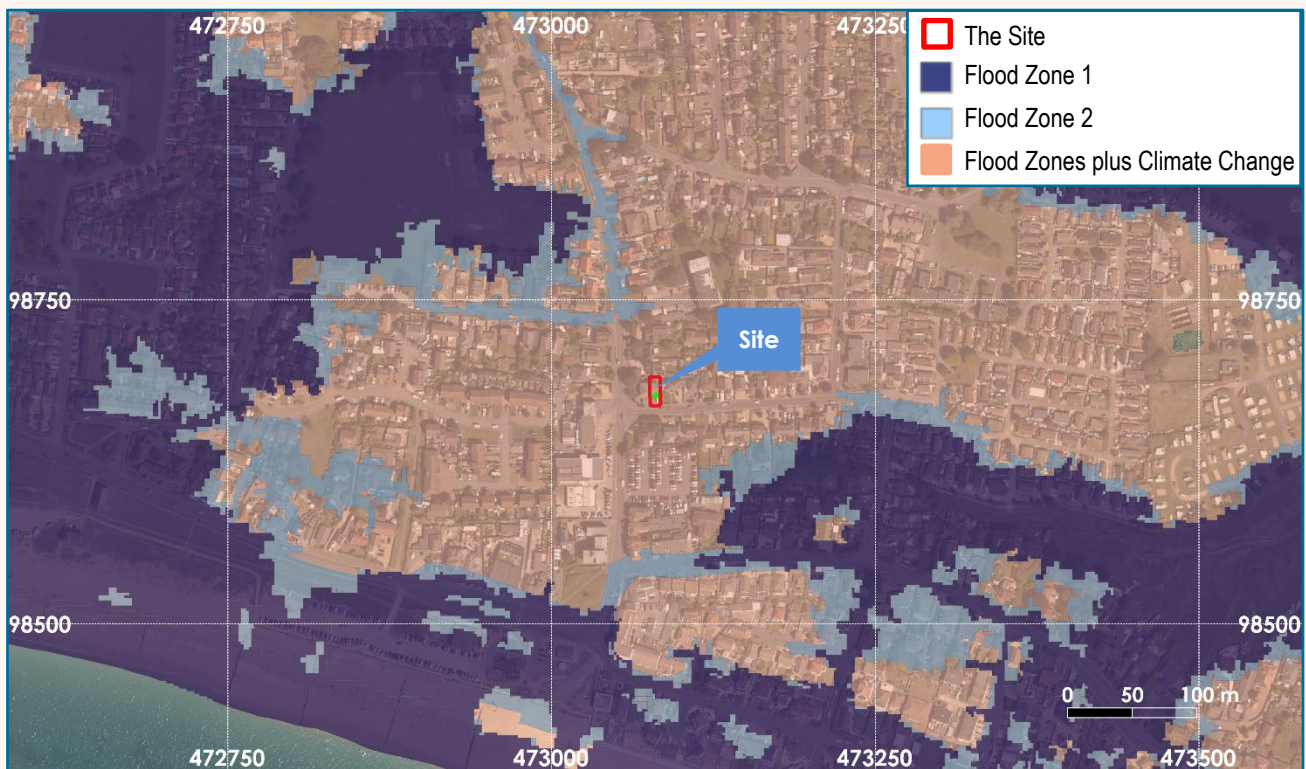


Figure 2: EA's Flood Map for Planning showing Flood Zones

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Historic Flooding

The EA Recorded Flood Outlines dataset does not record any known fluvial or tidal incidents affecting the Site. The SFRA does not record any further fluvial or tidal incidents affecting the Site.

Nearby Defences

A review of the EA National Spatial Flood Defence database indicates nearby defences of hydraulic relevance to the Site.

The northern bank of the nearest main river is recorded as 'Natural High Ground'. Its designed Standard of Protection (SoP) against flooding is not recorded.

The nearby coastline is recorded as 'Embankment'. Its designed Standard of Protection (SoP) against flooding is not recorded.

The defences shown in the EA database are presented in Figure 3.



Figure 3: Nearest defences in EA AIMS database

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Flood Zone 3b

The Site is not within Flood Zone 3b as defined by the SFRA. Namely, it is not within the catchment of the Hermitage Stream, Lavant and River Ems (the source of fluvial functional floodplain).

Notwithstanding that the SFRA decided not to classify the 3.3% AEP tidal flood extent as Flood Zone 3b, the Site is also shown to be outside of this extent (Figure 4).

In conclusion, the Site is unaffected by Flood Zone 3b in accordance with the SFRA designations.

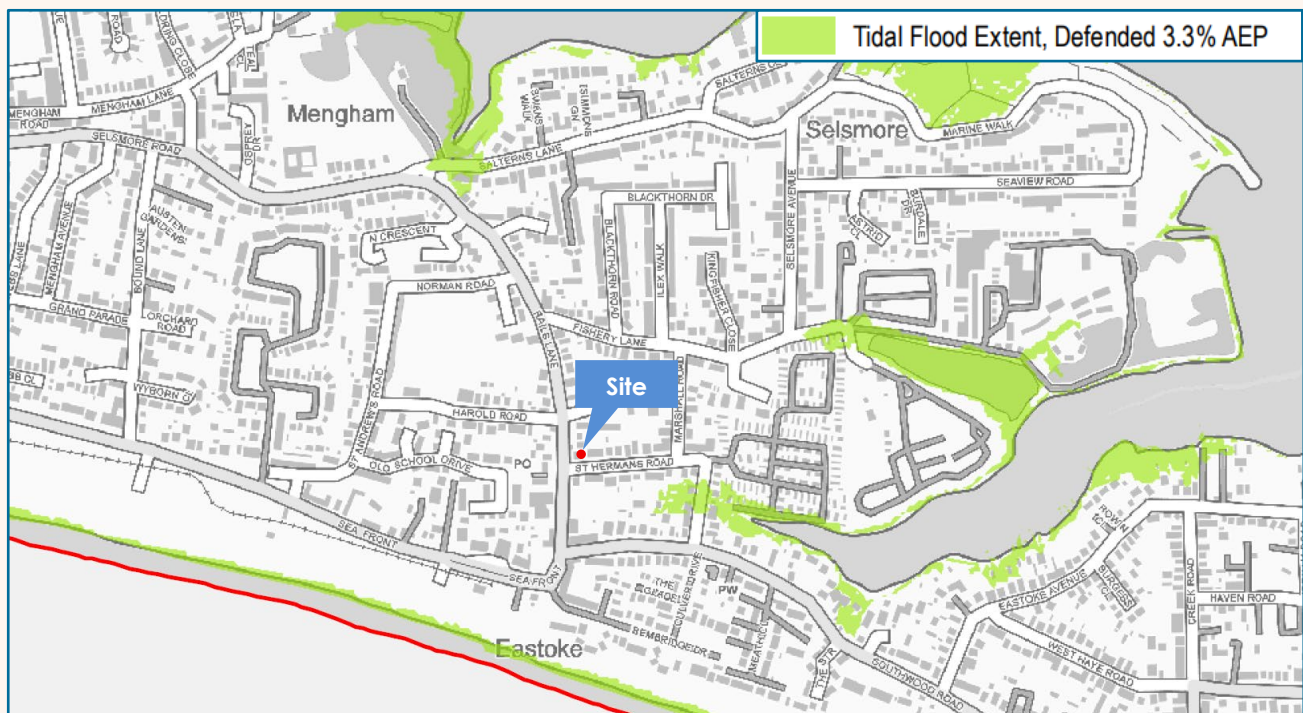


Figure 4: Partnership for South Hampshire Level 1 SFRA (AECOM - 2024) - Flood Zone 3b

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4.2.1 Present Day Fluvial Flood Risk

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).
- Partnership for South Hampshire Level 1 SFRA (2024).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their JFLOW (2008) Hampshire model which have been assessed in the following section alongside data from the Partnership for South Hampshire Level 1 SFRA (2024).

The JFLOW (2008) Hampshire model presents fluvial outputs for Hampshire, however it does not include fluvial modelling of the main rivers relevant to the Site (on Hayling Island). This is ostensibly due to the significant tidal mechanism that dominates flood risk associated with these main rivers.

This is supported by the SFRA's 'Fluvial River Floodplain Analysis Technical Note', which has been examined to understand the significance of fluvial flood risk to the Site. The SFRA Technical Note states that 'the majority of the flooding in the Havant BC administrative area is considered to be tidal, or tidally influenced', and therefore 'not relevant' to fluvial risk analysis.

On the basis that multiple statutory data sources indicate that fluvial risk is not a dominant mechanism of flood risk to the Site, and that the tidal interaction with the nearest main rivers is duly accounted for in the Tidal flood risk assessment in this report, **present day fluvial risk to the proposal is considered Low.**

4.2.2 Design Fluvial Flood Event

Climate Change Allowance

New developments must consider the latest EA Climate Change guidance to assess flood risk. The Site is in the East Hampshire Management Catchment and the appropriate allowance is 37% (Central allowance 2080s epoch). In this instance, the proposed development must be designed to the 1 in 100 (1% AEP) event plus **37%** climate change for peak river flow.

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).
- Partnership for South Hampshire Level 1 SFRA (2024).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their JFLOW (2008) Hampshire model which have been assessed in the following section alongside data from the Partnership for South Hampshire Level 1 SFRA (2024).

Design Flood Event

The JFLOW (2008) Hampshire model presents fluvial outputs for Hampshire, however it does not include fluvial modelling of the main rivers relevant to the Site (on Hayling Island). This is ostensibly due to the significant tidal mechanism that dominates flood risk associated with these main rivers.

The SFRA presents 'GIS Floodplain Analysis' mapping which identifies areas of fluvial flood extent that could be sensitive to climate change uplift. Examination of this mapping shows that no climate change uplift flood extents are published for the main rivers of hydraulic relevant to the Site.

The SFRA's 'Fluvial River Floodplain Analysis Technical Note', which supports this climate change mapping, states that 'the majority of the flooding in the Havant BC administrative area is considered to be tidal, or tidally influenced', and therefore 'not relevant' to fluvial risk analysis including climate change uplift.

On the basis that multiple statutory data sources indicate that fluvial risk is not a dominant mechanism of flood risk to the Site, and that the tidal interaction with the nearest main rivers is duly accounted for in the Tidal flood risk assessment in this report:

The proposed development is considered to be unaffected by the design flood event, and therefore **fluvial risk in the design flood event including climate change is considered Low**.

4.2.3 Residual Risk Fluvial Flood Event

Flood Risk Assessments must also consider the potential implications of an extreme event which exceeds the design flood event (the residual risk event).

The residual fluvial risk events to be considered under EA guidance are:

- The 0.1% AEP+ CC event (extreme exceedance event).
- The risk of defence failure.

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).
- Partnership for South Hampshire Level 1 SFRA (2024).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their JFLOW (2008) Hampshire model which have been assessed in the following section alongside data from the Partnership for South Hampshire Level 1 SFRA (2024).

Residual Risk Flood Event

- As confirmed in Sections 4.2.1 and 4.2.2, the Site is considered to be unaffected by fluvial flood risk, due to the dominant tidal mechanisms affecting main rivers in this location.
- The Site is therefore not considered sensitive to a fluvial defence breach or fluvial extreme exceedance event.

On the basis that multiple statutory data sources indicate that fluvial risk is not a dominant mechanism of flood risk to the Site, and that the tidal interaction with the nearest main rivers is duly accounted for in the Tidal flood risk assessment in this report:

The proposed development is considered to be **unaffected** by the residual risk flood event, and therefore **fluvial risk in the residual risk flood event including climate change is considered Low**.

4.2.4 Impact of Development on Fluvial Flood Risk

It has been confirmed by analysis in Section 4 that the proposal is not located within the Functional Floodplain 3b and not located within the design or residual risk fluvial flood extents. It is therefore evident that it will not displace floodwater volume associated with these events.

Consequently, the proposal is not considered to cause any detectable displacement of floodwater volume up to and including the 0.1% AEP event for fluvial sources.

Therefore, the proposal will not exacerbate risk to nearby receptors. **The impact of the development on fluvial flooding is considered Low and Acceptable.**

4.2.5 Present Day Tidal Flood Risk

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their East Solent (2025 update) model which have been assessed in the following section.

Detailed Modelling – Defended

The present-day defended scenario extents are shown in Figure 5.

- The Site is unaffected by the 0.5% AEP and 0.1% AEP extents.
- Comparison with the undefended flood extents (Figure 6) shows the 0.1% AEP flood extent is greater in the defended scenario. The SFRA notes this can be caused by removal of defences in the undefended model allowing the water to recede back out to sea.
- The defended scenario is considered to be the most representative – and conservative – flood mapping for the Site, which is nonetheless shown to be unaffected by the modelled extents.



Figure 5: EA's detailed East Solent (2025 update) model: present-day defended tidal risk

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Detailed Modelling – Undefended

The present-day undefended scenario extents are shown in Figure 6.

- The Site is unaffected by the 0.5% AEP and 0.1% AEP extents.



Figure 6: EA's detailed East Solent (2025 update) model: present-day undefended tidal risk

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On the above findings, present day tidal risk to the proposal is considered Low.

4.2.6 Design Tidal Flood Event

Climate Change Allowance

New developments must consider the latest EA Climate Change guidance to assess flood risk. The Site is in the South East River Basin District and the appropriate allowance is the NPPF cumulative sea level rise to 2125. In this instance, the proposed development must be designed to the 1 in 200 (0.5% AEP) event accounting for the NPPF cumulative sea level rise projection to **2125**.

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).
- Partnership for South Hampshire Level 1 SFRA (2024).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their East Solent (2025 update) model which have been assessed in the following section.

Design Flood Event

The East Solent (2025 update) model modelling contains a **0.5% AEP + CC uplift to 2125** scenario, which is the appropriate climate change uplift for this assessment.

This includes an upper end climate change allowance, which is in line with the SFRA requirement that 'More Vulnerable' development should apply the upper end allowance.

The Product 6 data package did not contain the defended model run, so the undefended model run has been assessed. Cross-referencing to the SFRA's mapping¹¹ for the same event (0.5% AEP + CC upper end allowance), the defended and undefended flood risk to the Site is shown to be identical in extent and depth banding (0.0 to 0.1m). It is therefore considered appropriate to use the undefended model run from the EA's Product 6 package to assess the design flood event in detail.

The undefended 0.5% AEP + 2125 climate change (upper end allowance) flood extent is shown in Figure 7.

- The Site is partially affected by the 0.5% AEP + CC flood extent, being at the periphery of the modelled risk.



Figure 7: EA's East Solent (2025 update) model: undefended 0.5% AEP plus climate change (upper end)

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Design Flood Level

An exercise has been undertaken below to confirm flood level in the design flood event using the Product 6 flood level grid.

The topographical data used in this assessment was sourced from the Defra survey database¹². Two separate LiDAR datasets were reviewed and compared to ensure accuracy and reliability, both showing consistent levels. A summary of the datasets used is provided in Table 2.

TABLE 2 : TOPOGRAPHICAL SURVEY DATASET USED

Product	Year	Resolution (m)	Tile
national_lidar_programme_dtm	2021	1	SZ79nw
national_lidar_programme_dsm	2021	1	SZ79nw

A cross-section across the 0.5% AEP + CC flood extent, perpendicular to the flow direction, has been undertaken to confirm the design flood level in vicinity of the proposed extension.

The values used in the assessment are tabulated in Figure 8.

The design flood level has been established as 4.76 mAOD.

Comparison with the driveway ground level shows an associated shallow flood depth of 0.04 m – which is consistent with the SFRA's depth mapping¹³ for the same event (0.0 to 0.1 m depth banding).

A topographic contour map derived from the LiDAR ground modelling is also provided in Appendix B.

The proposed development is **affected** by the design flood event, although onsite flood depths are extremely shallow, and therefore **tidal risk in the design flood event including climate change is considered Medium**.

¹² <https://environment.data.gov.uk/survey>

¹³ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/pfsh-strategic-flood-risk-assessment-2024>

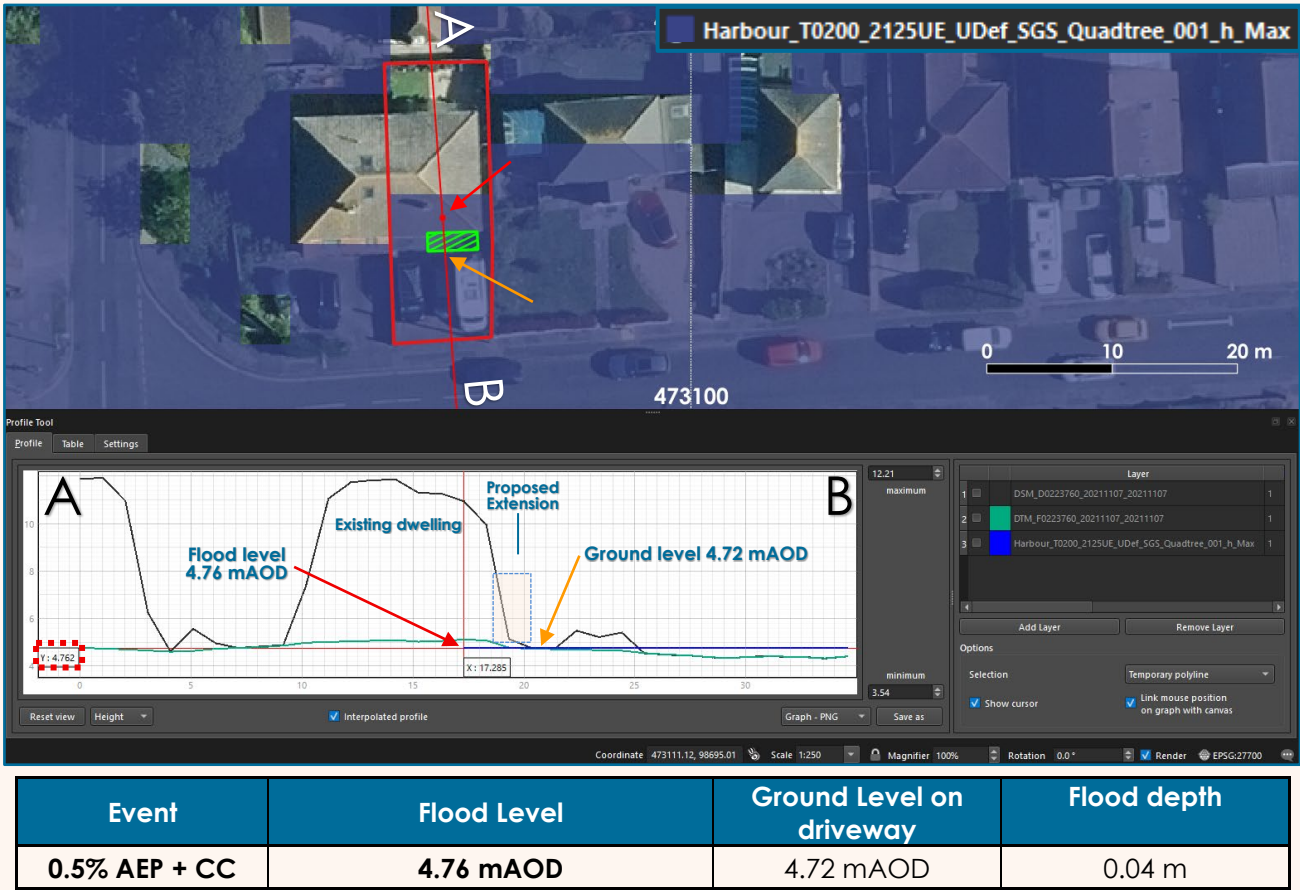


Figure 8: EA's East Solent (2025 update) model: undefended 0.5% AEP + CC - topographic profile

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4.2.7 Residual Risk Tidal Flood Event

Flood Risk Assessments must also consider the potential implications of an extreme event which exceeds the design flood event (the residual risk event).

The residual fluvial risk events to be considered under EA guidance are:

- The 0.1% AEP+ CC event (extreme exceedance event).
- The risk of defence failure.

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).
- Partnership for South Hampshire Level 1 SFRA (2024).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their East Solent (2025 update) model which have been assessed in the following section.

Breach Event

The East Solent (2025 update) modelling does not contain a breach failure scenario.

The breach modelling referenced in the SFRA has not been made publicly available for inspection.

It is considered reasonable and proportionate for a development of this scale to use the modelling made available by the statutory authorities, and therefore an appropriate residual risk event to account for a breach proxy has been selected, as discussed below.

Extreme Exceedance Event

The East Solent (2025 update) model includes an **undefended 0.1% AEP + CC uplift to 2125 (upper end allowance) scenario**, which has been selected as an appropriate dataset for the residual risk flood event.

This event accounts for both extreme exceedance and – as an undefended scenario – is also a reasonable proxy for a breach.

The undefended 0.1% AEP + 2125 climate change (upper end allowance) flood extent is shown in Figure 9.

- The Site is partially affected by the 0.1% AEP + CC flood extent.

Residual Risk Flood Level

A cross-section across the 0.1% AEP + CC flood extent, perpendicular to the flow direction, has been undertaken to confirm the residual risk flood level in vicinity of the proposed extension.

The values used in the assessment are tabulated in Figure 10.

The residual risk flood level has been established as 4.94 mAOD.

Comparison with the driveway ground level shows an associated shallow flood depth of 0.22 m – which is consistent with the SFRA's depth mapping¹⁴ for the same event (0.1 to 0.5m depth banding).

A topographic contour map derived from the LiDAR ground modelling is also provided in Appendix B.

The proposed development is **affected** by the residual risk flood event, and therefore **tidal risk in the residual risk flood event including climate change is considered Medium**.

¹⁴ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/pfsh-strategic-flood-risk-assessment-2024>

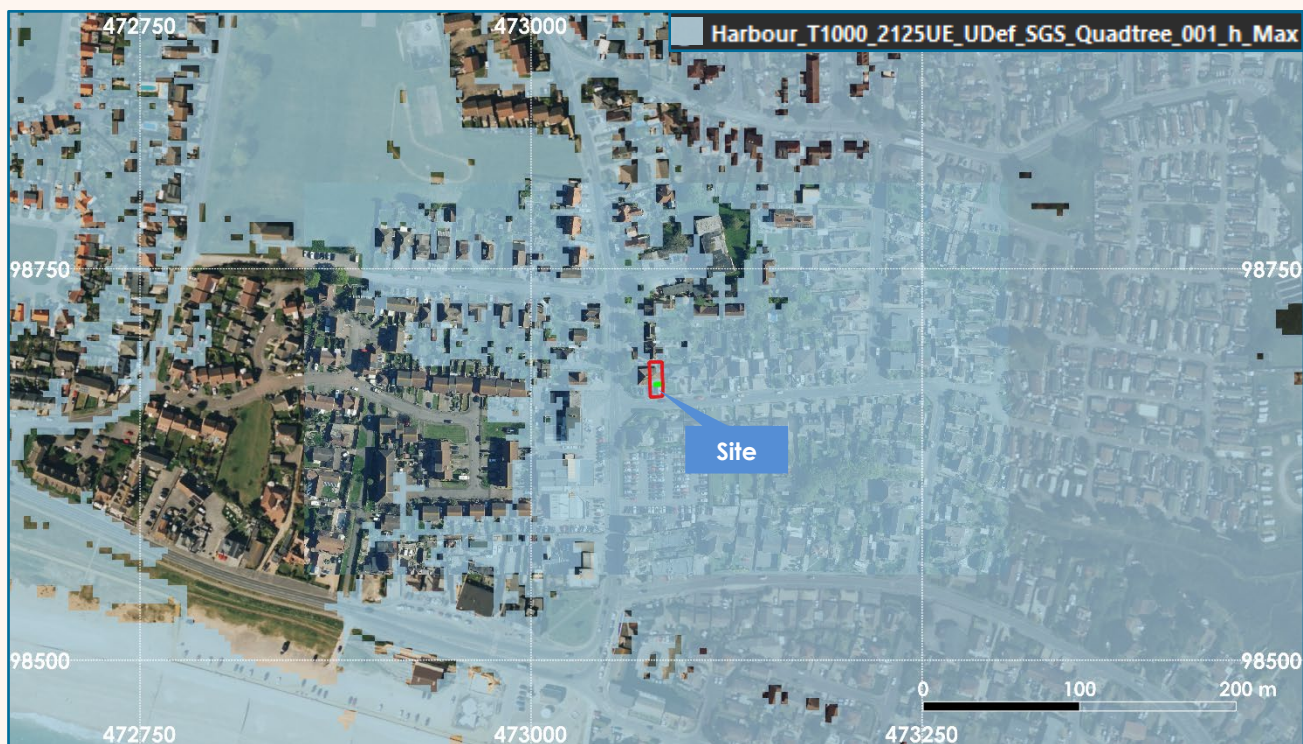
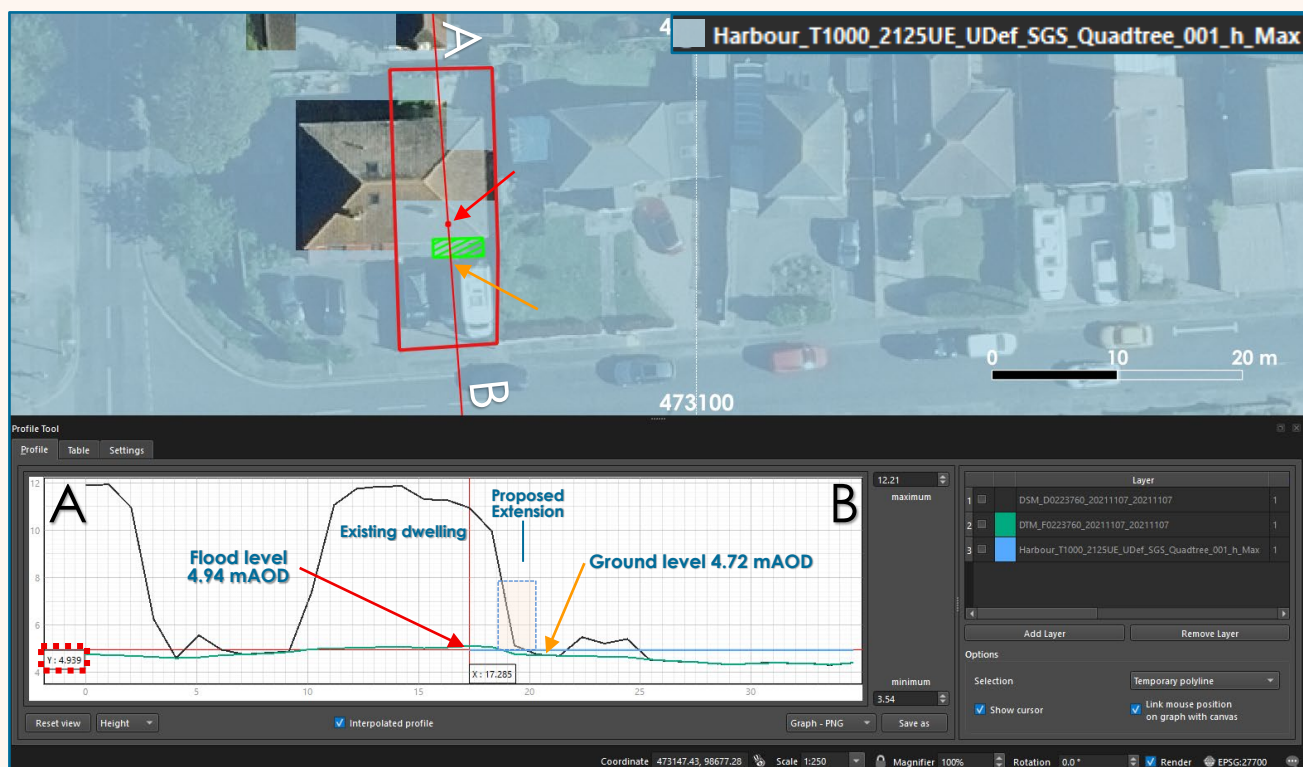


Figure 9: EA's detailed East Solent (2025 update) model: undefended 0.1% AEP plus CC (upper end)

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Event	Flood Level	Ground Level on driveway	Flood depth
0.1% AEP + CC	4.94 mAOD	4.72 mAOD	0.22 m

Figure 10: EA's detailed East Solent (2025 update) model: undefended 0.1% AEP + CC - topographic profile

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4.2.8 Impact of Development on Tidal Flood Risk

The proposed extension results in a minimal net footprint increase of 5.9 m². A footprint increase of this scale is negligible when considered against the extensive tidal flood extents across the area, and is not sufficient to influence local flow pathways or materially reduce floodplain storage.

This is consistent with the position on householder developments in the National Planning Policy Framework Guidance – Paragraph 051 Reference ID: 7-051-20220825¹⁵. Namely, they are “unlikely to raise significant flood risk issues” except in circumstances involving very specific sensitivities. No such sensitivities apply to this Site.

The SFRA confirms that ‘land is not needed to store tidal flood water given the proximity of the wider Solent’, which further supports the position that the site will not reduce floodplain storage.

Consequently, the proposal is not considered to cause any detectable displacement of floodwater volume up to and including the 0.1% AEP event for tidal sources.

Therefore, the proposal will not exacerbate risk to nearby receptors. **The impact of the development on tidal flooding is considered Low and Acceptable.**

¹⁵ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>

4.3 Surface Water Flood Risk

4.3.1 Present Day Surface Water Flood Risk

The EA's Surface Water Spatial Planning Depths present-day risk dataset is shown in Figures 11 – 13.

- The Site is unaffected by 3.3%, 1% AEP & 0.1% AEP risk.

The SFRA confirms that the Site is not in a Critical Drainage Area (CDA).

The SFRA has not provided any indication of historic surface water flooding onsite.

On the basis of the above evidence, present day risk to the proposal from surface water flooding is considered Very Low.



Figure 11: EA's Surface Water Spatial Planning Depths – 3.3% AEP (Present Day)

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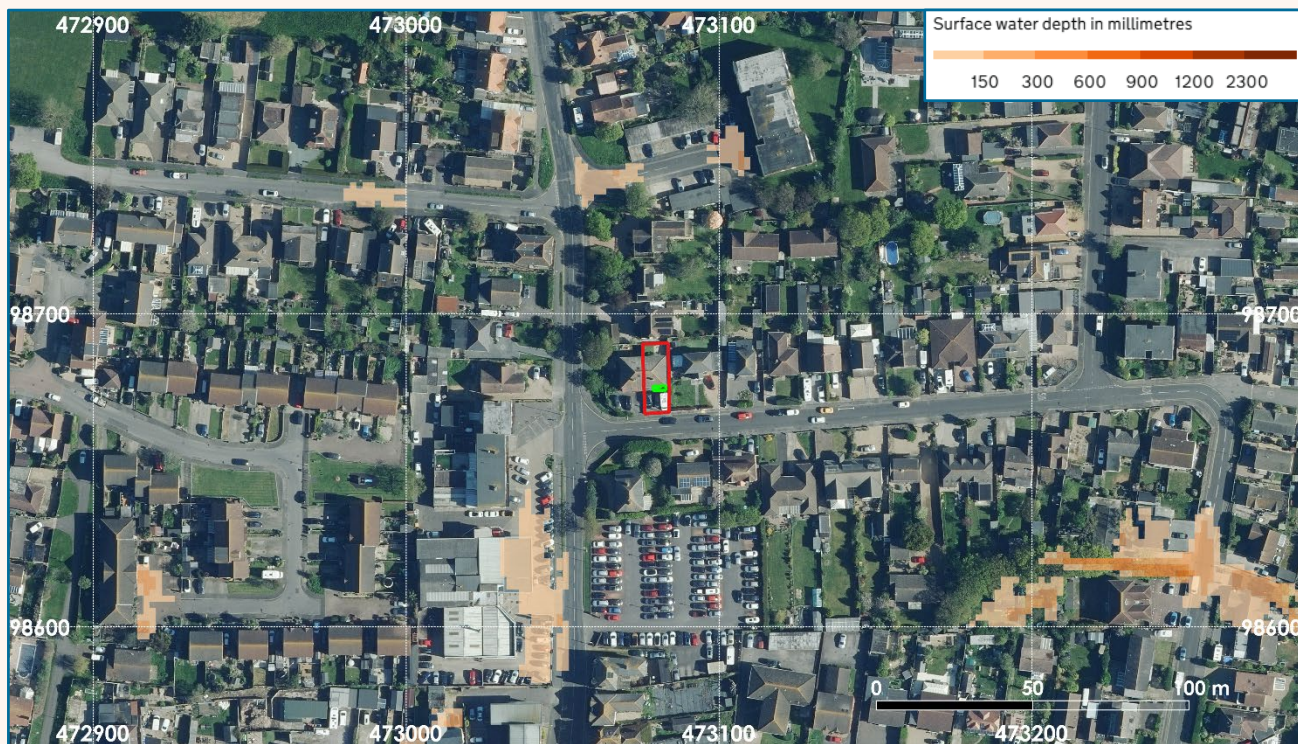


Figure 12: EA's Surface Water Spatial Planning Depths – 1% AEP (Present Day)

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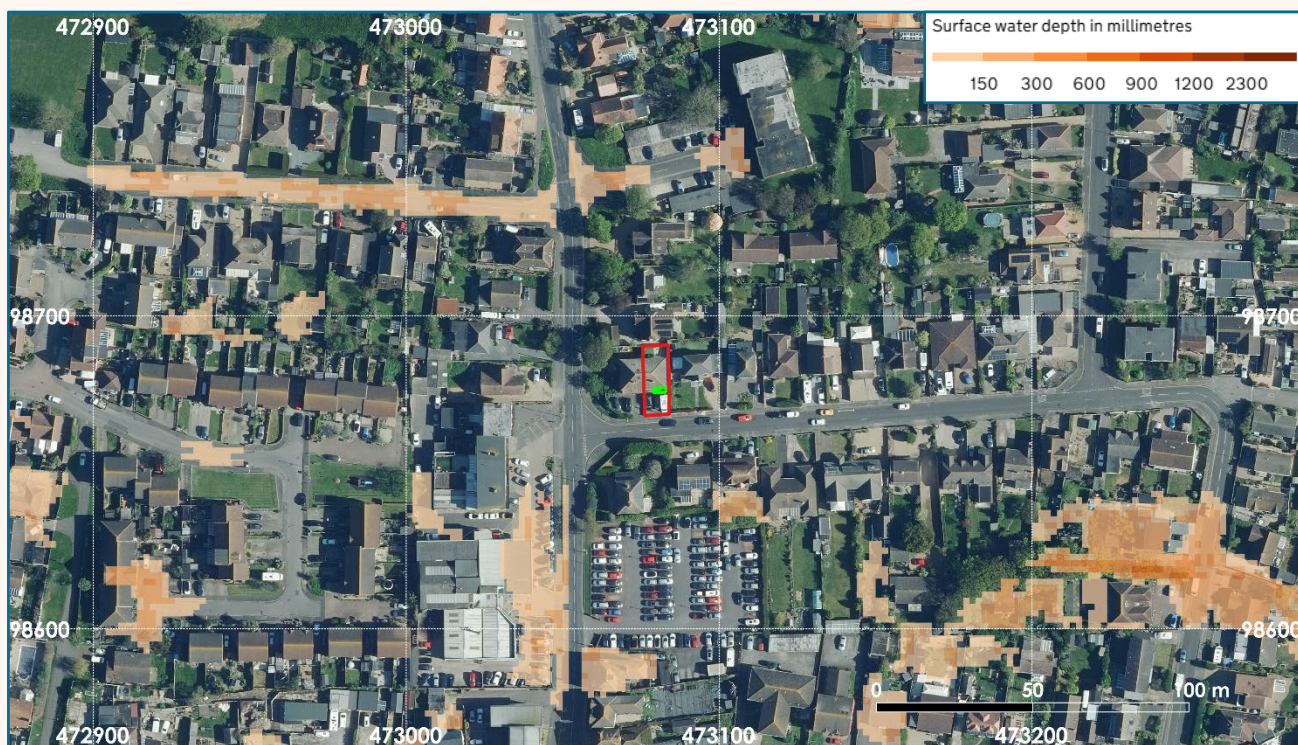


Figure 13: EA's Surface Water Spatial Planning Depths – 0.1% AEP (Present Day)

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4.3.2 Design Surface Water Flood Event

Climate Change Allowance

New developments must consider the latest EA Climate Change guidance to assess flood risk. The Site is in the East Hampshire Management Catchment and the appropriate allowance is 45% (upper end allowance 2070s epoch). In this instance, the proposed development must be designed to the 1 in 100 (1% AEP) event plus **45%** climate change for peak rainfall intensity.

Assessment Methodology

The following datasets have been obtained and assessed:

- The EA's Surface Water Spatial Planning Depths – Climate Change dataset.

The dataset provides depth bandings for the **1% AEP plus upper end climate change allowance for the 2070s epoch (45 %)**.

This is therefore an appropriate dataset to examine the design flood level.

Surface Water Spatial Planning Depths – Climate Change dataset

The 1% AEP plus Climate Change data is shown in Figure 14.

- The Site is unaffected by the 1% AEP + CC flood extent.
- The Site is not on a local overland flow route (as confirmed by the EA's overland flow arrow dataset).

The Site is **unaffected** by the design flood event, and therefore **surface water risk in the design flood event including climate change is considered Very Low**.

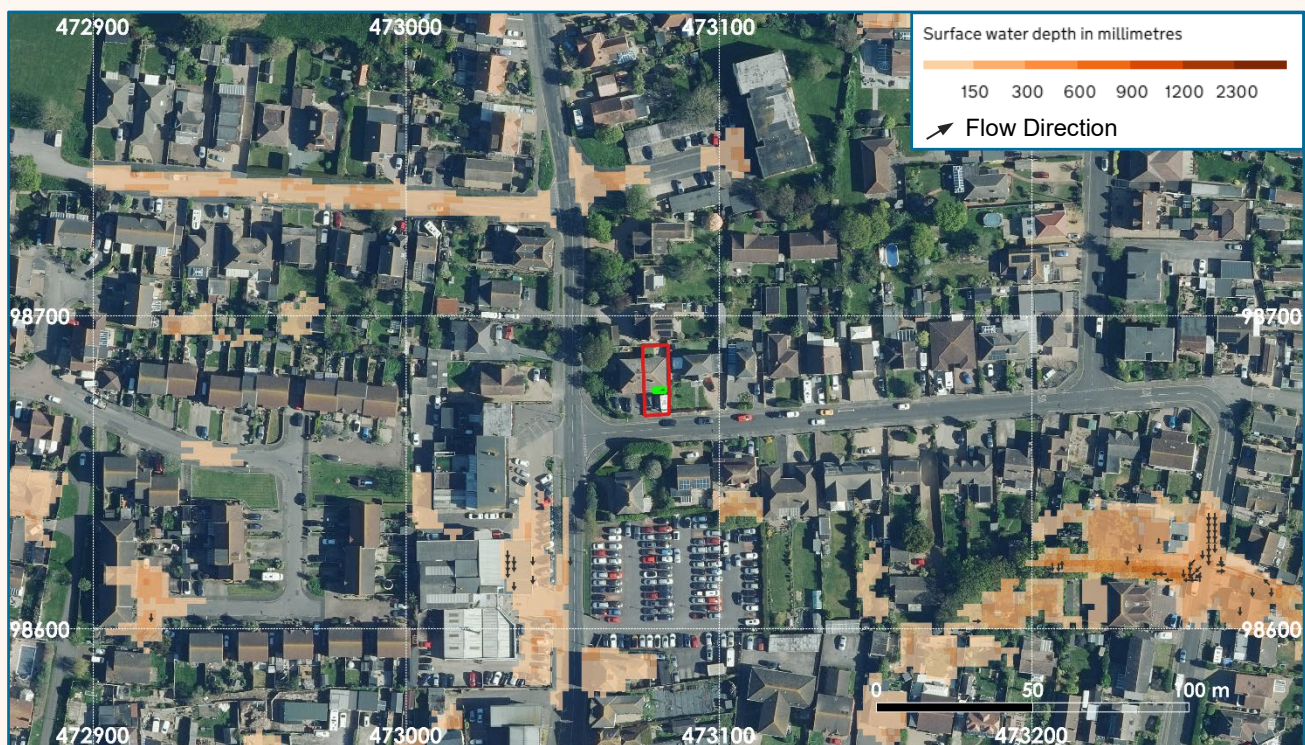


Figure 14: EA's Surface Water Spatial Planning Depths – 1% AEP + CC with EA's overland flow direction dataset

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4.3.3 Residual Surface Water Risk

The Residual surface water risk event to be considered under EA guidance is the 0.1% AEP+ CC event.

Assessment Methodology

The following dataset has been obtained and assessed:

- The EA's Surface Water Spatial Planning Depths – Climate Change dataset.

The dataset provides depth bandings for the **0.1% AEP plus upper end climate change allowance for the 2070s epoch**.

This is therefore an appropriate dataset to examine the residual risk flood level.

Surface Water Spatial Planning Depths – Climate Change dataset

The 0.1% AEP plus Climate Change data is shown in Figure 15.

- The Site is unaffected by the 0.1% AEP + CC flood extent.

The Site is unaffected by the residual risk flood event, and therefore **surface water risk in the residual risk flood event including climate change is considered Very Low**.

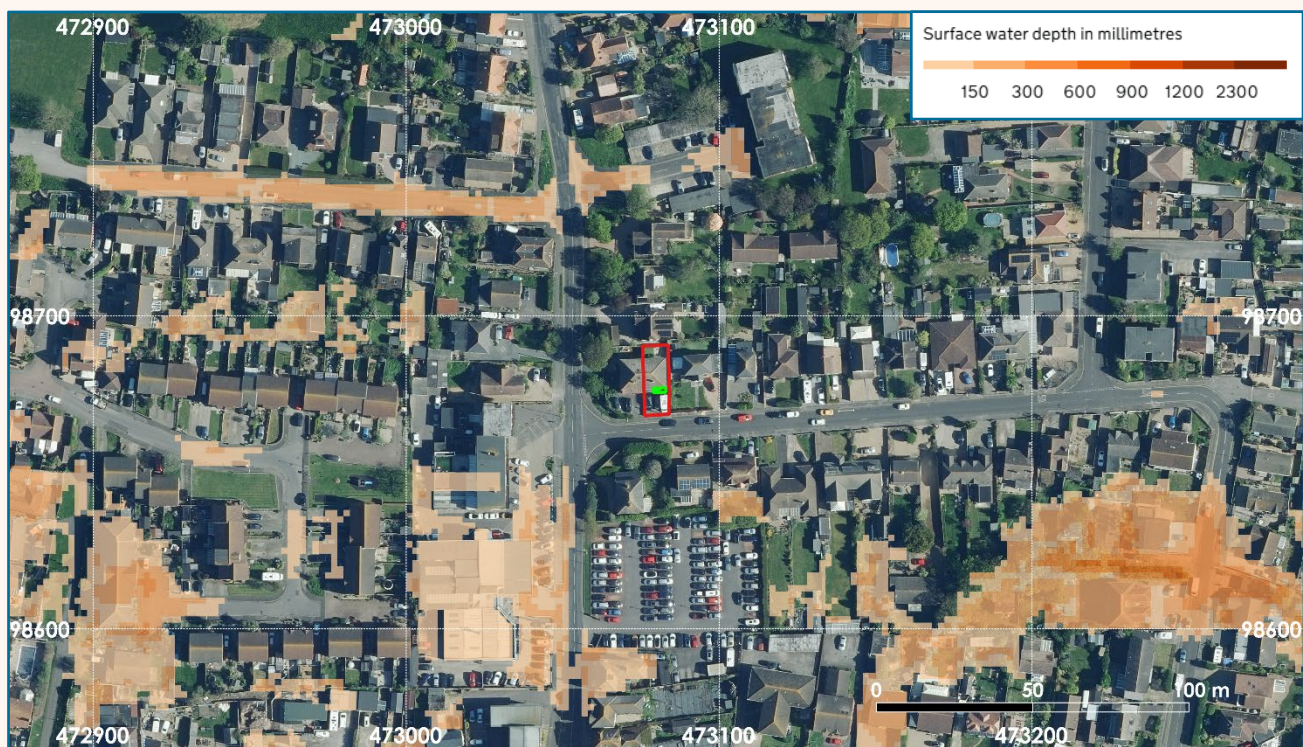


Figure 15: EA's Surface Water Spatial Planning Depths – 0.1% AEP + CC - Extent

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4.3.4 Impact of Development on Surface Water – including Drainage Strategy

The proposed development is a minor extension within an existing dwelling and its garden curtilage and in line with national guidance, a proportionate approach is advocated.

- The proposed extension poses a minimal 5.9 m² footprint.
- It entirely replaces existing 100% impermeable hardstanding. Consequently, there will be no increase in impermeable area and therefore no increase in surface water runoff rates or volumes as a result of the proposal.
- Flows from this proposed development are negligible and too low to warrant a flow-restricted SuDS system, due to the minimal gain in footprint area.

A SuDS feasibility assessment has been undertaken to identify opportunities to introduce SuDS at the highest possible level of Drainage Hierarchy:

Rainwater harvesting

Rainwater butts will be retrofitted to manage surface water from the rear of the existing property, to offset the footprint of the extension. As the extension is located on the front elevation, installing rainwater butts in this area would obstruct access to the property; therefore, the rear elevation offers the practical and effective location for these measures.

This attains the highest level of Drainage Hierarchy¹⁶ (priority 1: collected for non-potable use).

- This component will provide retention and source control of surface water during more frequent, lower return period storms.
- The harvested water will be used to irrigate planting within the curtilage during times of dry weather, which will also aid the development in working towards reduced water consumption.
- The rainwater butts will be fitted with a high-level overflow to the building's existing traditional private drainage system, to ensure that in extreme exceedance events, controlled drain-down is provided to prevent them becoming too full and causing surface water flooding onsite.
- This method is endorsed by authorities as a useful plot-scale way **to reduce discharge rates and volumes** during storm events, and to **reduce stress on mains supply**.

This provides significant betterment on the existing drainage regime for the building, which currently drains directly to the public sewer.

Summary

- It is therefore considered reasonable and proportionate that the proposed extension will be offset by retrofitting rainwater butts as components of the existing private drainage system onsite.
- This design will ensure that there is no increase in surface water runoff caused by the proposed development.
- Significant betterment to existing discharge regime is offered by providing rainwater harvesting onsite.

Management & Maintenance

The property owner will maintain and manage this system to ensure it manages surface water without defect for the lifetime of the development.

By implementing this surface water management, **there will therefore be no increase in surface water runoff and therefore no increase in risk** to the Site and neighbouring properties. **The impact of the development on surface water flooding considered Low and Acceptable.**

¹⁶<https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-1-runoff-destinations>

4.4 Groundwater Flood Risk

Baseline Risk to the Site

The SFRA has been checked to assess risk of flooding from groundwater.

The SFRA mapping shows the Site is in a broad, relatively low risk banding where 25-50% of the surrounding 1km square may host conditions susceptible to groundwater flooding. Additional mapping indicates any such susceptibility is likely to be to 'property situated below ground level'.

No specific evidence has been identified that the Site is at elevated risk of groundwater flooding, nor has it provided any specific documentation of historic groundwater flooding at the Site.

British geological Society (BGS) borehole data has been examined for records considered representative of the Site's groundwater conditions. The nearest representative boreholes (BGS IDs 456039 & 456040), undertaken in unknown seasonal conditions, recorded standing water levels of 4.35 and 3.70 metres below ground level.

Considering the above evidence and the nature of the proposal (no basement), it is unlikely that groundwater will pose a risk to the development, and the risk is **Low and Acceptable**.

Impact of Development

Considering the above evidence and the nature of the proposal (no basement), the impact of the development on groundwater flooding during construction and operation is considered **Low and Acceptable**.

4.5 Artificial Sources Flood Risk

Baseline Risk to the Site

The SFRA has been checked to assess risk of flooding from Artificial Sources. No evidence has been identified that the Site is at elevated risk of artificial flooding, including risk from sewers, canals or reservoirs.

Check your Long Term Flood Risk mapping service states that "flooding from reservoirs is unlikely in this area". This data shows that the Site is not at modelled risk of reservoir flooding, even in a Wet Day scenario (a highly unlikely event of a reservoir breach coinciding with a significant return period of fluvial flooding).

The SFRA's sewer flooding incident mapping shows that the Site is not located in proximity to any recorded sewer flooding incidents. There is no evidence to indicate elevated risk of sewer flooding to the Site. Furthermore, the proposal does not include any new plumbed fixtures which could be at risk of sewer flooding surcharge. **Notwithstanding this, design measures to mitigate the risk of sewer flooding are included in Section 7.**

On this basis, the risk of flooding from artificial sources is considered **Low and Acceptable**.

Impact of Development

The proposed development is not deemed to impact flood risk from artificial sources as it is a minor extension with intention to incorporate rainwater harvesting, as-outlined in Section 4.3.4. The proposed development will therefore not exacerbate pressure on the sewer network. Therefore, the impact of the development on artificial sources is considered **Low and Acceptable**.

4.6 Summary of Flood Risks

TABLE 3 : ESTIMATED FLOOD LEVEL SUMMARY

Sources of flooding that apply	Estimated flood level in the design flood	Estimated flood level in the residual risk event
Tidal	4.76 mAOD	4.94 mAOD
Fluvial	Unaffected	Unaffected
Surface water	Unaffected	Unaffected

4.7 Design Flood level according to all the sources identified

The design flood level should be taken as **4.76 mAOD**.

5 AVOID THE FLOOD RISK

5.1 Evidence of the Sequential Test

National Planning Policy Guidance¹⁷ and the Standing Advice for Local Planning Authorities¹⁸ state:

- “A development is exempt from the sequential test if it is... a householder development like residential extensions, conservatories or loft conversions”

This proposed development is exempt from the Sequential Test on the basis of meeting the above criteria, namely:

- Being a householder development (minor extension).

5.2 Evidence of the Exception Test

This proposed development is exempt from the Exception Test. As per the Standing Advice for Local Planning Authorities and National Planning Policy Guidance, the Exception Test should only be applied (where required) following application of the Sequential Test. This Site is exempt from the Sequential Test and therefore the Exception Test should not be applied.

¹⁷ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#the-sequential-approach-to-the-location-of-development>

¹⁸ <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#the-sequential-and-exception-tests>

6 CONTROL OF FLOOD RISK

6.1 Proposed Site Levels

As explained in Section 3.2, the design should use the Standing Advice as a basis for the design:

- Where the design flood is fluvial/**tidal**: aim to raise floors 600mm above the flood level.
- Where the design flood is surface water: aim to raise floors above the flood level.
- Where this is not possible, aim to raise floors as much as possible, and
- Include extra resistance/resilience measures.

The design flood level can be the fluvial, tidal, or surface water flood level, and this assessment has determined that **the tidal design flood level 4.76 mAOD should be used.**

Ground Floor Level

“Finished Floor Level” (FFL) and layout information has been provided by the Client and cross-checked against Lidar topographic contouring (Appendix B) and topographical profiling (Figure 16).

The below table summarises the existing and proposed floor levels.

TABLE 4 : EXISTING AND PROPOSED GROUND FLOOR LEVEL

Existing dwelling's floor level	Proposed extension's Finished Floor Level (FFL)	Freeboard above design flood level (0.5% AEP + CC)
4.89 mAOD	4.89 mAOD	<u>+130 mm</u>

Proposed Finished Floor Level

The proposed FFL will be set at 4.89 mAOD, which is the same floor level as existing property.

This is necessary to tie-in with the existing property floor levels so as not to introduce a hazardous step within the property and is nationally accepted as a reasonable approach/constraint for minor extensions.

This provides the following significant resistance & resilience to the proposal:

- **+ 130mm freeboard** above the design flood level (0.5% AEP + CC).

It is considered that the proposed FFL meets the above Standing Advice by raising the floors as much as possible, and making adequate provision for resistance & resilience measures set in accordance with the design flood level in the following Section.

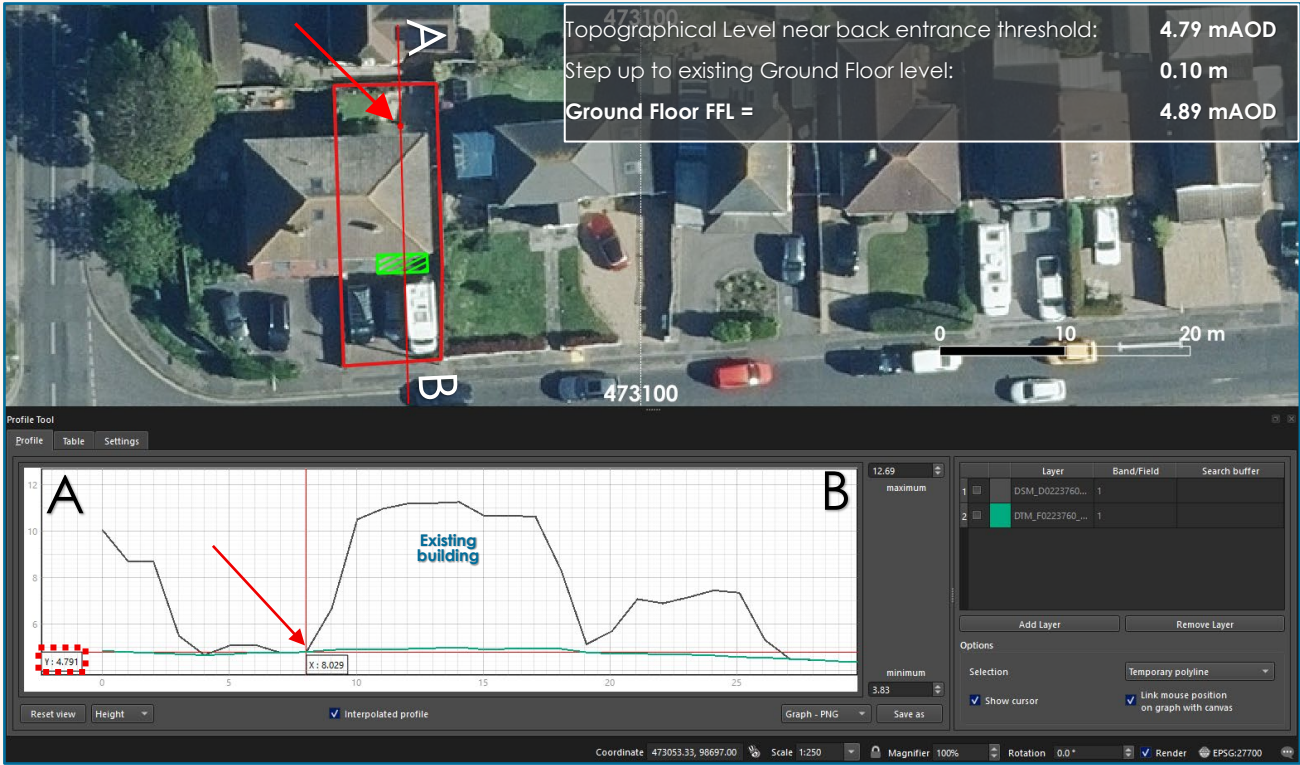


Figure 16: Cross-sectional analysis using Lidar to validate Floor Levels information.

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DTM: SZ79nw – 2021 – 1 m resolution - Defra survey database¹⁹
DSM: SZ79nw – 2021 – 1 m resolution - Defra survey database

¹⁹ <https://environment.data.gov.uk/survey>

7 MITIGATE FLOOD RISK

7.1 Introduction

This section discusses the mitigation measures required where the FFLs cannot be raised 600mm above the design flood level.

7.2 Risk to property/building

The building design should:

- prioritise excluding flood water where possible
- speed recovery in case water gets in

Mitigation Measures

The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the design flood level.

- The proposed new window will be fitted with a sill level above 5.36 mAOD.
- Raising all sensitive electrical equipment, wiring and sockets to at least 5.36 mAOD (470mm above FFL). This complies with Building Regs Document P which states: switches and sockets should be between 450mm to 1200mm above FFL.
- Using flood resistant materials that have low permeability to at least 5.36 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient materials to at least 5.36 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Protection of all soil pipes from back-flow by the use of non-return valves.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

7.3 Risk to people

The design has paid due regard to the safety of people. The proposed extension is for living room (relatively less vulnerable) use only, with all bedrooms retained on the existing upper floor of the dwelling.

The proposed extension benefits from full connectivity to the rest of the house, enabling access via the internal staircase to safe refuge on the upper floor. As a minor extension to an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8.

This means that the proposed usage of the extension as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

7.4 Floodplain storage and conveyance compensation

It has been confirmed by analysis in Section 4 that the proposal is not located within the fluvial Functional Floodplain 3b and not located within the design or residual risk fluvial flood extents. It is therefore evident that it will not displace fluvial floodwater volume.

The proposed extension results in a minimal net footprint increase of 5.9 m². A footprint increase of this scale is negligible when considered against the extensive tidal flood extents across the area, and is not sufficient to influence local flow pathways or materially reduce floodplain storage.

This is consistent with the position on householder developments in the National Planning Policy Framework Guidance – Paragraph 051 Reference ID: 7-051-20220825²⁰. Namely, they are “unlikely to raise significant flood risk issues” except in circumstances involving very specific sensitivities. No such sensitivities apply to this Site.

The SFRA confirms that ‘land is not needed to store tidal flood water given the proximity of the wider Solent’, which further supports the position that the site will not reduce floodplain storage.

Consequently, the proposal is not considered to cause any detectable displacement of floodwater volume up to and including the 0.1% AEP event for tidal sources.

The proposal will not obstruct or alter flow paths, or reduce floodplain storage.

Therefore, no loss of functional floodplain will result from this development, and storage compensation is not required.

8 MANAGE FLOOD RISK

8.1 Residual flood risk

The proposed resistance & resilience measures provide protection to at least +420mm above tidal residual risk flood level.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

8.2 Safe access and escape

An outline Evacuation Plan has been prepared for this proposed extension, proportionate to the scale and nature of the proposal.

Available Notifications – Tidal Flooding

The Site benefits from **Flood Alerts** (early warning of possible flooding) and **Flood Warnings** including **Severe Warnings** (act now).

The applicant will sign up to Flood Messages and use these to inform any need to prepare or evacuate the property: <https://www.gov.uk/get-flood-warnings>. To complete sign-up, select 'view nearby areas you can monitor'.

To avoid sole reliance on EA Flood Warnings & Flood Alerts, the nearest sea level gauges can also be monitored. This will give an indication of general conditions in the region:

- Tidal gauge: <https://check-for-flooding.service.gov.uk/station/1028>
- Tidal gauge: <https://check-for-flooding.service.gov.uk/station/1025>

Preparing a Personal Flood Plan

Prepare your **Personal Flood Plan** in line with government guidance: <https://www.gov.uk/government/publications/personal-flood-plan/personal-flood-plan>

Actions on receipt of a Flood Alert or Flood Warning notification

You can contact Floodline 24 hours a day for advice about forecast flooding:

 **Floodline Telephone: 0345 988 1188 (24-hour service)**

 **If in immediate danger to life, call 999.**

- Follow all instructions given by Floodline and the Emergency Services.
- Turn off the gas, electricity and water supplies if it's safe to do so.
- Remain in the main dwelling on the upper floor.
- If told to evacuate, follow the **Evacuation Route (Figure 17) unless instructed otherwise by the emergency services**. This has been identified as the appropriate route considering the Environment Agency's modelled flood extents.
- If evacuation has not been possible in advance of the flood event, **take safe refuge in the main dwelling on the upper floor**, remain in contact with the emergency services, and await assistance.

As a single, privately-owned residential dwelling, the applicant and any future users will be responsible for evacuation of the property should it be required.



Figure 17: Evacuation Route identified as appropriate for response to prior warnings of tidal flood events

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9 SUMMARY OF MEASURES

Impact of Flood Risk on the Proposed Development

The proposed development is at **Medium** risk of tidal flooding, and **Very Low** risk of surface water flooding, including considering the effects of climate change, and using conservative approaches to assessing the design flood level and residual risk flood level.

Through implementation of the Control & Mitigation measures in line with EA Standing Advice, the risk to the proposed development from all sources is considered **Low and Acceptable**.

Impact of the Proposed Development on Flood Risk

The proposed extension poses a minimal net footprint increase of 5.9 m². It entirely replaces existing 100% impermeable hardstanding, posing no increase in impermeable area and therefore no increase in surface water runoff rates or volumes. Surface water will be appropriately managed via rainwater butts retrofitted to the existing private drainage system, to ensure no increase in runoff to the wider area. The proposal is not considered to reduce floodplain storage capacity for fluvial or tidal floodwater volume up to and including the 0.1% AEP + CC event. The proposal will not obstruct or alter locally important flow paths.

The proposed development will therefore not exacerbate risk to nearby receptors, and its impact on all sources of flooding is considered **Low and Acceptable**.

9.1 Control & Mitigation of Flood Risk

A summary table of all design and residual risk flood findings is provided in Section 4.6.

The design flood level can be the fluvial, tidal, or surface water flood level, and this assessment has determined that **the tidal design flood level 4.76 mAOD should be used**.

Proposed Finished Floor Level

The proposed FFL will be set at 4.89 mAOD, which is the same floor level as existing property.

This is necessary to tie-in with the existing property floor levels so as not to introduce a hazardous step within the property and is nationally accepted as a reasonable approach/constraint for minor extensions.

This provides the following significant resistance & resilience to the proposal:

- **+ 130mm freeboard** above the design flood level (0.5% AEP + CC).

It is considered that the proposed FFL meets the above Standing Advice by raising the floors as much as possible, and making adequate provision for resistance & resilience measures set in accordance with the design flood level in the following Section.

Extra Resistance and Resilience Measures

The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the design flood level.

- The proposed new window will be fitted with a sill level above 5.36 mAOD.
- Raising all sensitive electrical equipment, wiring and sockets to at least 5.36 mAOD (470mm above FFL). This complies with Building Regs Document P which states: switches and sockets should be between 450mm to 1200mm above FFL.
- Using flood resistant materials that have low permeability to at least 5.36 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient materials to at least 5.36 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Protection of all soil pipes from back-flow by the use of non-return valves.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

9.2 Management of Flood Risk

Residual Risk

The proposed resistance & resilience measures provide protection to at least +420mm above tidal residual risk flood level.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

Risk to People, including Access and Escape

The design has paid due regard to the safety of people. The proposed extension is for living room (relatively less vulnerable) use only, with all bedrooms retained on the existing upper floor of the dwelling.

The proposed extension benefits from full connectivity to the rest of the house, enabling access via the internal staircase to safe refuge on the upper floor. As a minor extension to an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8.

This means that the proposed usage of the extension as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

RECOMMENDATION TO THE LOCAL PLANNING AUTHORITY

The Environment Agency's Standing Advice to Local Planning Authorities requires the development to raise floor levels as far as possible to meet the recommended level, and where this is not possible, to include the additional approved methods to prioritise excluding flood water where possible, and speed recovery of the building in case water gets in.

This will be achieved through implementation of the Flood Risk Assessment design measures.

It is recommended to the Local Planning Authority that this proposal meets the principles of the Environment Agency Standing Advice and the Local SFRA; and is therefore recommended for approval in accordance with the design presented.

APPENDIX A LIMITATIONS

The recommendations presented in this Report constitute the professional judgment of Flood For Planning, formulated in accordance with the information referenced herein and applying the standard of care expected of a qualified Environmental Consultant. Flood For Planning makes no representation or warranty, express or implied, regarding the absence of hazardous or potentially hazardous substances or conditions at the Site.

In preparing this Report, Flood For Planning has acquired, reviewed, and assessed information provided by the Client and third parties. The conclusions, opinions, and recommendations contained herein are based solely on the information made available to Flood For Planning at the time of assessment. Flood For Planning does not warrant the completeness or accuracy of such information and disclaims any liability for conclusions or opinions which it has reached in reliance upon information which is subsequently proven to be inaccurate or incomplete.

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The purpose of this Report is to identify mitigation measures commensurate with the requirements for planning applications. It should be noted that a Flood Risk Assessment does not eliminate the possibility of flooding, nor does it guarantee that flooding will not occur. Its purpose is to assess risk, inform planning decisions, and outline appropriate mitigation at this stage of the design process. At the detailed design stage following granting of planning permission, it is also recommended to commission a Property Flood Resilience (PFR) survey to identify any additional measures that could be incorporated to enhance resistance & resilience further. Where relevant, exact products and specifications should be confirmed by the PFR specialist at that later stage.

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APPENDIX B
SITE LAYOUT PLAN



 Site Boundary
 Proposed Extension

— 1 m
— 0.2 m

FLOOD RISK ASSESSMENT

Appendix B

Scale 1:500

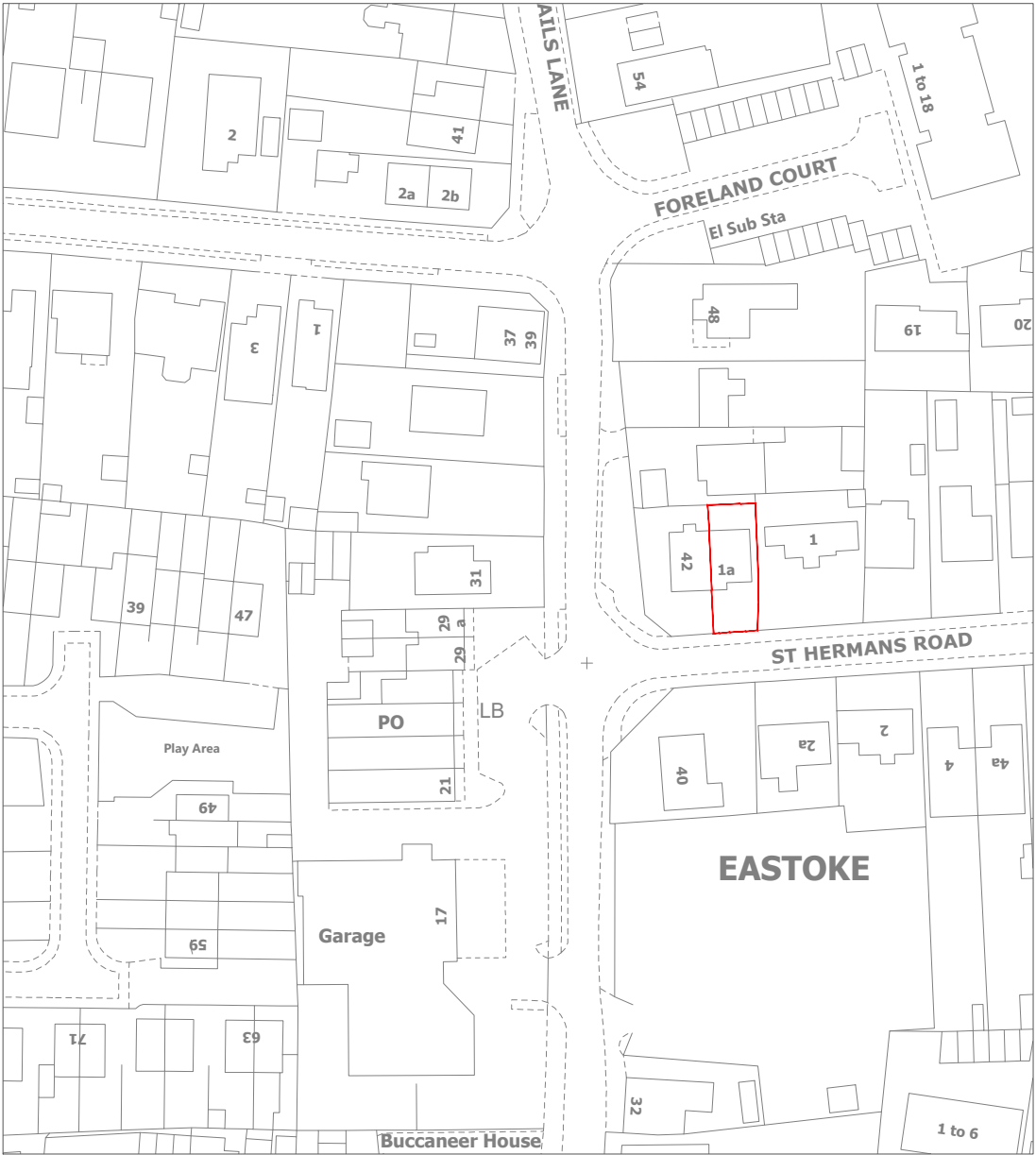
Drawn	Approved
GM	LP

CONTOURS



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NOTES

1. This drawing is prepared solely for planning and building regulation purposes. It is not intended or suitable for construction purposes and should not be used as such.
2. Do not scale dimensions off this drawing. Check all dimensions on site before construction. Final coordination and checks are responsibility of the site team to suit conditions and tolerances before any installation. Report all errors or omissions to Designer/ Architect.
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5. The client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.
6. For any structural steelworks details please refer to structural engineer's drawings & calculations.

REV DATE DRN CHK DESCRIPTION

P01	12.06.26	AM	AB	First issue to client for review and comment
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PROJECT	1A ST HERMANS ROAD
STATUS	PLANNING

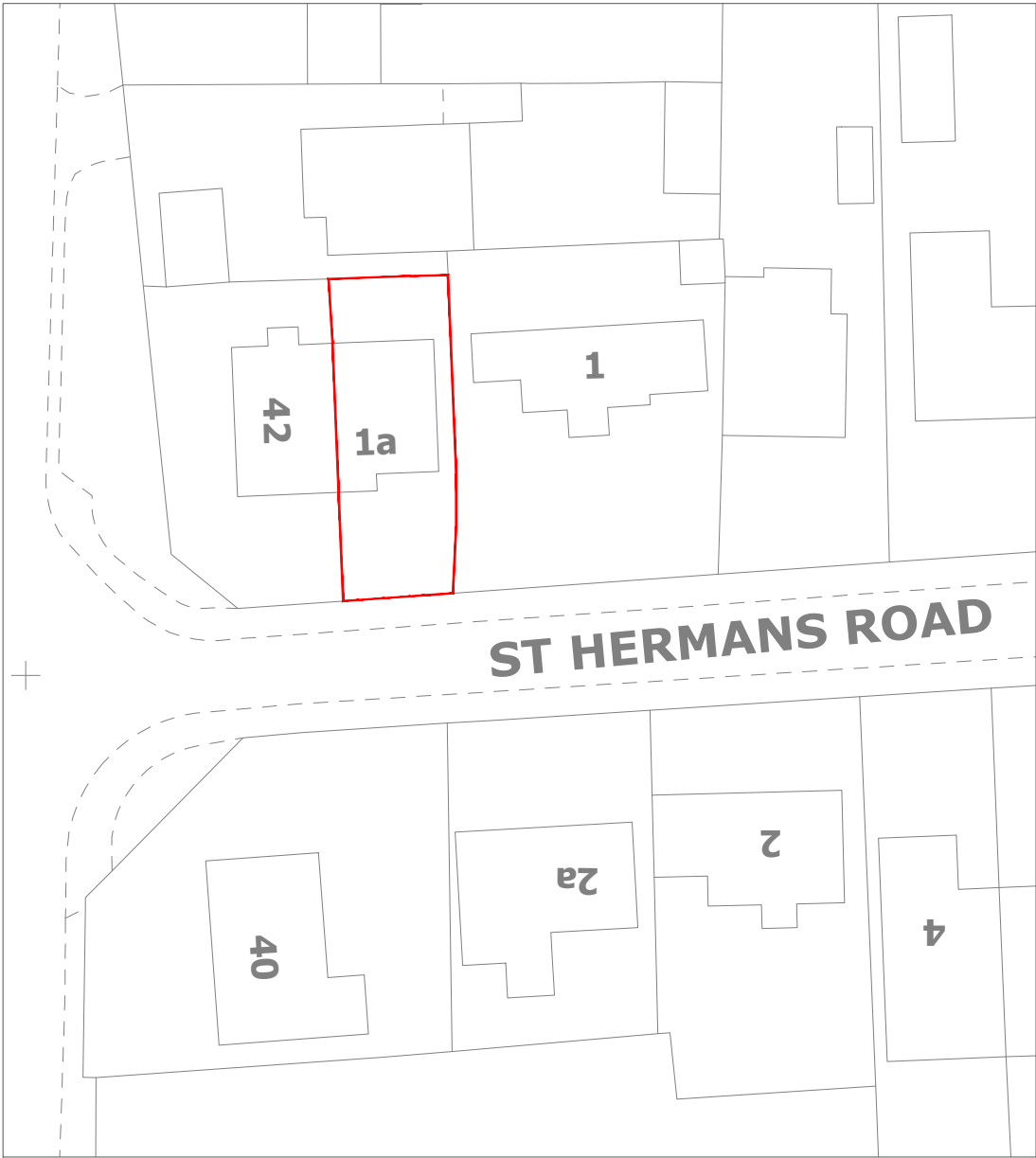


TITLE	LOCATION PLAN
DATE	12.06.2026
DRAWN BY	AM
DRAWING NO	AA-2611B-SH-PL-101-P1

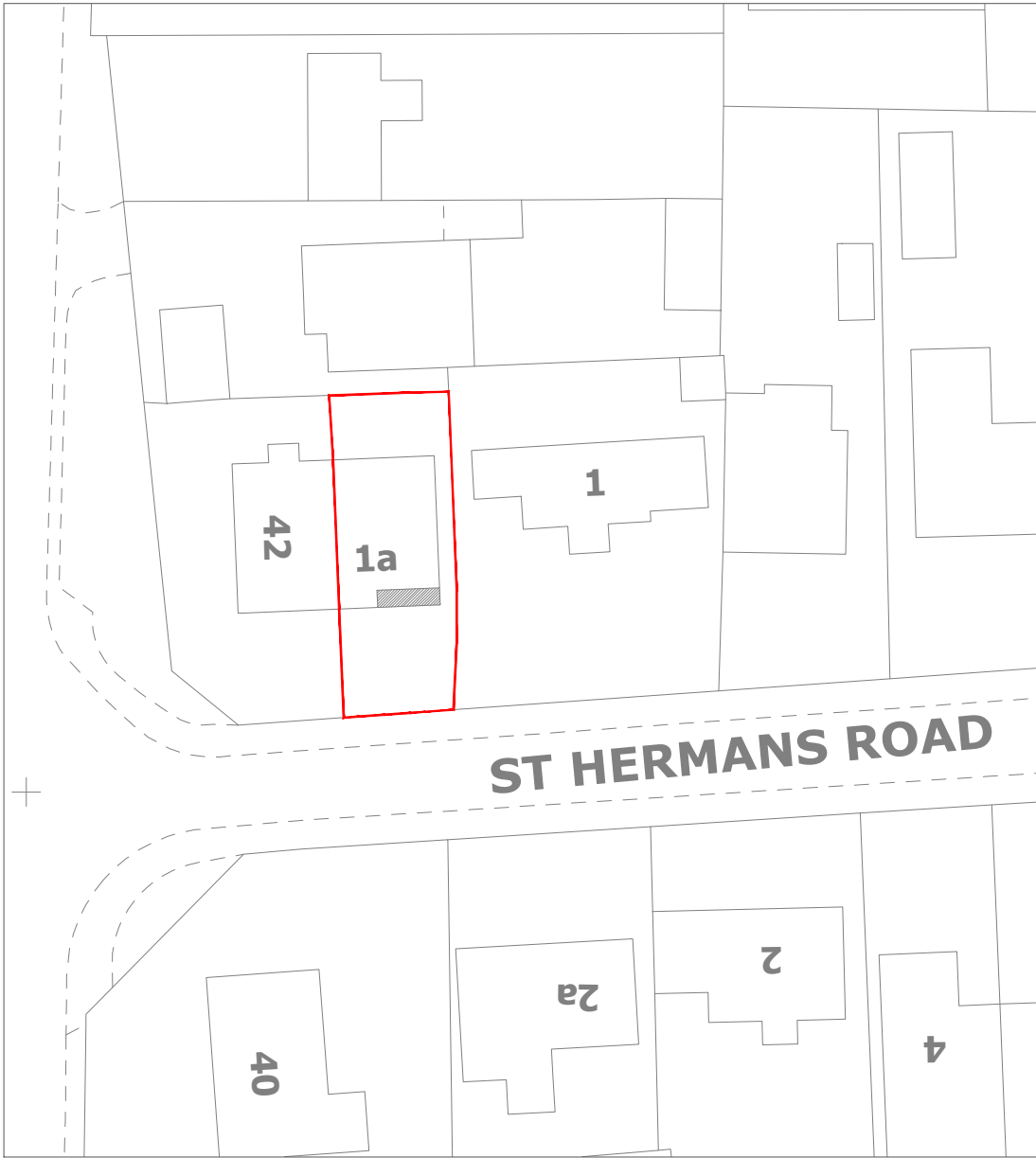
DRAWING NO:

101

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1 EXISTING BLOCK PLAN



2 PROPOSED BLOCK PLAN

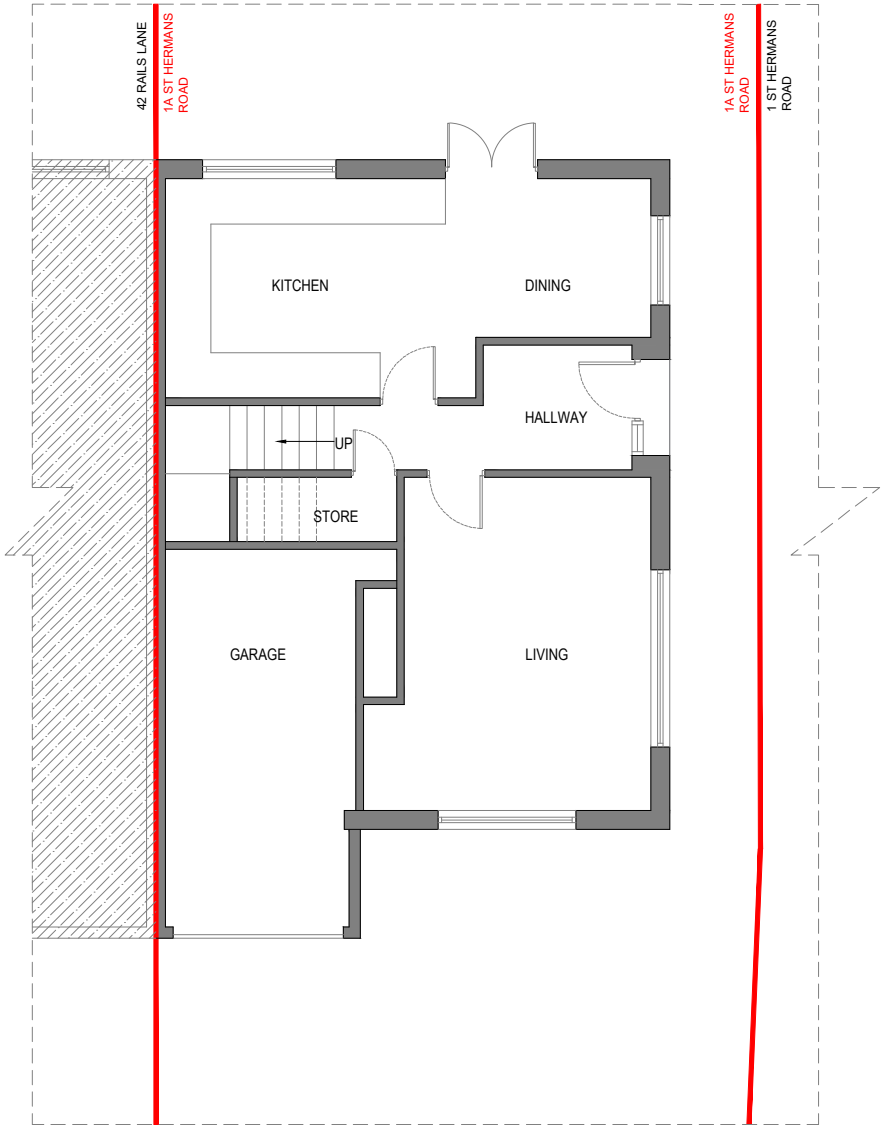
LEGEND

SITE BOUNDARY

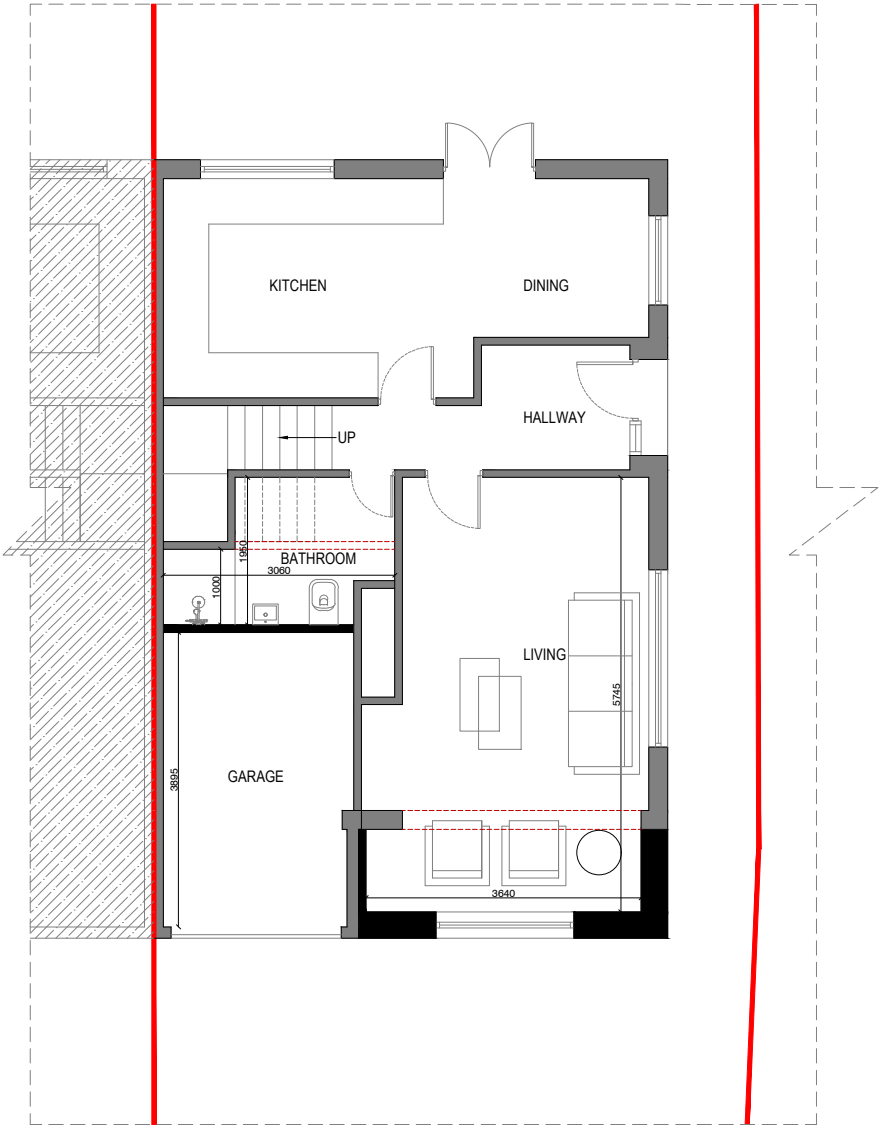
DEMOLITION

EXISTING WALL

PROPOSED WALL



1 EXISTING GROUND FLOOR PLAN

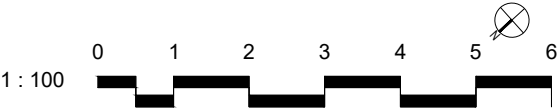


2 PROPOSED GROUND FLOOR PLAN

- NOTES
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PROJECT	1A ST HERMANS ROAD
STATUS	PLANNING



TITLE	EXISTING & PROPOSED GROUND FLOOR PLANS
DATE	12.06.2026
DRAWN BY	AM
DRAWING NO	AA-2611B-SH-PL-103-P1

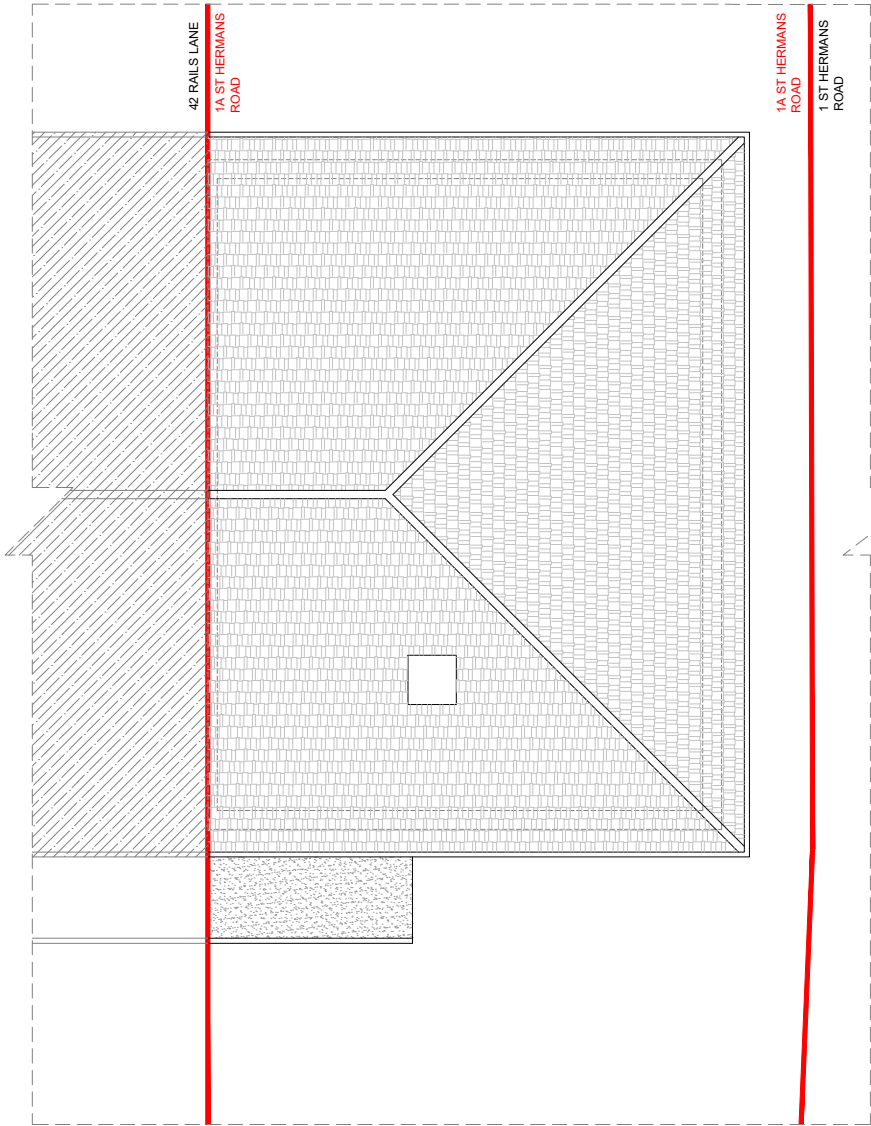
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SITE BOUNDARY

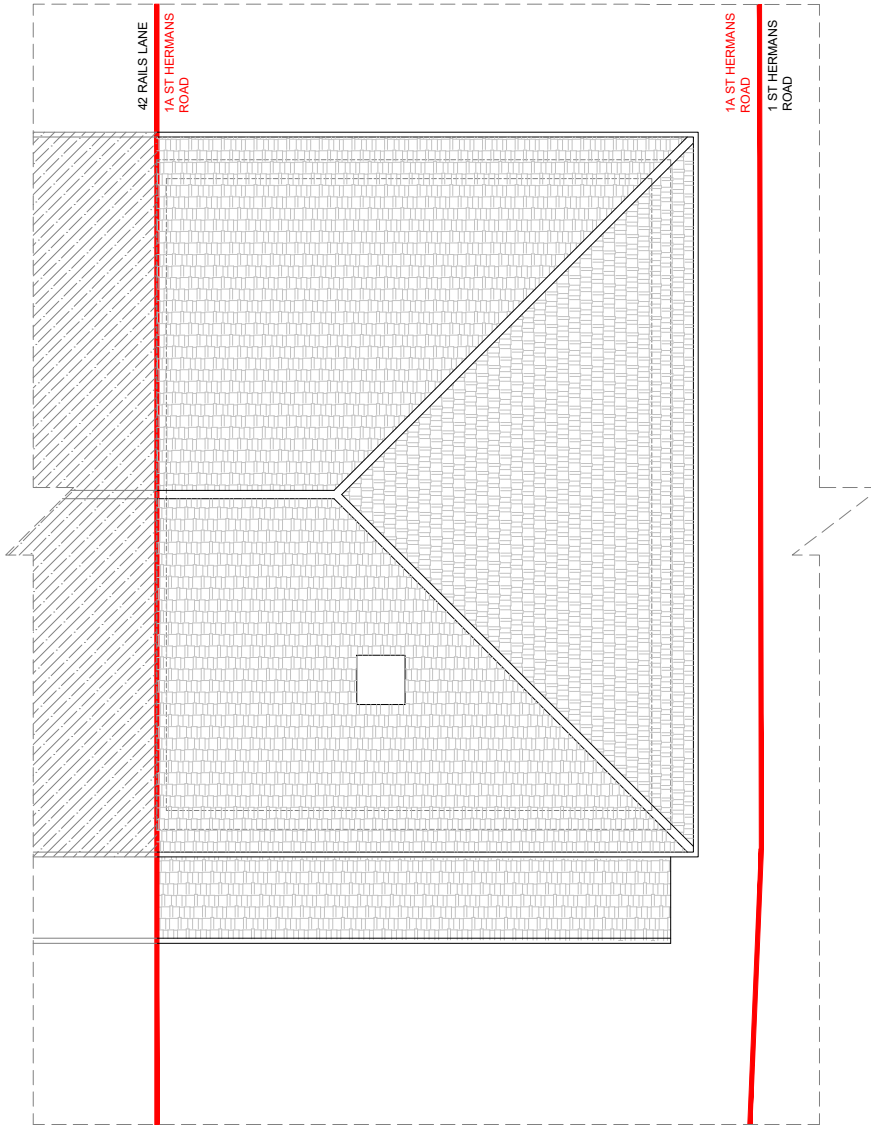
DEMOLITION

EXISTING WALL

PROPOSED WALL



1 EXISTING ROOF PLAN

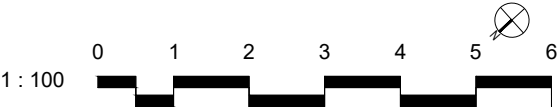


2 PROPOSED ROOF FLOOR PLAN

- NOTES
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PROJECT	1A ST HERMANS ROAD
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TITLE	EXISTING & PROPOSED ROOF PLANS
DATE	12.06.2026
DRAWN BY	AM
DRAWING NO	AA-2611B-SH-PL-104-P1

LEGEND

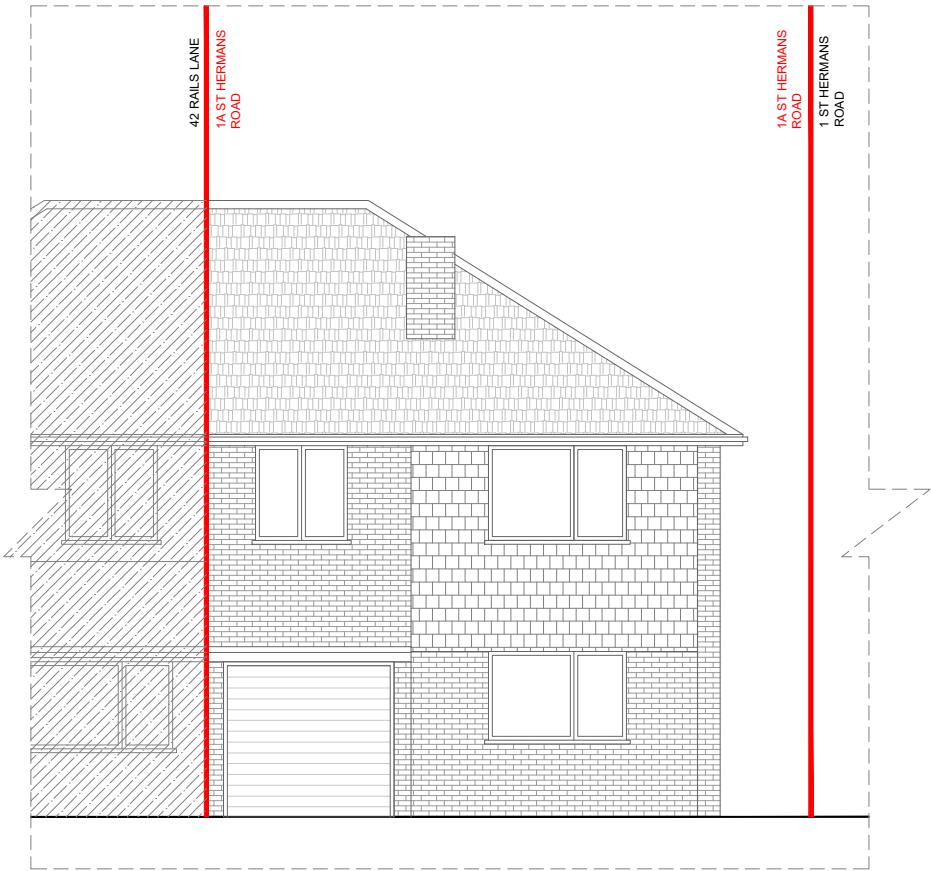
SITE BOUNDARY

DEMOLITION

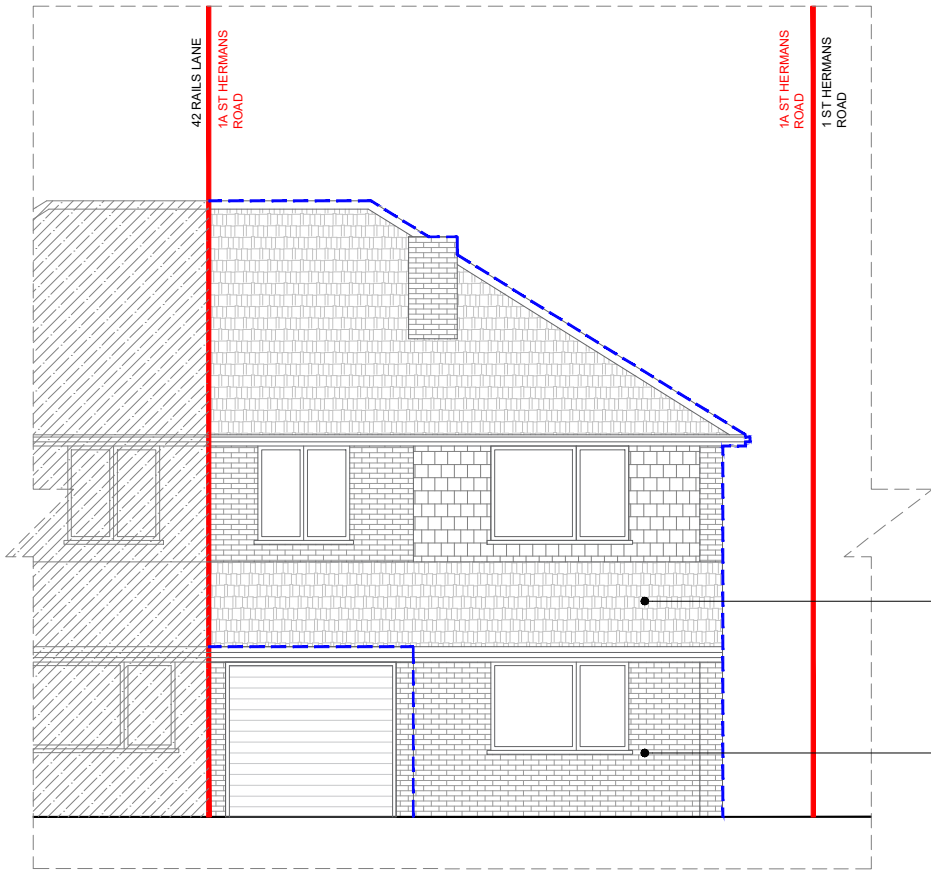
EXISTING WALL

PROPOSED WALL

OUTLINE OF EXISTING ELEVATION



1 EXISTING FRONT ELEVATION



2 PROPOSED FRONT ELEVATION

Proposed roof to match the slope of
No. 42 Rails Lane to create a
symmetrical elevation.

Proposed wall to match
existing

- NOTES
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PROJECT	1A ST HERMANS ROAD
STATUS	PLANNING



TITLE	EXISTING & PROPOSED FRONT ELEVATIONS
DATE	12.06.2026
DRAWN BY	AM
DRAWING NO	AA-2611B-SH-PL-105-P1

LEGEND

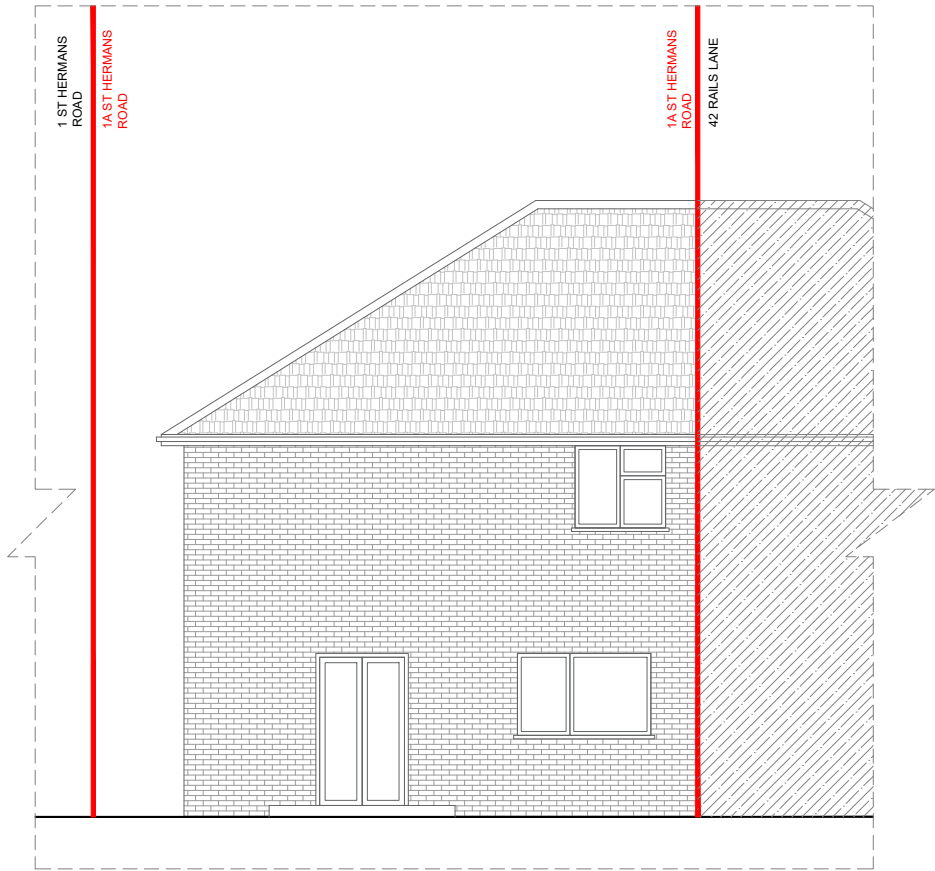
SITE BOUNDARY

DEMOLITION

EXISTING WALL

PROPOSED WALL

OUTLINE OF EXISTING ELEVATION



1 EXISTING REAR ELEVATION (NO CHANGE)

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PROJECT	1A ST HERMANS ROAD
STATUS	PLANNING



TITLE	EXISTING & PROPOSED REAR ELEVATIONS
DATE	12.06.2026
DRAWN BY	AM
DRAWING NO	AA-2611B-SH-PL-106-P1

DRAWING NO:

106

LEGEND

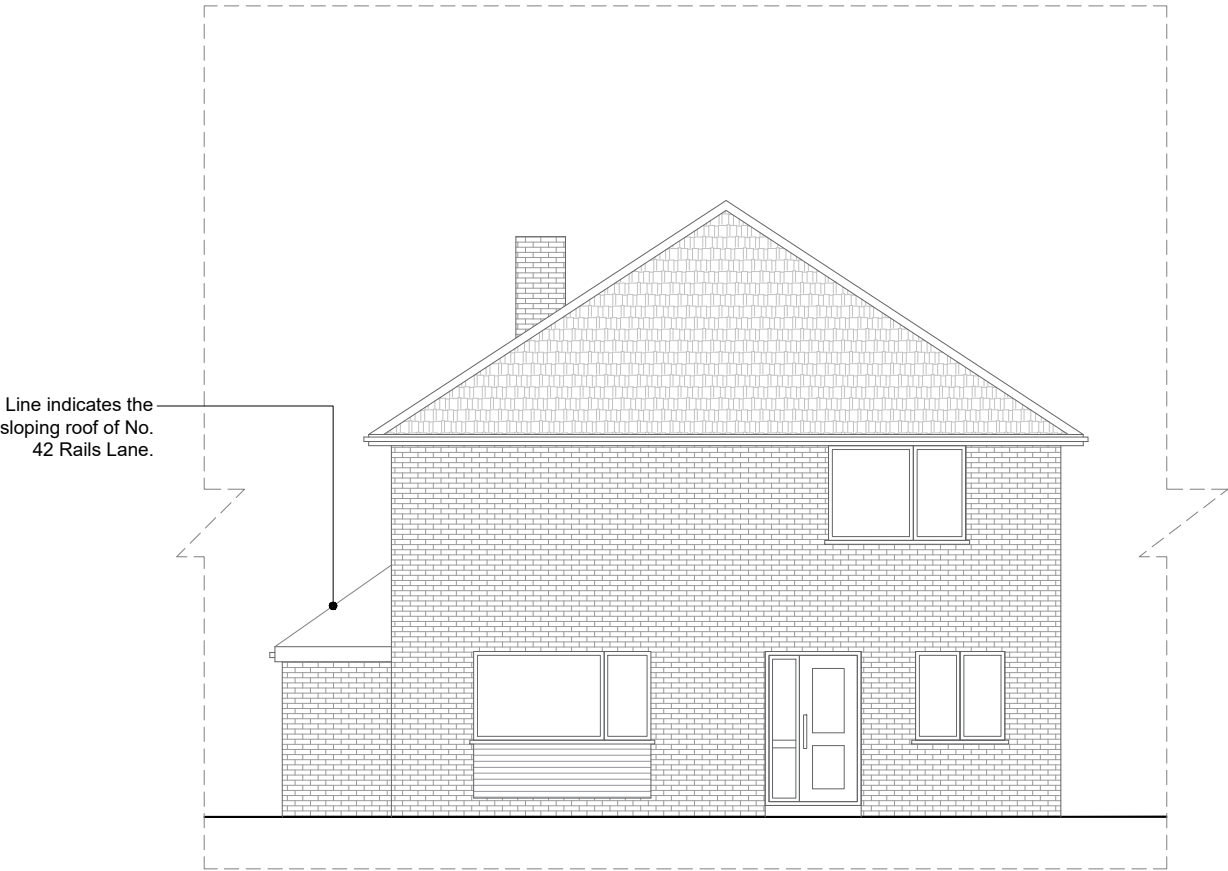
SITE BOUNDARY

DEMOLITION

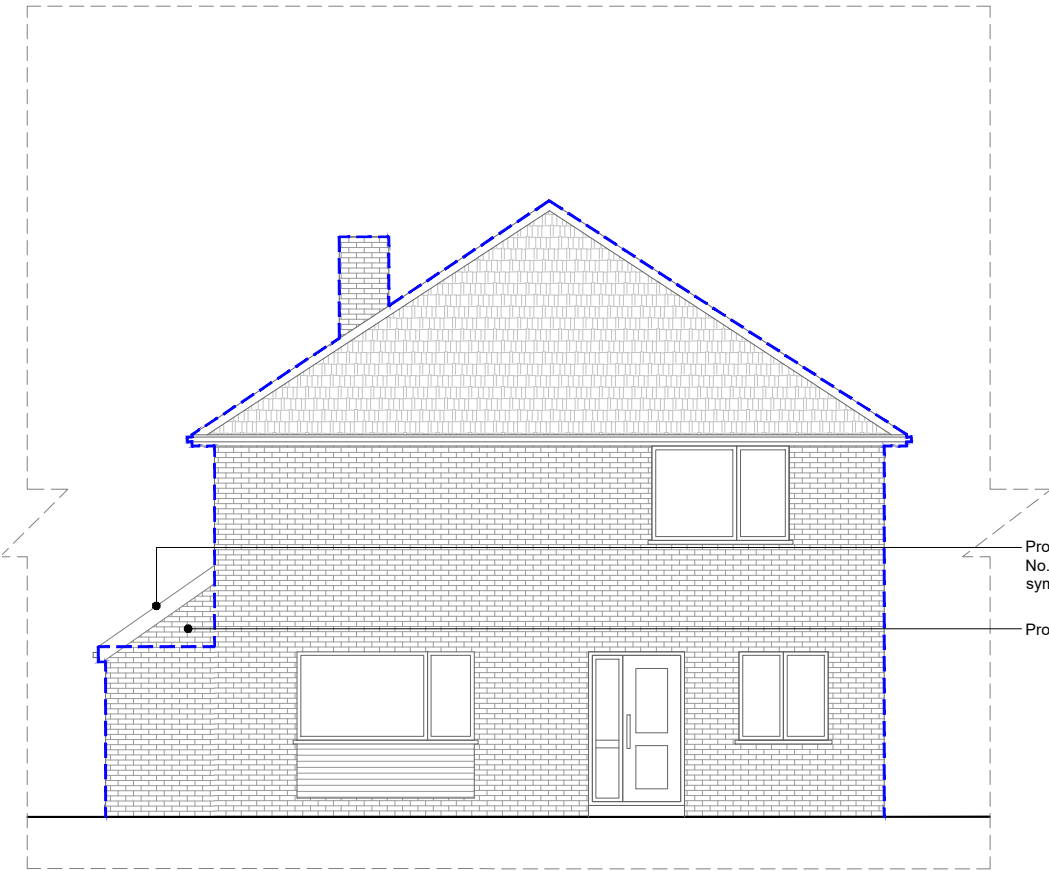
EXISTING WALL

PROPOSED WALL

OUTLINE OF EXISTING ELEVATION



1 EXISTING SIDE ELEVATION



2 PROPOSED SIDE ELEVATION

- NOTES
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P01	12.06.26	AM	AB	First issue to client for review and comment

PROJECT	1A ST HERMANS ROAD
STATUS	PLANNING



TITLE	EXISTING & PROPOSED SIDE ELEVATIONS 1 OF 2
DATE	12.06.2026
DRAWN BY	AM
DRAWING NO	AA-2611B-SH-PL-107-P1

LEGEND

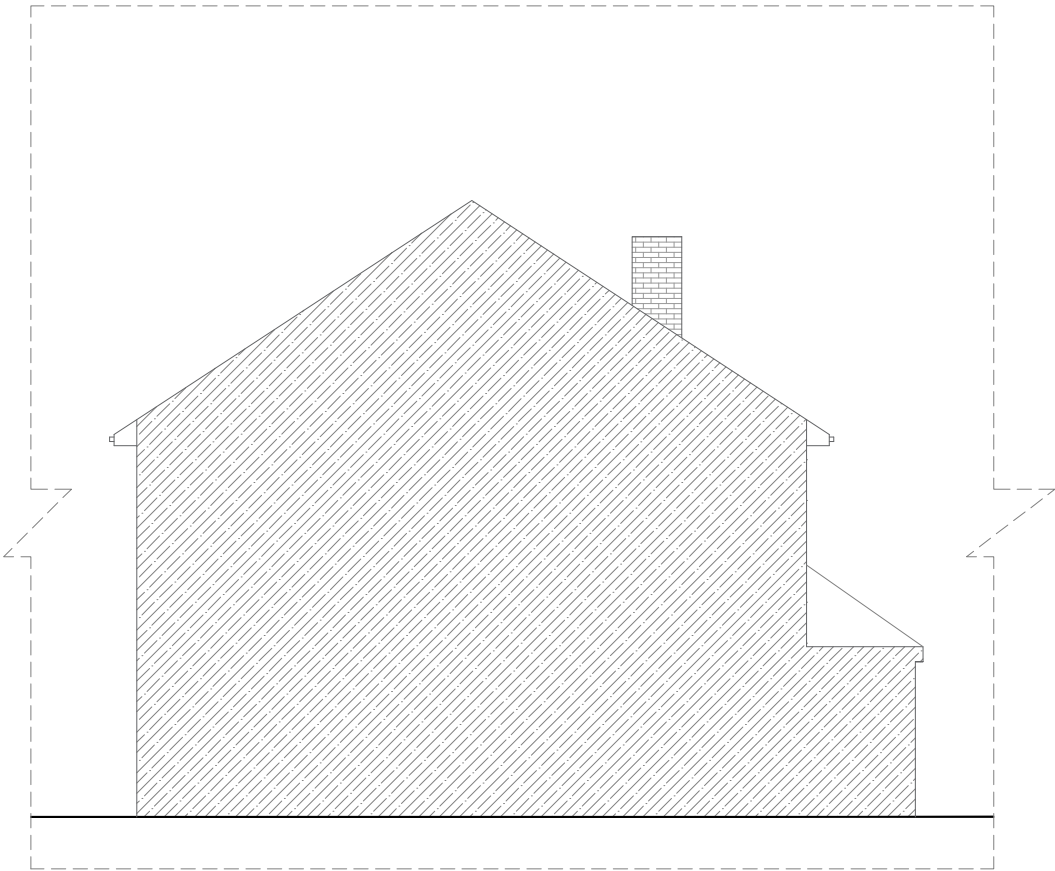
SITE BOUNDARY

DEMOLITION

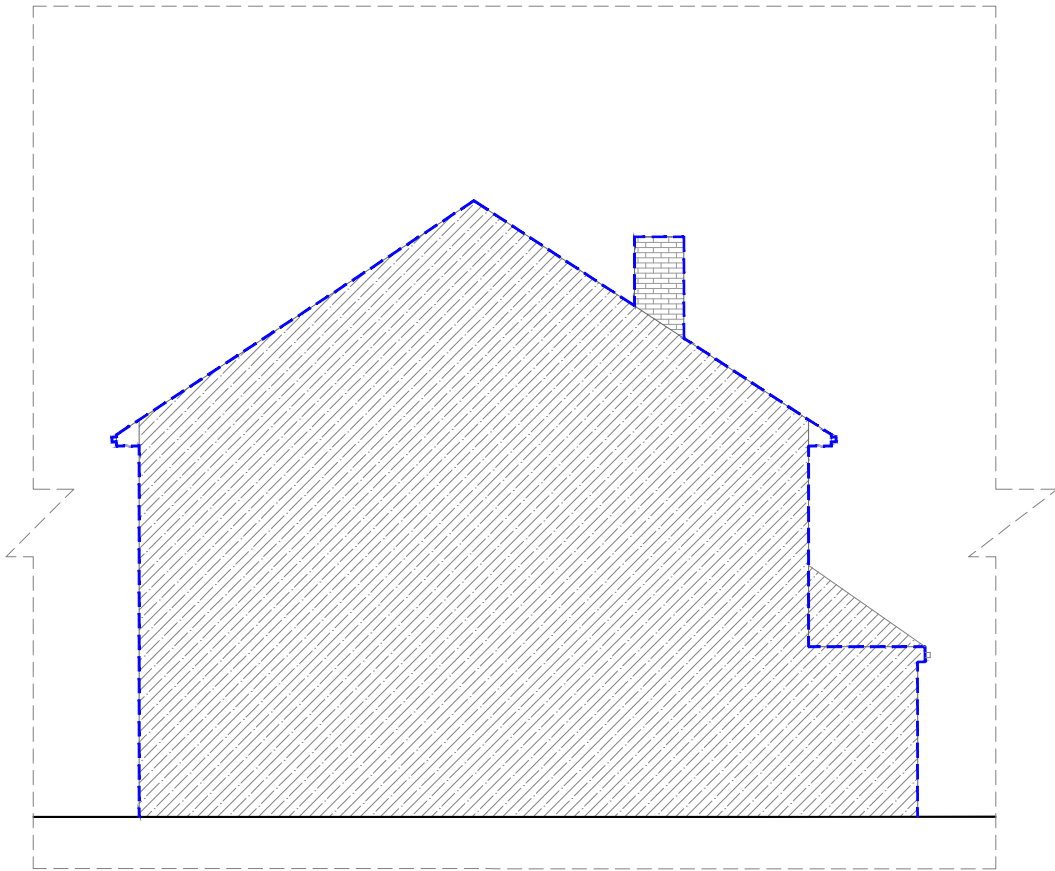
EXISTING WALL

PROPOSED WALL

OUTLINE OF EXISTING ELEVATION



1 EXISTING SIDE ELEVATION



2 PROPOSED SIDE ELEVATION

- NOTES
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PROJECT	1A ST HERMANS ROAD
STATUS	PLANNING



TITLE	EXISTING & PROPOSED SIDE ELEVATIONS 2 OF 2
DATE	12.06.2026
DRAWN BY	AM
DRAWING NO	AA-2611B-SH-PL-108-P1

APPENDIX C
EA CORRESPONDENCE

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██████████
info@floodforplanning.co.uk

Our ref: EIR2026/34205
Your ref: N/A
Date: 12 August 2026

Dear ██████████,

RE: Environmental Information Regulations: EIR2026/34205

Thank you for your request for information regarding flood risk assessment data, which we received on 20th July 2026.

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

For Product 5-7 for the East Solent Coastal Model (2025 Update), please use the following links (Multiple links have been provided due to the file sizes).

- P6 DEF: <https://fcrm.quatrix.it/download/07823ff5-c6d4-4353-8ca9-f64b306241d8>
- P6 UNDEF: <https://fcrm.quatrix.it/download/4d519bd7-e145-456b-9e31-b3b90333b681>
- P5 & P7: <https://fcrm.quatrix.it/download/f0c6c0f3-caf2-4e99-9ac0-b42d0c4dde60>

For Product 5 and 6 for JFLOW Modelling (2008), please use the following link:
<https://fcrm.quatrix.it/download/2751c734-fe8a-4ba1-901b-4463357f62d0>

Product 7 is not available for JFLOW Modelling.

FRA Advisory

Name	Product 5
Description	ESCM (2025 Update), JFLOW Modelling
Licence	Environment Agency Conditional Licence
Conditions	1.0 You may use the Information for your internal or personal purposes and may only sublicense others to use it if you do so under a written licence which includes the terms of these conditions and the

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agreement and in particular may not allow any period of use longer than the period licensed to you.

2.0 Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of 5 years at the end of which it will terminate automatically without notice.

3.0 We have restricted use of the Information as a result of legal restrictions placed upon us to protect the rights or confidentialities of others. In this instance it is because of third party data. If you contact us in writing (this includes email) we will, as far as confidentiality rules allow, provide you with details including, if available, how you might seek permission from a third party to extend your use rights.

4.1 The Information may contain some data that we believe is within the definition of "personal data" under the Data Protection Act 1998, but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the conditions above. This personal data comprises names of individuals or commentary relating to property that may be owned by an individual or commentary relating to the activities of an individual.

4.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.

5.0 The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km². Information about the operation of flood assets should not be published.

6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as "the Data".

	6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free of charge to others such as incorporation into the Environment Agency's Open Data mapping products.
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. May contain Ordnance Survey data © Crown copyright 2017 Ordnance Survey 100024198.

Name	Product 6
Description	Model Output Data for the ESCM (2025 Update), JFLOW Modelling.
Licence	Environment Agency Conditional Licence
Conditions	<p>1.0 You may use the Information for your internal or personal purposes and may only sublicense others to use it if you do so under a written licence which includes the terms of these conditions and the agreement and in particular may not allow any period of use longer than the period licensed to you.</p> <p>2.0 Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of 5 years at the end of which it will terminate automatically without notice.</p> <p>3.0 We have restricted use of the Information as a result of legal restrictions placed upon us to protect the rights or confidentialities of others. In this instance it is because of third party data. If you contact us in writing (this includes email) we will, as far as confidentiality rules allow, provide you with details including, if available, how you might seek permission from a third party to extend your use rights.</p> <p>4.1 The Information may contain some data that we believe is within the definition of "personal data" under the Data Protection Act 1998, but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the conditions above. This personal data comprises names of individuals or</p>

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	<p>commentary relating to property that may be owned by an individual or commentary relating to the activities of an individual.</p> <p>4.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.</p> <p>5.0 The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km². Information about the operation of flood assets should not be published.</p> <p>6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as “the Data”.</p> <p>6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free of charge to others such as incorporation into the Environment Agency's Open Data mapping products.</p>
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Name	Product 7
Description	Calibrated and Verified Model Input Data for the ESCM (2025 Update)
Licence	This information is not immediately available with a licence for use. Please contact us if you want to know if, and under what conditions, we would be able to license you.

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

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

Please get in touch if you have any further queries.

Rights of appeal

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

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and the Freedom of Information Act 2002. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

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

Yours sincerely,



Flood & Coastal Risk Officer

Partnership for Strategic Overview SE Hampshire & Isle of Wight

Flood & Coastal Risk Management

psohiow@environment-agency.gov.uk



Environment
Agency

For homes and habitats



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