

Policy D7: Flood Risk and Coastal Erosion

Introduction

- 2.204 Flood events are becoming more frequent in the UK and the effects of climate change over the longer term mean managing flood risk and coastal erosion is an increasingly important issue in planning for development and determining planning applications. Effective management of this risk can be achieved through locational choices, and where necessary, ensuring that appropriate water management and mitigation measures are put in place to protect the development and the wider community.

Box 7: What are Flood Zones?

There are three Flood Zones (1, 2 and 3) which are defined by the Environment Agency.

Flood Zones refer to the probability of flooding from rivers and the sea and ignore the presence of existing defences because these can be breached, overtopped and may not be in existence for the lifetime of the development.

Flood Zone 1 is the lowest probability of flooding comprising of land that has less than 1 in 1000 annual probability of river or sea flooding (0.1% or less).

Flood Zone 2 is land assessed as having between a 1 in 100 and a 1 in 1000 probability of river flooding (1%-0.1%) or between a 1 in 200 and a 1 in 1000 annual probability of sea flooding (0.5% -0.1%) in any one year.

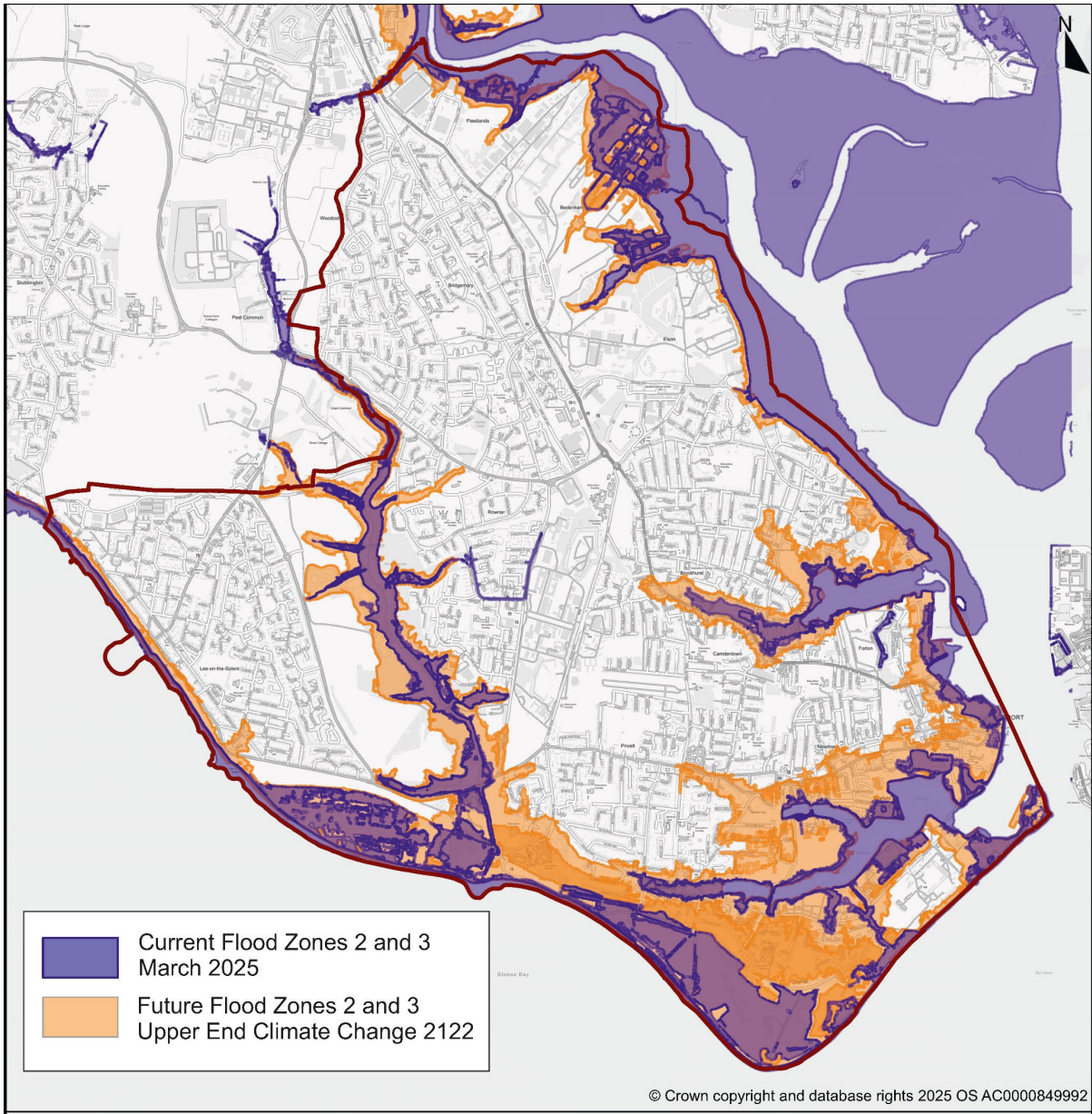
Flood Zone 3 is the highest risk area and is land assessed as having 1 in 100 years or greater annual probability of river flooding (1% or greater) or a 1 in 200 or greater annual probability of flooding from the sea in any year (0.5% or greater)⁹¹.

Local context

- 2.205 Flood risk is a very important issue for the Borough given its coastal location. A total of 362 hectares of land is located within Flood Zones 2 and 3 representing 13% of the Borough's land area (see Plan 9). It is important that the risk to development from flooding is minimised through the protection of the natural floodplain and the tidal regions.

⁹¹ Flood Zones defined in Planning Practice Guidance: www.gov.uk/guidance/flood-risk-and-coastal-change

Plan 9: Flood Zones



POLICY D7: FLOOD RISK AND COASTAL EROSION

- 1. The Council will expect development proposals in areas at risk of flooding (from all sources), either in the present day, or in the future, to demonstrate that they are necessary and can be made safe for their lifetime without increasing the risk of flooding elsewhere in accordance with the NPPF.**
- 2. For development proposals on sites where there is an identified flood risk within Flood Zones 2 and 3 (either in the present day, or in the future) not allocated in the Local Plan, it must be clearly demonstrated that where this is required, the sequential approach for site selection has been followed and the Sequential Test has been met. Where it is necessary to apply the Exception Test, all the associated criteria in the NPPF (or national policy equivalent) must be met to the satisfaction of the Council.**
- 3. A site-specific Flood Risk Assessment (FRA) will be required for development proposals on those sites which are 1 hectare or more⁹² in Flood Zone 1 and for all development on land within Flood Zones 2 and 3. Proposals on land identified in the Council's SFRA as being at increased risk of flooding in the future (e.g. currently in Flood Zone 1 but identified as being in Flood Zone 2 or 3 in the future) must also be accompanied by an FRA.**

The FRA must clearly demonstrate:

- a) flood risk now and in the future from all sources of flooding is taken into account (using the latest climate change projections); and**
- b) the proposal is designed to be safe throughout its design life including where appropriate incorporating suitable flood resistance and resilience measures; and**
- c) safe access and escape can be achieved; and**
- d) any residual risks can be safely managed.**

In exceptional circumstances where this is not possible to achieve, clear and detailed justification as to why this is the case will be required to be submitted for consideration by the Council. All proposals will be assessed on a case-by-case basis to ensure developments can be made safe for their lifetime. In such cases, the developer will be required to provide an appropriate standard of safe refuge(s) and associated facilities within the development. In these circumstances a robust Flood Risk Emergency Plan will need to be submitted with the development proposal.

⁹² Footnotes 62 and 63 of the NPPF (2024) (or equivalent) also apply in cases where a site-specific Flood Risk Assessment would be required for development proposals of less than 1 hectare.

- 4. All new development must ensure there will be no net increase in surface water run-off.**
- 5. Proposals for development should incorporate Sustainable Drainage Systems (SuDS). Such systems must address the following elements:**
 - a) be designed in accordance with the latest best practice, including the use of natural solutions where appropriate;**
 - b) be designed to protect the water quality of the receiving waterbody and designated nature conservation sites;**
 - c) be designed to maximise opportunities for amenity and biodiversity providing multifunctional benefits;**
 - d) ensure that sewerage, sewage disposal facilities and surface water drainage of adequate capacity and design are available;**
 - e) that the required capacity will be provided at the appropriate phase of the construction of the development by agreement with the LPA and LLFA; and**
 - f) appropriate arrangements are put in place for their ownership and whole life maintenance and management.**
- 6. Developers will be expected to deliver the provision of flood risk management infrastructure to make development safe over the lifetime of the development and set out the arrangements for ongoing maintenance and future upgrades and how this will be funded for the lifetime of the development. Developer contributions may also be required for the redesign and/or replacement of existing flood defences. Where required, land will be safeguarded from development in order to provide for current or future flood risk management.**
- 7. Planning permission will be granted for flood risk management measures provided the scheme:**
 - a) Does not individually or cumulatively have a detrimental impact on internationally important habitats and that any necessary avoidance and mitigation measures have been secured.**
 - b) Provides mandatory biodiversity net gain in line with National Regulations and Policy LE8.**
 - c) Is designed to take into account the historic environment in accordance with Policy D10 where this is applicable.**
- 8. Within areas of coastal change, development proposals will only be permitted if in accordance with the latest Government guidance⁹³.**

⁹³ This is currently set out in Planning Practice Guidance: www.gov.uk/guidance/flood-risk-and-coastal-change

EXPLANATION OF POLICY D7

Overall approach (Point 1 of Policy D7)

- 2.206 Managing development and flood risk is an important part of delivering the Council's development strategy. A fundamental part of managing flood risk is through the avoidance of inappropriate development in areas exposed to a higher risk of flooding or in areas at risk from coastal erosion. The key policy message is to guide the most vulnerable development to those areas of lowest risk and within the site itself, to ensure that the most vulnerable uses are located to that part of the site where the probability of risk is lowest, unless there are overriding reasons why this cannot be the case. All proposals will need to ensure that they do not increase flood risk on-site or off-site.
- 2.207 To achieve this at a local level, the Local Plan follows a flood risk management approach of **Assess-Avoid-Manage-Mitigate-Resilience-Adaption** to deliver its long-term planning strategy. There is clearly an important role for new development to play through the regeneration of major sites such as Blockhouse and other waterfront sites which can help deliver improved flood risk management measures that will benefit not only specific development sites but also the wider community by helping to improve the standard of protection available and helping communities to become resilient to coastal change.
- 2.208 The Borough is covered by the North Solent Shoreline Management Plan (NSSMP) which takes account of natural coastal processes, existing defences, and the natural and built environment and is compatible with adjacent coastal areas. A number of actions were identified through the NSSMP including the preparation of a River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy (CFERMS) prepared by the Coastal Partners (CP). This Strategy plays a key role in the successful management of flood risk within the Borough including establishing the business cases and securing external funding for delivering local flood and coastal erosion risk management schemes (FCERMs). The CFERMS was adopted by the Council in 2015 and approved by the Environment Agency in 2016. Since then the policies and actions of the NSSMP have undergone a refresh as part of the national programme led by the Environment Agency. This work was completed in 2024.
- 2.209 Whilst Policy D7 addresses flood risk and coastal erosion, Policy LE13 relates to the wider use of water resources including protecting water quality, reducing water consumption and ensuring appropriate infrastructure is in place for managing wastewater.

Sequential Test and Exception Test (Point 2 of Policy D7)

- 2.210 The Strategic Flood Risk Assessment (SFRA) has been used to inform the allocations process and sites allocated in this Local Plan have undergone

the Sequential Test. In addition to the exception sites allocated in this Local Plan through the Regeneration Area policies, there may be some instances where development may be allowed in Flood Zones 2 and 3. In these cases the requirements of the Sequential Test must be met. If this can be demonstrated, the criteria of the Exception Test will also need to be met. This will include demonstrating that development within a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. These development proposals must comply with the requirements of the NPPF (or equivalent) and meet all of the criteria of Policy D7. Developers must clearly demonstrate compliance with the Sequential Test and Exception Test in a site-specific FRA. The latest Planning Practice Guidance (PPG) (or equivalent) provides detailed guidance on what matters a site-specific FRA should contain to assist developers.

- 2.211 Development proposals located in Flood Zone 1, which would introduce a use that is in a higher flood risk vulnerability classification than the existing use and are shown to be at risk from flooding in the future⁹⁴ must apply the Sequential Test, and where necessary meet the Exception Test. This is necessary in order to steer development towards the areas at lowest risk of flooding in the first instance and to manage and mitigate the risks throughout the development's design life.

Site-specific Flood Risk Assessment (Point 3 of Policy D7)

- 2.212 It is a key objective of the Local Plan to deliver development in a safe and sustainable way minimising flood risk to and from development both now and in the future throughout the design life of the scheme. For all development proposals greater than 1 hectare in Flood Zone 1⁹⁵ and for all new development proposed in Flood Zones 2 and 3 irrespective of size; a site-specific FRA will be required. The Council will expect a site-specific FRA to address a number of key factors including:
- the management of surface-water run-off;
 - how the residual risk will be managed over the lifetime of the development;
 - the funding and maintenance of the appropriate level of infrastructure; and
 - the need to take account of the latest climate change projections.
- 2.213 A FRA will also be required where proposals, including change of use, would introduce a vulnerable use as identified in Annex 3 of the NPPF (or equivalent).

⁹⁴ As shown in the latest SFRA or up-to-date assessment undertaken in line with the latest national planning guidance.

⁹⁵ See NPPF (2024) Footnote 63 (or equivalent)

- 2.214 Where a site is subject to a new planning application, it is expected that the latest climate change projections are taken into account and the FRA updated accordingly.
- 2.215 The FRA will also need to consider all sources of potential flooding including tidal, fluvial, surface water and groundwater flooding. It will need to identify whether the flood risk increases over time from Flood Zone 1 into Flood Zone 2 and/or Flood Zone 3 over time.
- 2.216 The PfSH SFRA and the SFRA for Local Plan sites produced by the Council can be used to guide developers in preparing site-specific-FRAs. Further guidance and information can also be sought from the 'Preparing a flood risk assessment' standing advice page in the PPG (or equivalent) and the Meon and Wallington Catchment Management Plan published by Hampshire County Council. To summarise, when preparing site-specific FRAs, the Council wishes to see evidence of how development proposals will address the following matters:
- follow the flood risk management hierarchy, avoiding areas at highest risk and locating higher vulnerability uses in areas of lowest risk;
 - locate habitable rooms above the design flood level;
 - provide a safe access and escape route wherever feasible;
 - not increase flood risk elsewhere;
 - incorporate flood resilience and resistance measures;
 - demonstrate that it would remain structurally sound during the design flood event;
 - flood warning and evacuation; and
 - demonstrate that residual risk will be managed to a safe level.

Residual risk and safe development (Point 3 of Policy D7)

- 2.217 Residual risks are those risks that remain after applying the sequential approach and taking all the mitigation measures necessary. Residual risk should be addressed in a site-specific FRA which should be proportionate to the scale of the development proposed and the risks involved. The latest PfSH SFRA can be used as a starting point for undertaking this assessment along with the latest NaFRA and NCERM mapping. This matter needs to be assessed early on in the development process so that appropriate measures to manage the residual risk can be identified and accommodated into the site layout.
- 2.218 In accordance with the latest advice in the PPG, developers must provide evidence to show the proposed development would be safe and residual risk can be managed. Therefore, it is recommended the developer prepares a comprehensive flood risk management strategy for the site which will manage risk for the development across the plan period whilst all phases of development are being delivered. In order to comply with the NPPF,

developments in areas of higher flood risk taking into account climate change will need to be made safe for the lifetime of that individual development without increasing flood risk elsewhere.

- 2.219 In addition to the above, proposals for development must show safe access and escape to, and from, the site during the occurrence of a flood event. This must be shown in a site-specific FRA which will accompany a planning application. There may be some exceptional circumstances where it may not be possible to provide a safe access route. The Council considers such occasions where this is the case to be very rare. However, where it is clearly and robustly demonstrated by the developer, through a site-specific FRA, that it would not be possible to deliver a safe access to and from the site then alternative measures must be considered. This should include the provision of an appropriate safe refuge(s) and associated facilities within the development for those people who are unable to leave if a flooding emergency were to occur. This provision would need to demonstrate that it is designed to withstand a 1:200 year event. In such instances it will also be necessary for the developer to prepare a robust Flood Risk Emergency Plan. It is recommended that advice relating to the arrangements for these matters is sought at the pre-application stage.

What are the important considerations for Flood Risk Emergency Plans?

- 2.220 The Council will expect developers to address matters relating to Flood Risk Emergency Plans as part of their assessment and the management of residual risk of flooding through site-specific FRAs. The NPPF and accompanying guidance provides further advice on this issue. The Council will consult with emergency planners and services to ensure that emergency plans are secured and implemented through appropriate planning conditions or planning agreements. Developers should seek to minimise reliance on emergency services to make the development safe. Where the impacts cannot be wholly mitigated, developers need to cover the full cost of any additional emergency services provision needed, consistent with the 'agent of change' policy contained in the NPPF (at paragraph 200)⁹⁶.
- 2.221 Emergency plans will need to take account of the likely impacts of climate change e.g. increased water depths and the impact on escape routes. The Council's SFRA will provide the basis for assessing the level of any hazard posed should a breach in existing defences occur.
- 2.222 In preparing emergency plans, a variety of guidance documents⁹⁷ can be consulted which provide advice on how to prepare plans and the details which should be included. The Council expects emergency plans to include details covering:

⁹⁶ PPG: Flood Risk and Coastal Erosion, Paragraph 048 Reference ID: 7-048-20220825 and NPPF (2024), Paragraph 200.

⁹⁷ Guidance includes: PfSH SFRA – Part 6 – Gosport Borough Council, PPG Flood risk and coastal change, ADEPT/EA Flood Risk Emergency Plans for New Development.

- how a flood warning will be provided and the extent to which advance warning can be given in a flood event;
- what will be done to protect the development;
- how safe refuge can be ensured during a flood event;
- how access to and from the development is provided including for emergency services and details on feasibility;
- the number of people that would require evacuation from the area potentially at risk and details on the vulnerability of users;
- the adequacy of both evacuation routes and identified places that people from evacuated places use/are taken to (taking into account the length of time the evacuation may last);
- the expected time taken to re-establish normal use following a flood event (for example, clean-up times and time to re-establish services).

Design and flood risk

- 2.223 Proposals for incorporating flood resistant and resilient design should be demonstrated in a site specific FRA. Policy D7 seeks to secure appropriate mitigation measures to ensure development is designed so that it is safe, providing certainty to stakeholders that any development in areas of flood risk complies with National Planning Policy and Guidance, other flood risk and design guidance, the PfSH SFRA 2024, and the Council's SFRA for Local Plan Sites 2026.
- 2.224 Consideration of flood risk will be integral in the design of development proposals from the outset. Where a risk from flooding (from all sources) is identified, either in the present day, or in the future, buildings and spaces will be designed to be adaptable and will ensure the proposed development remains safe throughout its design life.
- 2.225 Flood risk management measures can only manage the risk of flooding; they cannot remove it entirely. Where development in higher areas of flood risk is unavoidable, careful consideration needs to be given to the design and layout of the site and other key infrastructure provision located behind flood defences. Flood resilience and resistance techniques should not be regarded as the sole mitigation measure required in terms of managing flood risk. The Council envisage flood resilience and resistance measures⁹⁸ being part of a comprehensive package of appropriate mitigation and reduction measures. Applicants are advised to follow the advice set out in the latest PfSH SFRA⁹⁹ and current best practice guidance for achieving flood resistance and resilience measures in development proposals.

⁹⁸ Examples of flood resistance measures may include: flood doors and windows; flood barriers; concrete floors with damp-proof membranes; airbricks, airbrick covers and vents; water-resistant walls; fitting non-return valves to pipes; land and floor level raising. Appropriate flood resilience measures to reduce damage caused by flood water may include any of the following: raised electrics and sockets; sump and pump systems; the use of water resistant materials in kitchens, bathrooms and for flooring; and keeping valuable items at higher levels.

⁹⁹ Further information can be found in Chapter 7 of the PfSH SFRA Level 1 Part 6 – Gosport Final Report (V4) November 2023.

Surface water run-off (Point 4 of Policy D7)

- 2.226 Surface water management is an important consideration in determining planning applications. FRAs should take account of all types of flooding including surface water flooding. Consideration of surface water flooding should also be addressed for development proposals in all flood risk areas including Flood Zone 1. This should address both the flood risk to the proposed development itself through surface water run-off and the potential impacts on areas adjacent to and downstream of the development.
- 2.227 When considering major developments, (10 or more dwellings, or sites larger than 1 ha), Gosport Borough Council will consult Hampshire County Council (HCC), as Lead Local Flood Authority (LLFA), on the management of surface water drainage. The Local Flood and Water Management Strategy¹⁰⁰ produced by HCC sets out the vision for creating a safer, more resilient Hampshire, and includes policies with which robust flood mitigation plans can be managed. Developers should have regard to this strategy in developing and assessing proposals.
- 2.228 Development proposals should include an indicative drainage strategy to show how the disposal and management of surface water will be addressed. This should include how sustainable drainage will be incorporated into the development. The strategy should be proportionate to the site and the proposed development. Further details on drainage and wastewater are set out in Policy LE13.

Sustainable Drainage Systems (Point 5 of Policy D7)

- 2.229 One way of addressing surface water run-off is through the use of Sustainable Drainage Systems (SuDS). SuDS should be considered in the very early stages of site design and Masterplanning, CIRIA have published guidance¹⁰¹ to assist landowners and developers and site-specific FRAs should investigate the use of SuDS options to manage surface water. Where this is not practicable for new development proposals this will need to be clearly demonstrated. In particular, major developments will be expected to incorporate SuDS unless there is clear evidence that this would be inappropriate. This is mandatory through the implementation of Schedule 3 to the Flood and Water Management Act 2010. Schedule 3 provides a framework for the approval and adoption of drainage systems, a SuDS approving body within unitary and county councils, and national standards on the design, construction, operation, and maintenance of SuDS for the lifetime of the development.

¹⁰⁰ Local Flood and Water Management Strategy, HCC:
www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/local-flood-risk-management-strategy

¹⁰¹ Further information can be found from CIRIA Enabling development. Getting SuDS right from the start (C823F) (2025).

- 2.230 New developments should not increase the level of surface water run-off compared to existing levels on all sites. Opportunities should be sought to reduce these run-off rates to minimise pressure on the foul water networks and also reduce the risk of flooding. Development proposals should include an indicative drainage strategy to demonstrate how the disposal and management of surface water is to be dealt with. This should include how sustainable drainage will be incorporated into the development. This strategy should be proportionate to the site and the proposed development and include provisions for long term future maintenance of these systems. Early consultation with Southern Water is recommended in the design phase of the proposal regarding capacity for waste water for the lifetime of the development (see Policy LE13).
- 2.231 SuDS should seek to maximise environmental benefits. Where a development site drains or is hydrologically linked to a designated site, it is particularly important that SuDS are appropriately designed to protect the water quality of the receiving waterbody and designated nature conservation sites. Where appropriate natural solutions should be used such as tree planting, bioswales and wet woodlands. Not only can these methods substantially slow the flow of water and increase soil infiltration rates, but also provide other benefits such as increased biodiversity and improved water quality. Well-designed SuDs can support the Borough's wider Green Infrastructure Network (see Policy D4) and should be designed to maximise multifunctional benefits.
- 2.232 It is recognised that SuDS can potentially play a role in securing nutrient neutrality in new developments. Therefore, proposed SuDs schemes will need to have the appropriate minimum operational standards and be designed to ensure minimal nitrate loading is achieved. Developers will need to have regard to the policy requirements on this issue as set out in Policy LE13.
- 2.233 Proposals for such systems should also take account of advice from the LLFA. Although in some circumstances the use of SuDS can require substantial land-take, it is considered there are a variety of techniques that can be effectively used in urban areas which can significantly contribute towards controlling surface water run-off without the need for large areas of land. These may include use of green roof systems which can be used in buildings with flat roofs, such as schools and industrial units. Permeable pavements (e.g. in driveways and car parks) limit runoff and maximise potential infiltration opportunities. The latest PPG and relevant industry best practice, for example, the Construction Industry Research and Information Association SuDS Manual (C753)¹⁰² can provide further advice to developers on this matter.

¹⁰² Further advice can be found on the Construction Industry Research and Information Association's website at www.ciria.org and through the Susdrain website www.susdrain.org/delivering-suds/

- 2.234 It is important that the incorporation of SuDS into the design of developments is undertaken at the earliest stages of the planning process. This process should also be informed by relevant contamination investigations and comply with the criteria in Policy LE10, otherwise there is a risk of re-mobilisation of any contaminants in the soils and therefore the pollution of controlled waters.
- 2.235 Ownership and responsibility for the long-term maintenance and management of all the components of SuDS (and other drainage features) should be identified at the earliest opportunity in the planning process so they remain effective, and take into account projected climate change. This should be secured through an appropriate planning condition, which should be for the lifetime of the development. Southern Water will consider the adoption of SuDS subject to particular criteria being met, further guidance is available online¹⁰³. Early consultation with Southern Water is recommended during the design phase of the proposal regarding capacity for wastewater over the lifetime of the development.
- 2.236 It is important that the required capacity will be provided at the appropriate phase of the construction of the development. This should be by agreement with the LPA and LLFA (and in consultation with Southern Water). Operational infrastructure should be provided when required without delay.

New and/or improved flood risk management measures (Point 6 of Policy D7)

- 2.237 New developments will be expected to play a key role in contributing towards the effective delivery of the Council's sustainable development objectives providing a robust 'front line' defence as an integral part of the development where appropriate.
- 2.238 In some instances, it may be necessary to secure a financial contribution for the redesign and/or replacement of existing flood defences and the provision of new flood risk management measures. These will usually be provided as part of the proposal and secured by a planning obligation.
- 2.239 In other circumstances it may be appropriate for the Council to collect developer contributions through CIL to assist in funding improvements to existing and/or the provision of new flood risk management infrastructure. This approach is explained in more detail in Policy D11 which is supported by the Council's Infrastructure Assessment Report¹⁰⁴. Further details for planned programmes for flood infrastructure and specific schemes in Gosport are set out in the River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy and associated documents and delivery of these schemes will be reported in the Council's annual Infrastructure

¹⁰³ Southern Water SuDs Outline Guidance: www.southernwater.co.uk/building-and-developing/help-and-resources/handbooks-and-technical-documents/

¹⁰⁴ The Infrastructure Assessment Report and Infrastructure Funding Statement which incorporates the Infrastructure Delivery Plan can be found: www.gosport.gov.uk/GBLP2042

Funding Statements (IFS) which includes the Infrastructure Delivery Plan (IDP).

- 2.240 It is important to ensure that flood risk can be managed for the lifetime of the development. This includes, where necessary, the maintenance and enhancement of flood management measures including defences which may need to be provided at a future point in the lifetime of the development. It is important to ensure that when maintenance is needed or when replacement or upgrade of the flood defences is required, that sufficient land will be available to allow this to take place. Therefore, it will be necessary to plan for this at the design stage of the scheme and to set out the relevant details for this in a FRA and will be secured through an appropriate planning obligation.

**Impacts of new and/or improved flood risk management measures
(Point 7 of Policy D7)**

Internationally and nationally important habitats

- 2.241 It will be necessary to ensure that new or improved flood risk management measures do not have a detrimental impact on internationally and nationally important habitats. The broad principle for such measures has been established in the North Solent SMP. The accompanying Habitats Regulations Assessment to the SMP indicated the extent of habitat losses anticipated as a result of implementing SMP policy and that these losses will be compensated by the Regional Habitat Creation Programme (RHCP)¹⁰⁵.
- 2.242 There are large areas of the Borough which contain significant habitats (including sites of international and national importance) supporting a wide range of protected species. It is important these areas of nature conservation interest are protected and therefore, applications for flood risk management infrastructure will need to be considered against national policies and the local nature conservation policies in this Local Plan (Policies D5 and LE5-LE7).
- 2.243 Some improvements to identified flood risk management measures may increase the standard of protection to a level over and above that identified through the North Solent SMP, and the River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy. Where such improvements are likely to increase the amount of internationally important intertidal habitat lost to coastal squeeze predicted by the SMP, a project-level HRA will be required. The HRA must demonstrate that it is possible to avoid an adverse effect on the internationally important habitat (including areas outside of the designated sites known to be of importance for the relevant important species). This could be achieved for example by avoiding an increased flood defence footprint.

¹⁰⁵ Details about the Regional Habitat Creation Programme can be found online:
<https://southerncoastalgroup.org.uk/regional-habitat-creation-programme/>

Biodiversity Net Gain

- 2.244 All flood risk management measures should have regard to Policy LE8. Most flood risk management measures present an opportunity to secure a net gain in biodiversity. This can include maximising opportunities for planting and vegetated areas, in preference to engineered solutions, and using natural flood management techniques where appropriate. 'Hard' defences such as sea walls also provide opportunities to implement measures to improve biodiversity. This could include the use of tidal pools and textured sea walls which create habitats for marine plants and animals.

Historic Environment

- 2.245 Many existing flood defences or areas where new flood defences may be required have historic significance, including potential archaeological significance. When considering the upgrade and/or replacement or development of new flood management infrastructure, early discussions should be held with the Council's Conservation and Design Team, Historic England, and Hampshire County Council's Archaeologist.

Development and coastal change (Point 9 of Policy D7)

- 2.246 National policy stipulates that local planning authorities should reduce the risks from coastal change by avoiding inappropriate development in areas likely to be affected by physical changes to the coastline and identifying these as Coastal Change Management Areas (CCMA). A CCMA will only be defined where rates of shoreline change are significant over the next 100 years, taking account of climate change. They will not need to be defined where the accepted shoreline management plan is to hold or advance the line (maintain existing defences or build new defences) for the whole period of the Local Plan. The North Solent Shoreline Management Plan (NSSMP)¹⁰⁶ policy for the whole of the Borough's coast is 'Hold the Line' over the following periods: Epoch 1 (0-20 years); Epoch 2 (20-50 years) and Epoch 3: (50-100 years) therefore it is considered that a CCMA does not need to be identified in the Borough for the plan period up to 2042. However, if during the plan period there is a need to define such an area, this will be determined in accordance with the latest national guidance.
- 2.247 Development proposals should fully take into account the policy approach set out in the NSSMP over the lifetime of the proposed development i.e. for 100 years in the case of residential.
- 2.248 The Council recognises that a 'Hold the Line' policy does not provide a guarantee of central government funding which currently focuses on reducing flood and coastal risks to existing homes and businesses therefore in accordance with point 6 above, developers will need to fund all of the

¹⁰⁶ Available online: <https://environment.data.gov.uk/shoreline-planning>

flood risk management measures to support the development proposal and will need to set out the funding arrangements for the on-going maintenance and/or replacement of these measures for the lifetime of the development. This will be secured through an appropriate planning obligation.

Further information

PfSH Strategic Flood Risk Assessment (PfSH, 2024) Level 1 and Level 2
Strategic Flood Risk Assessment for Local Plan Sites (GBC, 2026)
River Hamble to Portchester Coastal Flood and Erosion Risk Management
Strategy
www.gosport.gov.uk/GBLP2042

Flood Map for Planning (gov.uk)
<https://flood-map-for-planning.service.gov.uk/>

Flood Risk Emergency Plans for New Development (ADEPT/EA)
www.adeptnet.org.uk/documents/adeptea-flood-risk-emergency-plans-new-development

South Marine Plan (2018) Policies S-CC-3 and S-CC-4 seek to minimise the adverse impacts of coastal change, as well as adverse impacts upon flood defence and carbon sequestration.
www.gov.uk/government/publications/the-south-marine-plans-documents

Lead Local Flood Authority, Hampshire County Council
www.hants.gov.uk/landplanningandenvironment/environment/flooding

Hampshire Catchment Prioritisation: Meon/Wallington Catchment
Management Plan (Hampshire County Council, May 2023)
<https://documents.hants.gov.uk/flood-water-management/3-HCC-CMP-MeonandWallington.pdf>

North Solent Shoreline Management Plan (2010)
<https://www.northsolentsmp.co.uk/>

Shoreline Management Plan Explorer
<https://environment.data.gov.uk/shoreline-planning>

National Coastal Erosion Risk Management mapping (DEFRA/EA)
www.gov.uk/check-coastal-erosion-management-in-your-area