

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



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Mapping

Site details	Site Name	Land at St George's Church, Calshot Village
	Area	2.55ha
	Type of development	Residential
	Authority	New Forest National Park Authority
Site overview	<p>Refer to the mapping shown at the end of this site summary table to see how flood risk affects the land (also available by clicking the 'Mapping' button at the top-right of this form).</p> <div data-bbox="633 651 1362 1375"> <p>Site Topography</p> <p>Elevation High Low</p> </div> <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 1000114703 and 100026220.</p> <p>The site is situated on mostly flat land in a wooded area in Calshot Village. The land in the area slopes from the west to the east, with the coast 400m south-east of the site.</p> <p>No significant watercourses run through or near the site, and consequently, fluvial flood risk to the site is low.</p> <p>The site is at a low risk of surface water flooding, with no flooding modelled during more extreme pluvial flood events.</p> <p>The site is not considered to be at risk from tidal flooding, with the coastal Flood Zone 3a (considering 2115 epoch climate change) 130m to the east of the site at its closest.</p>	
	<p>Outline summary of existing drainage features</p> <p>No significant watercourses run through or near the site. The site is located close to the coast.</p>	
Flood history	Historic Flood Map	The historic flood map does not record any flood events within the site.
	Other flood history datasets	No flood or drainage incidents have been recorded within the site.
Sources of flood risk	Flood Zones (Rivers and Sea)	<p>Proportion of site at risk</p> <p>(Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)</p>
		Rivers and Sea combined

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



Mapping

Site details	Site Name	Land at St George's Church, Calshot Village				
	Area	2.55ha				
	Type of development	Residential				
	Authority	New Forest National Park Authority				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		Rivers (fluvial) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		Sea (tidal/coastal) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
	The first map provided at the end of the site summary table displays the location of Flood Zones at the site.					
	Surface Water	Proportion of site at risk (uFMfSW) (Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)				
		30-year		100-year		1,000-year
		0%		0%		0%
		No modelled surface water flood risk within the site.				
	Groundwater	ASTGWF mapping indicates that the site is located within a 1km grid area where the susceptibility to groundwater flooding is < 25%.				
	Reservoir	This site is not indicated to be at risk of inundation in the event of reservoir failure				
Climate Change (Year 2115)	Proportion of site in Flood Zone 3a (including Flood Zone 3b). Reported for: River & Sea combined Rivers (fluvial) only Sea (tidal/coastal) only (each climate change allowance reflects the year 2115)	Flood Zone 3a (Present day)	Flood Zone 3a (Central estimate)	Flood Zone 3a (Higher Central estimate)	Flood Zone 3a (Upper End estimate)	
		0% (R&S)	0% (R&S)	0% (R&S)	0% (R&S)	
		0% (R only)	0% (R only)	0% (R only)	0% (R only)	
		0% (S only)	0% (S only)	0% (S only)	0% (S only)	
Outline implications for the site		Climate change has no impact on tidal or fluvial flooding at the site, with the entire site remaining in Flood Zone 1.				
Outline summary for potential implementation of SuDS		Infiltration may be possible at the site, as ASTGWF data indicates a risk of groundwater emergence is below 25%. Infiltration testing and evaluation of long term ground water fluctuations will be a consideration when evaluating the feasibility of soakaway discharges, as the low risk may be associated with a low-permeability geological setting at the site. ASTGWF data is an indicator of risk, and is not suited for site level assessment. It is recommended that detail site investigation is undertaken in order to understand the hydrogeology of the site.				
Outline scope of potential measures to address flood risk management and drainage issues		There are no major watercourse features on the site and thus careful consideration must be given to how runoff from proposed development will be managed under design and exceedance conditions.				
Planning implications	NPPF Exception Test considerations	On the basis that the proposed development can be located in Flood Zone 1 then the Exception Test will not need to be performed.				

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables

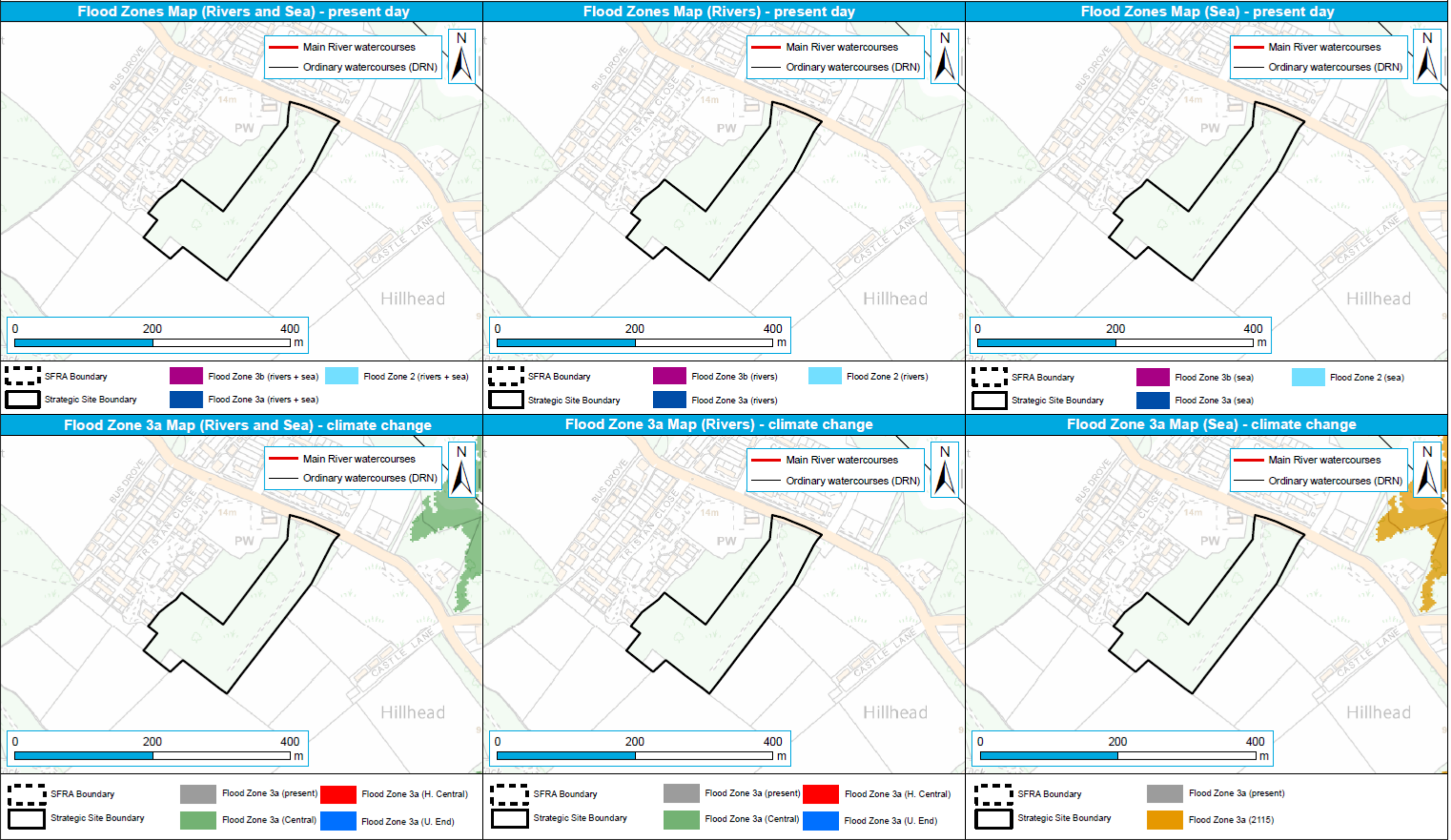


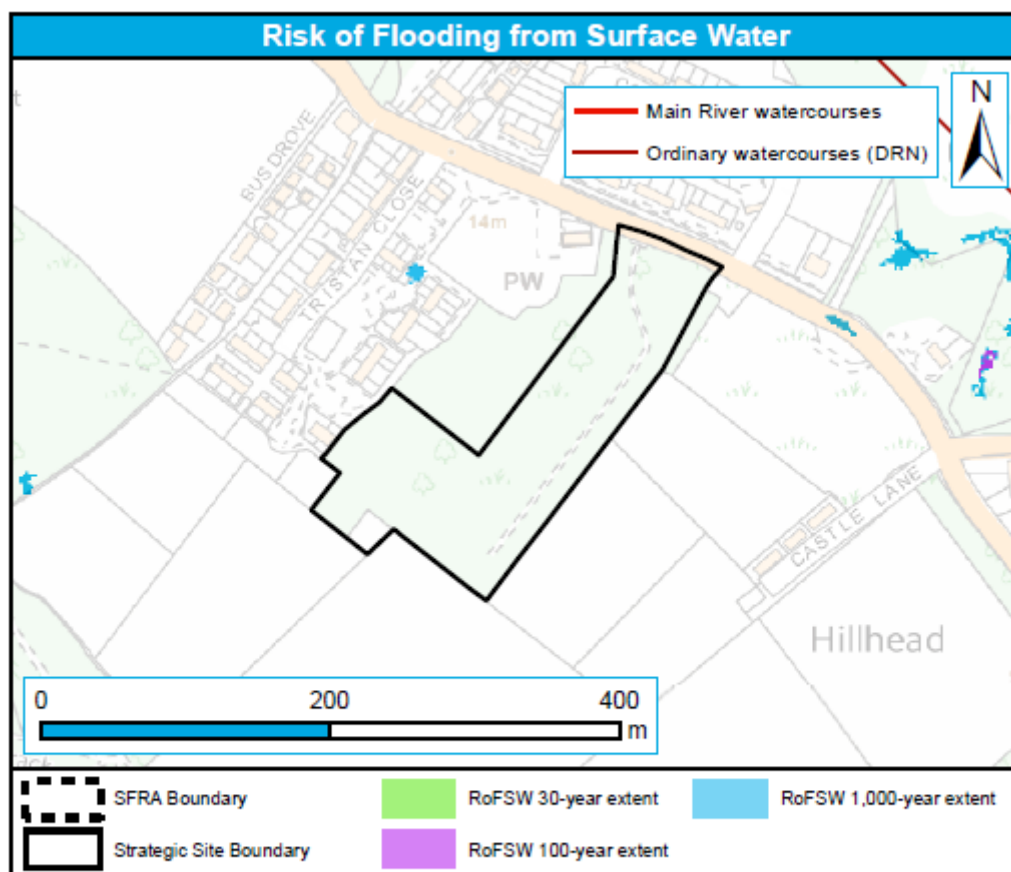
Mapping

Site details	Site Name	Land at St George's Church, Calshot Village
	Area	2.55ha
	Type of development	Residential
	Authority	New Forest National Park Authority
	High level summary of matters that should be investigated further in developers' site-specific flood risk assessments (note: preparation of detailed baseline assessments might reveal further issues)	<ul style="list-style-type: none"> Site investigations to identify groundwater conditions should be performed to evaluate the potential for infiltration drainage solutions and to improve understanding of the probability of groundwater flood risk.
	Outline summary of potential risks and issues that could arise downstream as a consequence of development	<ul style="list-style-type: none"> Increased runoff could increase flood risk to the B3053 at Calshot Disruption to surface flow routes or location of development in land at risk from surface flooding must be addressed in an FRA, for normal and exceedance events.

Site name	Land at St George's Church, Calshot Village	New Forest Strategic Flood Risk Assessment Level 1 - Phase Three site mapping	  
Authority	New Forest National Park Authority		

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New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



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Mapping

Site details	Site Name	Land at Uncle Tom's Cabin, Romsey Road, Cadnam
	Area	0.87ha
	Type of development	Residential
	Authority	New Forest National Park Authority
Site overview	<p>Refer to the mapping shown at the end of this site summary table to see how flood risk affects the land (also available by clicking the 'Mapping' button at the top-right of this form).</p> <div data-bbox="632 649 1356 1370"> <p>Site Topography</p> <p>Elevation</p> <p>High Low</p> </div> <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 1000114703 and 100026220.</p> <p>The site gently slopes from the south-west to north-east, and borders existing properties to the south. The site is situated between two main rivers, the Cadnam River to the north-west, and the Pollardsmore Stream to the south-east.</p> <p>The site is at risk from fluvial flooding, with the lower third of the site situated within Flood Zone 3b, and the highest third remaining within Flood Zone 1. Access to the site is also within Flood Zone 3.</p> <p>Surface Water flooding affects the lower northern area of the site, and during extreme pluvial flood events, 95% of the site is flooded.</p> <p>The site is not considered to be at risk from tidal flooding.</p>	
	<p>The site is situated in between two main rivers (the Cadnam River and Pollardsmore Stream), with small pods or retention basins present to the east of the site near the Pollardsmore Stream.</p>	
Flood history	Historic Flood Map	The historic flood map does not record any flood events within the site.
	Other flood history datasets	No flood or drainage incidents have been recorded within the site.
Sources of flood risk	Flood Zones (Rivers and Sea)	<p>Proportion of site at risk</p> <p>(Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)</p>

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



Mapping

Site details	Site Name	Land at Uncle Tom's Cabin, Romsey Road, Cadnam				
	Area	0.87ha				
	Type of development	Residential				
	Authority	New Forest National Park Authority				
		Rivers and Sea combined				
		FZ3b	FZ3a	FZ2	FZ1	
		36%	20%	8%	36%	
		Rivers (fluvial) only				
		FZ3b	FZ3a	FZ2	FZ1	
		36%	20%	8%	36%	
		Sea (tidal/coastal) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		The first map provided at the end of the site summary table displays the location of Flood Zones at the site.				
	Surface Water	Proportion of site at risk (uFMfSW) (Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)				
		30-year		100-year		1,000-year
		19%		13%		63%
		High risk of surface water flooding, with large extents of the site at risk during higher return period events, and 95% of the site flooded during the extreme pluvial flood event.				
	Groundwater	ASTGWF mapping indicates that the site is located within a 1km grid area where the susceptibility to groundwater flooding is >= 75%.				
	Reservoir	This site is indicated to be at risk of inundation in the event of reservoir failure				
	Climate Change (Year 2115)	Proportion of site in Flood Zone 3a (including Flood Zone 3b). Reported for: River & Sea combined Rivers (fluvial) only Sea (tidal/coastal) only (each climate change allowance reflects the year 2115)	Flood Zone 3a (Present day)	Flood Zone 3a (Central estimate)	Flood Zone 3a (Higher Central estimate)	Flood Zone 3a (Upper End estimate)
56% (R&S) 56% (R only) 0% (S only)			61% (R&S) 61% (R only) 0% (S only)	61% (R&S) 61% (R only) 0% (S only)	64% (R&S) 64% (R only) 0% (S only)	
Climate change has a moderate impact on fluvial flooding at the site, with extents increasing by 5% to 8% depending on the climate change scenario. The site is already at considerable fluvial flood risk. The site remains within tidal Flood Zone 1.						
Outline implications for the site						
Outline summary for potential implementation of SuDS		Infiltration may be restricted by high groundwater levels, as evidenced by the ASTGWF data indicating greater than 75% chance of groundwater emergence. The presence of permanent lakes and the sites low elevation and proximity to the tidal River Test indicate that groundwater levels are elevated at the site.				
Outline scope of potential measures to address flood risk management and drainage issues		The flood extents and mechanisms should be preserved to avoid exacerbation of risk in the future. This can be most simply achieved by locating development in areas where flood risk is low (Zone 1) as far as is practicable.				

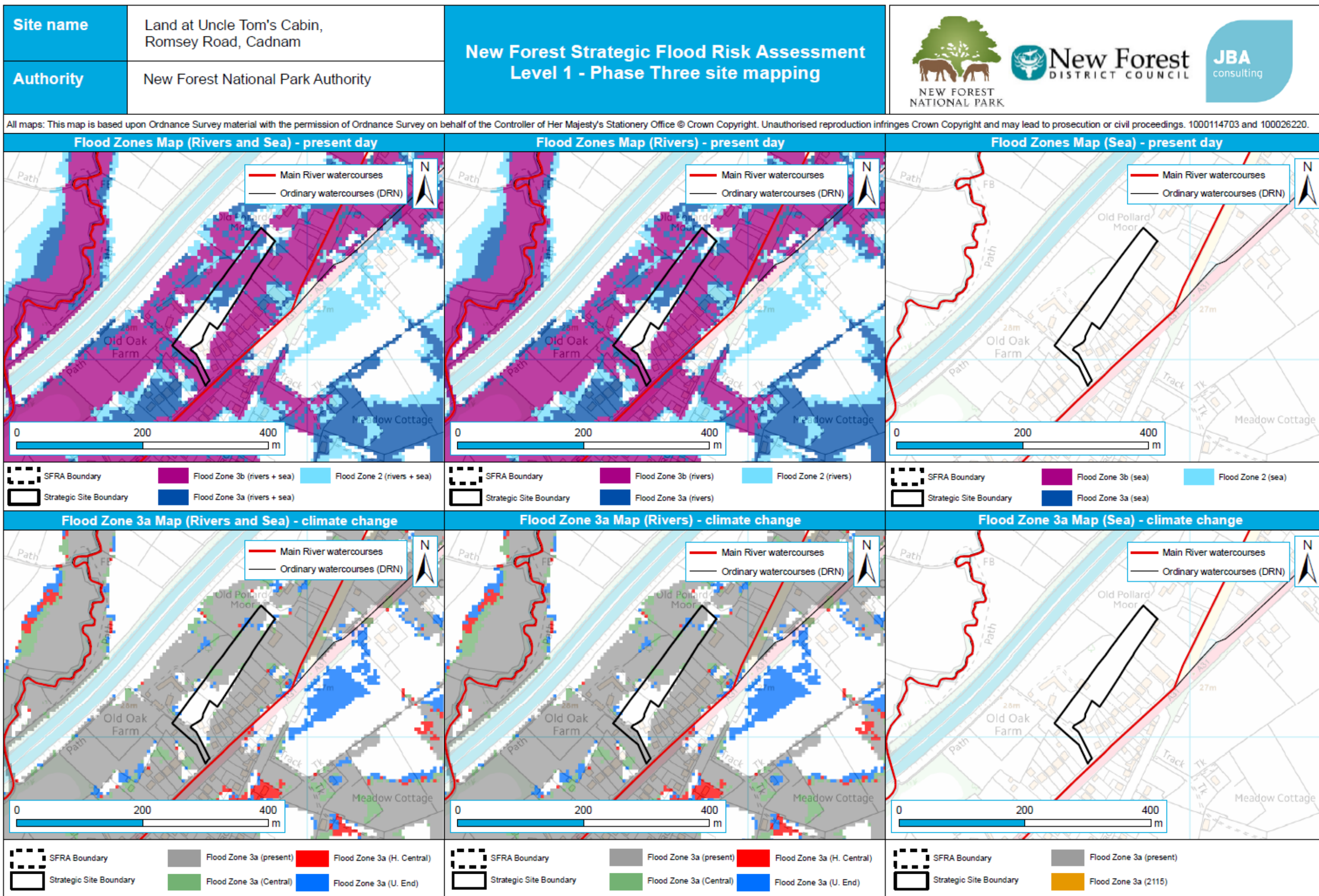
New Forest Strategic Flood Risk Assessment

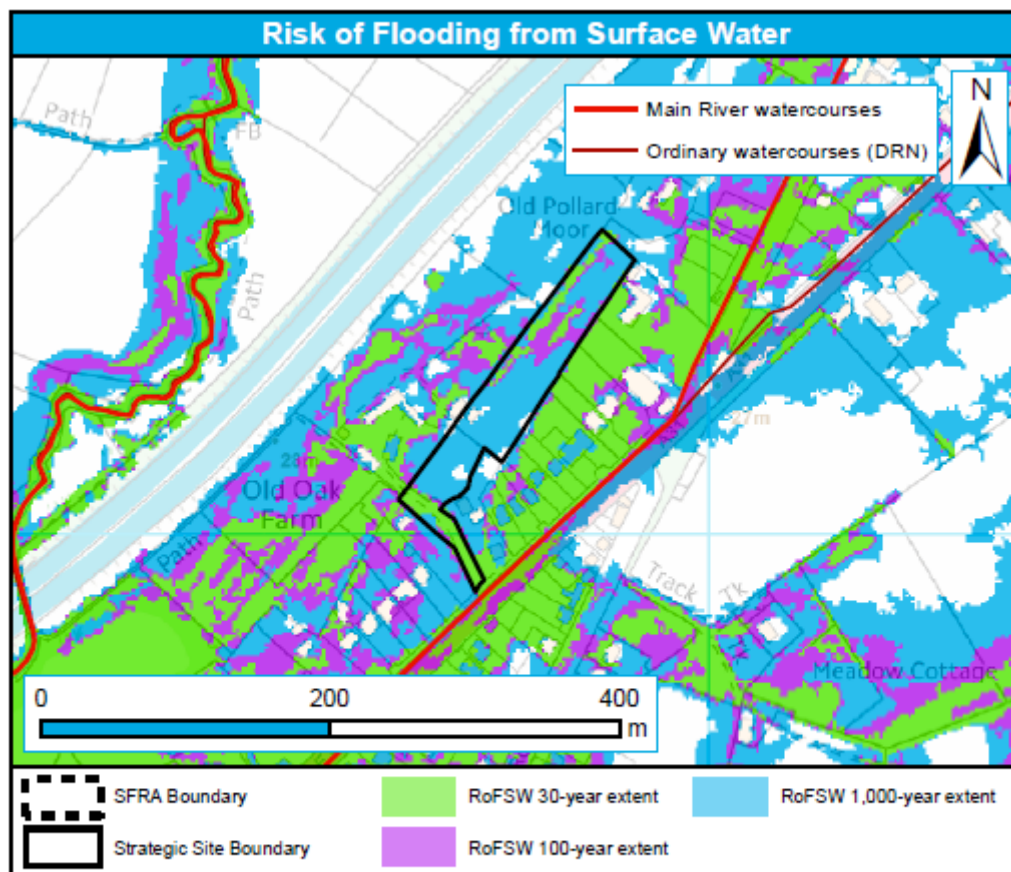
Phase Three Site Summary Tables



Mapping

Site details	Site Name	Land at Uncle Tom's Cabin, Romsey Road, Cadnam
	Area	0.87ha
	Type of development	Residential
	Authority	New Forest National Park Authority
		<p>The site is at considerable fluvial flood risk, and consideration will have to be given to flood risk management measures so development is safe for the intended lifetime</p> <p>Investigations will be required to evaluate whether infiltration SUDS is a feasible option, due to a high risk of groundwater emergence. Drainage can utilise existing ordinary watercourses on site, and utilise existing ditches and surface water sewers that may be present around existing development. Discharges should be attenuated so that proposed discharges do not increase the magnitude of flood flows or flood risk in receiving watercourses.</p>
Planning implications	NPPF Exception Test considerations	<p>On the basis that the proposed development can be located in Flood Zone 1 then the Exception Test will not need to be performed. If it is proposed to include built development that encroaches onto land in Zone 3a then consideration should be given to the evidence required to demonstrate that the Exception Test can be satisfied.</p>
	High level summary of matters that should be investigated further in developers' site-specific flood risk assessments (note: preparation of detailed baseline assessments might reveal further issues)	<ul style="list-style-type: none"> Site investigations to identify groundwater conditions should be performed to evaluate the potential for infiltration drainage solutions and to improve understanding of the probability of groundwater flood risk. Evaluation of Flood Risk Management measures so development is safe.
	Outline summary of potential risks and issues that could arise downstream as a consequence of development	<ul style="list-style-type: none"> Increased runoff may increase flows to the Pollardsmoore Stream and may increase flood risk to the residential area to the east of the site along Romsey Road and downstream at Newbridge. Disruption to surface flow routes or location of development in land at risk from surface flooding must be addressed in an FRA, for normal and exceedance events.





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New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



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Mapping

Site details	Site Name	Land to the south of Church Lane, Sway
	Area	5.38ha
	Type of development	Residential
	Authority	New Forest National Park Authority
Site overview	<p>Refer to the mapping shown at the end of this site summary table to see how flood risk affects the land (also available by clicking the 'Mapping' button at the top-right of this form).</p> <div data-bbox="632 649 1362 1375"> <p>Site Topography</p> <p>Elevation: High to Low</p> </div> <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 1000114703 and 100026220.</p> <p>The site is situated on land that slopes from south-west to north-east. The northern extent of the site drops towards a tributary of the Avon Water.</p> <p>The majority of the site is at a low risk of Fluvial Flooding, with the northern tip residing within Flood Zones 2 to 3b, including climate change allowances.</p> <p>Most of the site is not at risk from surface water flooding, except for the northern area of the site close to the Main River, and small areas of flooding near Church Lane to the north-west of the site during extreme pluvial flood events.</p> <p>The side is not considered to be at risk of tidal flooding.</p>	
	<p>A tributary of the Avon Water runs past the northern border of the site.</p>	
Flood history	Historic Flood Map	The historic flood map does not record any flood events within the site.
	Other flood history datasets	No flood or drainage incidents have been recorded within the site.
Sources of flood risk	Flood Zones (Rivers and Sea)	<p>Proportion of site at risk</p> <p>(Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)</p>
		Rivers and Sea combined

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



Mapping

Site details	Site Name	Land to the south of Church Lane, Sway				
	Area	5.38ha				
	Type of development	Residential				
	Authority	New Forest National Park Authority				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		Rivers (fluvial) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		Sea (tidal/coastal) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		The first map provided at the end of the site summary table displays the location of Flood Zones at the site.				
	Surface Water	Proportion of site at risk (uFMfSW) (Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)				
		30-year		100-year		1,000-year
		0%		0%		1%
		Low surface water flood risk at the site, with flooding limited to watercourses and the site boundary to the north.				
	Groundwater	AStGWF mapping indicates that the site is located within a 1km grid area where the susceptibility to groundwater flooding is < 25%.				
	Reservoir	This site is indicated to be at risk of inundation in the event of reservoir failure				
Climate Change (Year 2115)	Proportion of site in Flood Zone 3a (including Flood Zone 3b). Reported for: River & Sea combined Rivers (fluvial) only Sea (tidal/coastal) only (each climate change allowance reflects the year 2115)	Flood Zone 3a (Present day)	Flood Zone 3a (Central estimate)	Flood Zone 3a (Higher Central estimate)	Flood Zone 3a (Upper End estimate)	
		0% (R&S)	0% (R&S)	0% (R&S)	0% (R&S)	
		0% (R only)	0% (R only)	0% (R only)	0% (R only)	
		0% (S only)	0% (S only)	0% (S only)	0% (S only)	
Outline implications for the site		Climate change has no impact on tidal or fluvial flooding at the site, with the entire site remaining in Flood Zone 1.				
Outline summary for potential implementation of SuDS		Infiltration may be possible at the site, as ASTGWF data indicates a risk of groundwater emergence is below 25%. Infiltration testing and evaluation of long term ground water fluctuations will be a consideration when evaluating the feasibility of soakaway discharges, as the low risk may be associated with a low-permeability geological setting at the site. AStGWF data is an indicator of risk, and is not suited for site level assessment. It is recommended that detail site investigation is undertaken in order to understand the hydrogeology of the site.				
Outline scope of potential measures to address flood risk management and drainage issues		The flood extents and mechanisms should be preserved to avoid exacerbation of risk in the future. This can be most simply achieved by locating development in areas where flood risk is low (Zone 1) as far as is practicable. Investigations will be required to evaluate whether infiltration SUDS is a feasible option, due to a potential risk of groundwater				


New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables

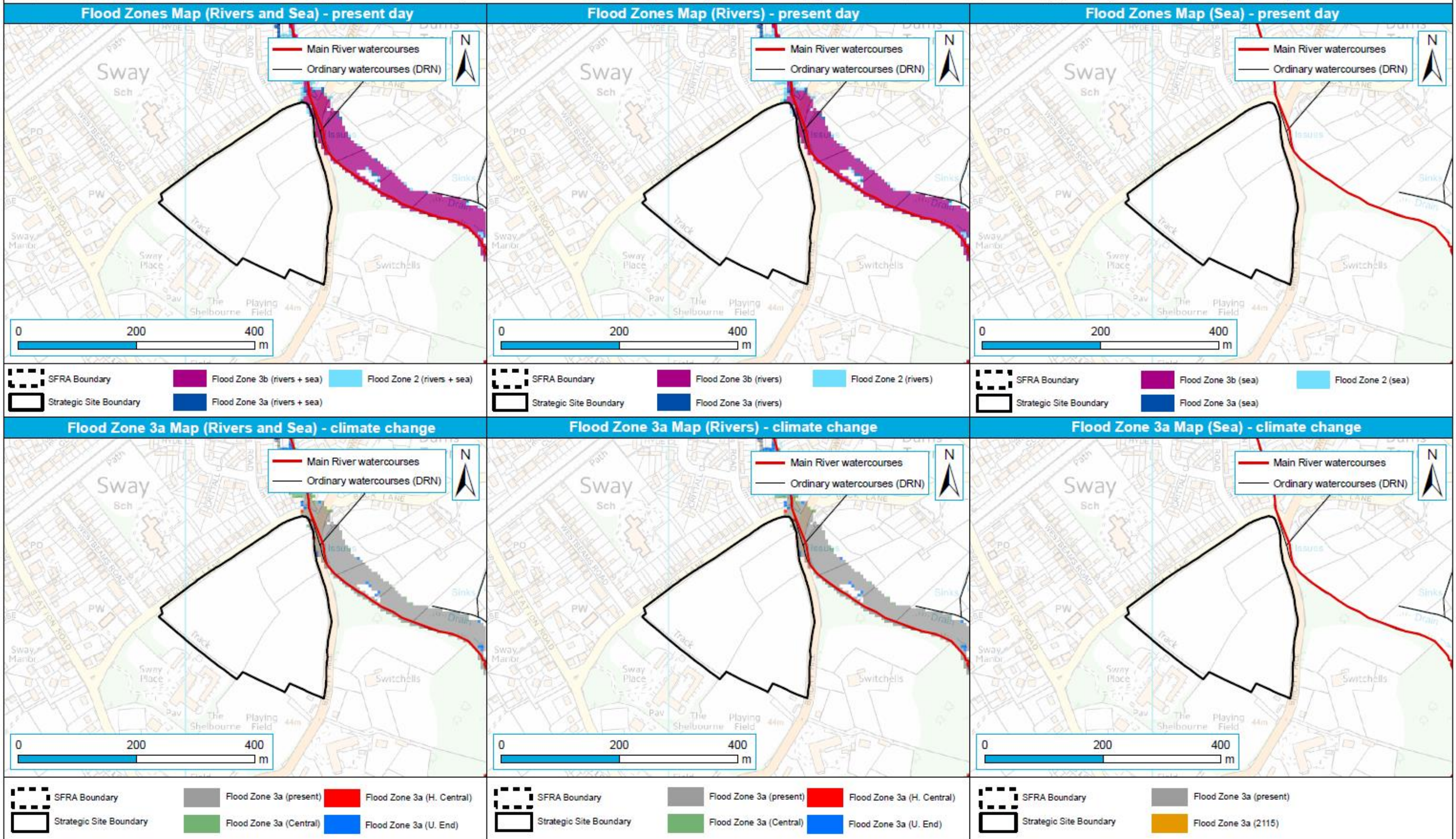


Mapping

Site details	Site Name	Land to the south of Church Lane, Sway
	Area	5.38ha
	Type of development	Residential
	Authority	New Forest National Park Authority
		emergence. Drainage can utilise existing ditches and surface water sewers that may be present around existing development. Discharges should be attenuated so that proposed discharges do not increase the magnitude of flood flows or flood risk in receiving watercourses.
Planning implications	NPPF Exception Test considerations	On the basis that the proposed development can be located in Flood Zone 1 then the Exception Test will not need to be performed. If it is proposed to include built development that encroaches onto land in Zone 3a then consideration should be given to the evidence required to demonstrate that the Exception Test can be satisfied.
	High level summary of matters that should be investigated further in developers' site-specific flood risk assessments (note: preparation of detailed baseline assessments might reveal further issues)	<ul style="list-style-type: none"> Site investigations to identify groundwater conditions should be performed to evaluate the potential for infiltration drainage solutions and to improve understanding of the probability of groundwater flood risk.
	Outline summary of potential risks and issues that could arise downstream as a consequence of development	<ul style="list-style-type: none"> Increased runoff could increase flood risk to Church lane to the north west of the site and Birchy Hill to the south east of the site boundary. The potential for surface runoff to be exacerbated under exceedance conditions should be considered with respect to the potential effect on third party land and properties

Site name	Land to the south of Church Lane, Sway	New Forest Strategic Flood Risk Assessment Level 1 - Phase Three site mapping	  
Authority	New Forest National Park Authority		

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New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



New Forest
DISTRICT COUNCIL



NEW FOREST
NATIONAL PARK

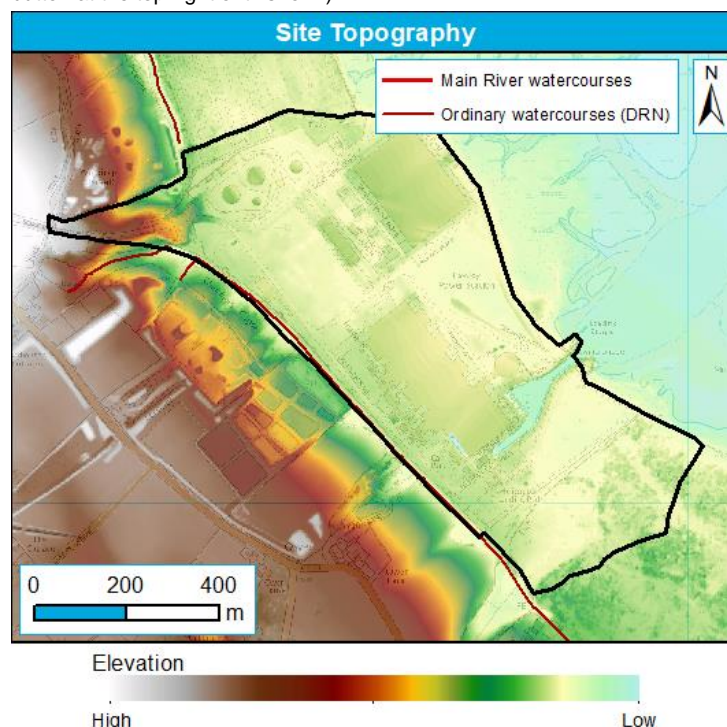
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Mapping

Site details	Site Name	Land at Fawley Power Station
	Area	58.12ha
	Type of development	Residential
	Authority	New Forest District Council and New Forest National Park Authority

Site overview

Refer to the mapping shown at the end of this site summary table to see how flood risk affects the land (also available by clicking the 'Mapping' button at the top-right of this form).



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The site is situated around the de-commissioned Fawley Power Station, and is on the western bank of Southampton Water. The site is mostly flat, situated on lower land near the shore, with land rising to the west and south-west of the site. Ordinary Watercourses and drainage ditches line the sites south-western boundary.

The drainage ditches are a source of fluvial flood risk to the site, with flood extents remaining around the western border area.

Risk of surface water flooding to the site remains localised to the drainage ditches, borders of the site and small areas within the site. During extreme pluvial flood events, several larger areas in the centre of the site experience surface water flooding.

The site is at considerable tidal flood risk, with a large proportion of the site within current day tidal Flood Zone 2 and 3, with 95% of the site in tidal Flood Zone 3a plus climate change.

Outline summary of existing drainage features

Ordinary Watercourses and drainage ditches run along the western border of the site, running south and north towards the coast. The site is situated on made ground on the western shore of Southampton Water. To the north of the site, saltwater marshes are present. The site is occupied by the deactivated Fawley Power Station, and provides a direct drainage route to Southampton Water in the southern half of the site.

Flood history

Historic Flood Map

The historic flood map does not record any flood events within the site.

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



Mapping

Site details	Site Name	Land at Fawley Power Station				
	Area	58.12ha				
	Type of development	Residential				
	Authority	New Forest District Council and New Forest National Park Authority				
	Other flood history datasets	No flood or drainage incidents have been recorded within the site.				
Sources of flood risk	Flood Zones (Rivers and Sea)	Proportion of site at risk (Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)				
		Rivers and Sea combined				
		FZ3b	FZ3a	FZ2	FZ1	
		11%	13%	13%	63%	
		Rivers (fluvial) only				
		FZ3b	FZ3a	FZ2	FZ1	
		1%	0%	0%	99%	
		Sea (tidal/coastal) only				
		FZ3b	FZ3a	FZ2	FZ1	
		10%	13%	13%	64%	
	The first map provided at the end of the site summary table displays the location of Flood Zones at the site.					
	Surface Water	Proportion of site at risk (uFMfSW) (Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)				
		30-year		100-year		1,000-year
		0%		0%		4%
		Low surface water flood risk at the site, with extreme pluvial events flooding some lower areas of the site.				
	Groundwater	AStGWF mapping indicates that the site is located within a 1km grid area where the susceptibility to groundwater flooding is < 25%.				
	Reservoir	This site is indicated to be at risk of inundation in the event of reservoir failure				
Climate Change (Year 2115)	Proportion of site in Flood Zone 3a (including Flood Zone 3b). Reported for: River & Sea combined Rivers (fluvial) only Sea (tidal/coastal) only (each climate change allowance reflects the year 2115)	Flood Zone 3a (Present day)	Flood Zone 3a (Central estimate)	Flood Zone 3a (Higher Central estimate)	Flood Zone 3a (Upper End estimate)	
		24% (R&S) 1% (R only) 23% (S only)	95% (R&S) 2% (R only) 95% (S only)	95% (R&S) 2% (R only) 95% (S only)	95% (R&S) 2% (R only) 95% (S only)	
	Outline implications for the site	Climate change has substantial impact upon flood at the site. Tidal Flood Zone 3 increases to 95% from 24% (an increase of 71%) during all climate change scenarios. Fluvial flood impacts remain low.				
Outline summary for potential implementation of SuDS		Infiltration may be possible at the site, as ASTGWF data indicates a risk of groundwater emergence is below 25%. The sites low level and proximity to Southampton Water indicates the potential for a locally high water table. Infiltration testing and evaluation of long				

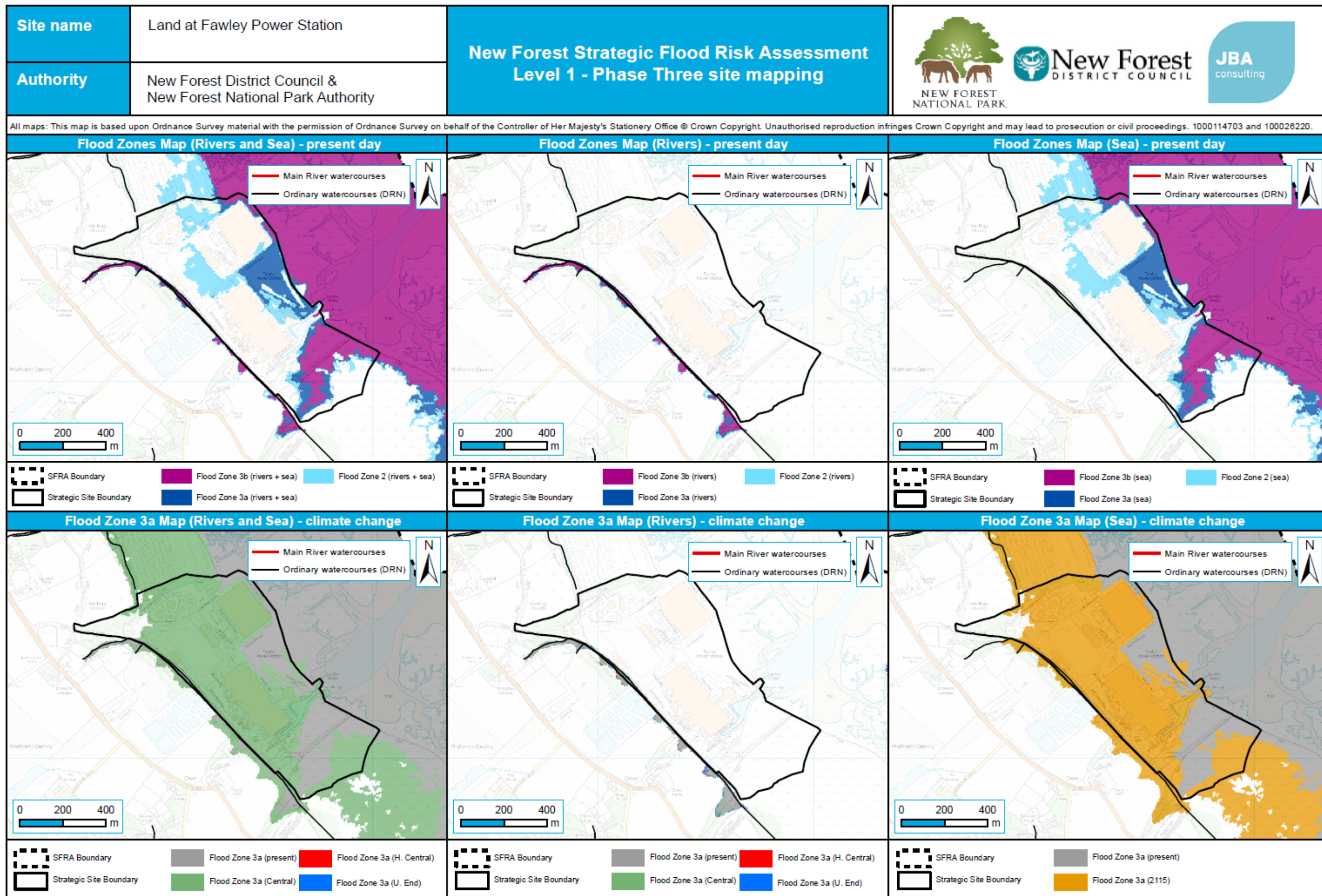
New Forest Strategic Flood Risk Assessment

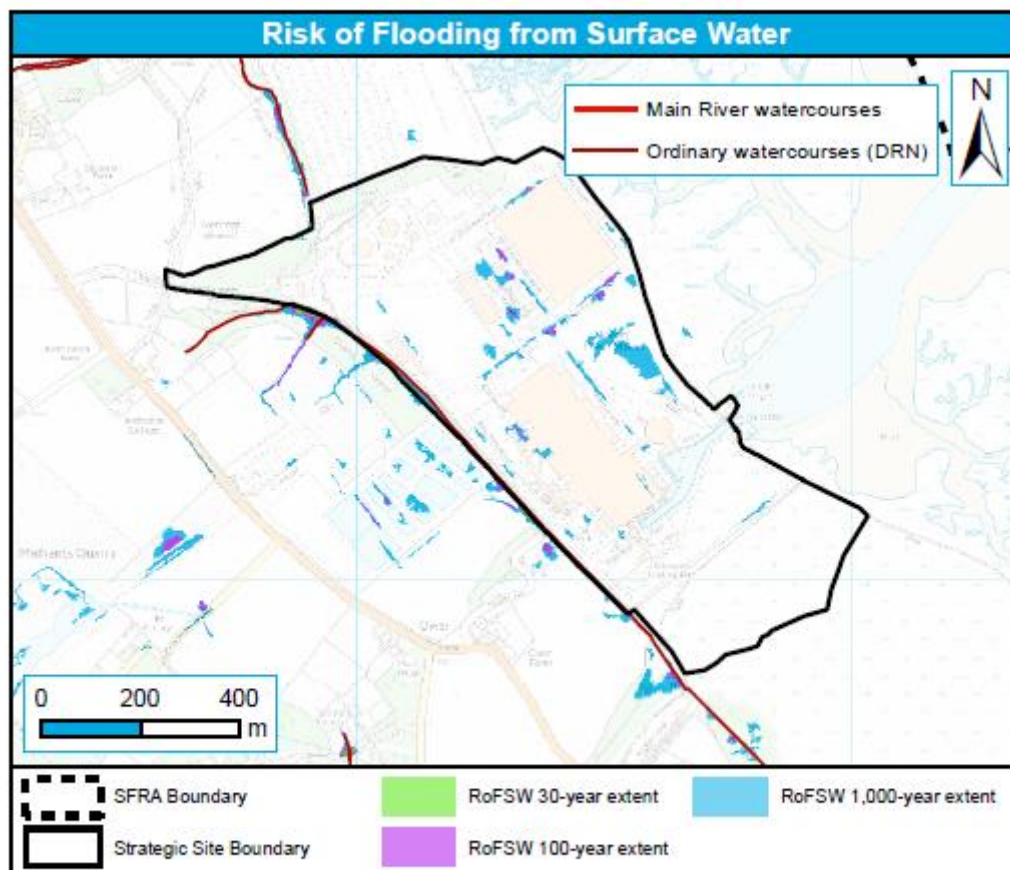
Phase Three Site Summary Tables



Mapping

Site details	Site Name	Land at Fawley Power Station
	Area	58.12ha
	Type of development	Residential
	Authority	New Forest District Council and New Forest National Park Authority
		term ground water fluctuations will be a consideration when evaluating the feasibility of soakaway discharges, as the low risk may be associated with a low-permeability geological setting at the site. AStGWF data is an indicator of risk, and is not suited for site level assessment. It is recommended that detail site investigation is undertaken in order to understand the hydrogeology of the site.
Outline scope of potential measures to address flood risk management and drainage issues		<p>There are no major watercourse features on the site and thus careful consideration must be given to how runoff from proposed development will be managed under design and exceedance conditions.</p> <p>The site is predicted to be significantly affected by changes in mean sea level, as a consequence of climate change and as such consideration must be given to appropriate flood risk Management measures so development is safe for its intended lifetime.</p>
Planning implications	NPPF Exception Test considerations	On the basis that the proposed development can be located in Flood Zone 1 then the Exception Test will not need to be performed. If it is proposed to include built development that encroaches onto land in Zone 3a then consideration should be given to the evidence required to demonstrate that the Exception Test can be satisfied.
	High level summary of matters that should be investigated further in developers' site-specific flood risk assessments (note: preparation of detailed baseline assessments might reveal further issues)	<ul style="list-style-type: none"> Site investigations to identify groundwater conditions should be performed to evaluate the potential for infiltration drainage solutions and to improve understanding of the probability of groundwater flood risk. Consideration of climate change effects and the reduction In standards of protection and changes to drainage regime over the lifetime of development.
	Outline summary of potential risks and issues that could arise downstream as a consequence of development	<ul style="list-style-type: none"> Drainage to existing watercourses should be managed in order to prevent increased flooding, which may effect nearby development. Drainage direct to Southampton Water is possible.





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New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



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Mapping

Site details	Site Name	Lyndhurst Park Hotel
	Area	1.61ha
	Type of development	Residential
	Authority	New Forest National Park Authority
Site overview	<p>Refer to the mapping shown at the end of this site summary table to see how flood risk affects the land (also available by clicking the 'Mapping' button at the top-right of this form).</p> <div data-bbox="633 651 1361 1373"> <p>Site Topography</p> <p>Elevation</p> <p>High Low</p> </div> <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 1000114703 and 100026220.</p> <p>The site is located within the village of Lyndhurst, on land that slopes from the north and east down to the south-west. A small pond resides within the site boundary, with an ordinary watercourse beginning south of the site boundary, a tributary of the Beaulieu River.</p> <p>The site is considered to be at a low risk of fluvial, tidal and surface Water flooding, including allowances for climate change. Surface water flooding is modelled on the ordinary watercourse to the south of the site during more and less extreme pluvial flood events.</p>	
	<p>The Lyndhurst area sits upon a topographic high that forms the source of the Beaulieu River. The site drains to an Ordinary Watercourse that forms on of the source tributaries of the Beaulieu River. A seasonal pond is present 40m to the east of the site.</p> <p>A small pond is present on site.</p>	
Flood history	Historic Flood Map	The historic flood map does not record any flood events within the site.
	Other flood history datasets	No flood or drainage incidents have been recorded within the site.
Sources of flood risk	Flood Zones (Rivers and Sea)	<p>Proportion of site at risk</p> <p>(Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)</p>

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



Mapping

Site details	Site Name	Lyndhurst Park Hotel				
	Area	1.61ha				
	Type of development	Residential				
	Authority	New Forest National Park Authority				
		Rivers and Sea combined				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		Rivers (fluvial) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		Sea (tidal/coastal) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
	The first map provided at the end of the site summary table displays the location of Flood Zones at the site.					
	Surface Water	Proportion of site at risk (uFMfSW) (Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)				
		30-year		100-year		1,000-year
		0%		0%		0%
		No surface water flooding within the site modelled.				
	Groundwater	AStGWF mapping indicates that the site is located within a 1km grid area where the susceptibility to groundwater flooding is < 25%.				
Reservoir	This site is indicated to be at risk of inundation in the event of reservoir failure					
Climate Change (Year 2115)	Proportion of site in Flood Zone 3a (including Flood Zone 3b). Reported for: River & Sea combined Rivers (fluvial) only Sea (tidal/coastal) only (each climate change allowance reflects the year 2115)	Flood Zone 3a (Present day)	Flood Zone 3a (Central estimate)	Flood Zone 3a (Higher Central estimate)	Flood Zone 3a (Upper End estimate)	
		0% (R&S)	0% (R&S)	0% (R&S)	0% (R&S)	
		0% (R only)	0% (R only)	0% (R only)	0% (R only)	
			0% (S only)	0% (S only)	0% (S only)	0% (S only)
Outline implications for the site		Climate change has no impact on tidal or fluvial flooding at the site, with the entire site remaining in Flood Zone 1.				
Outline summary for potential implementation of SuDS		Infiltration may be possible at the site, as ASTGWF data indicates a risk of groundwater emergence is below 25%. Infiltration testing and evaluation of long term ground water fluctuations will be a consideration when evaluating the feasibility of soakaway discharges, as the low risk may be associated with a low-permeability geological setting at the site. AStGWF data is an indicator of risk, and is not suited for site level assessment. It is recommended that detail site investigation is undertaken in order to understand the hydrogeology of the site.				
Outline scope of potential measures to address flood risk management and drainage issues		There are no major watercourse features on the site and thus careful consideration must be given to how runoff from proposed development will be managed under design and exceedance conditions. Drainage to watercourses south of the site is possible, but could exacerbate flood risk to third party land.				

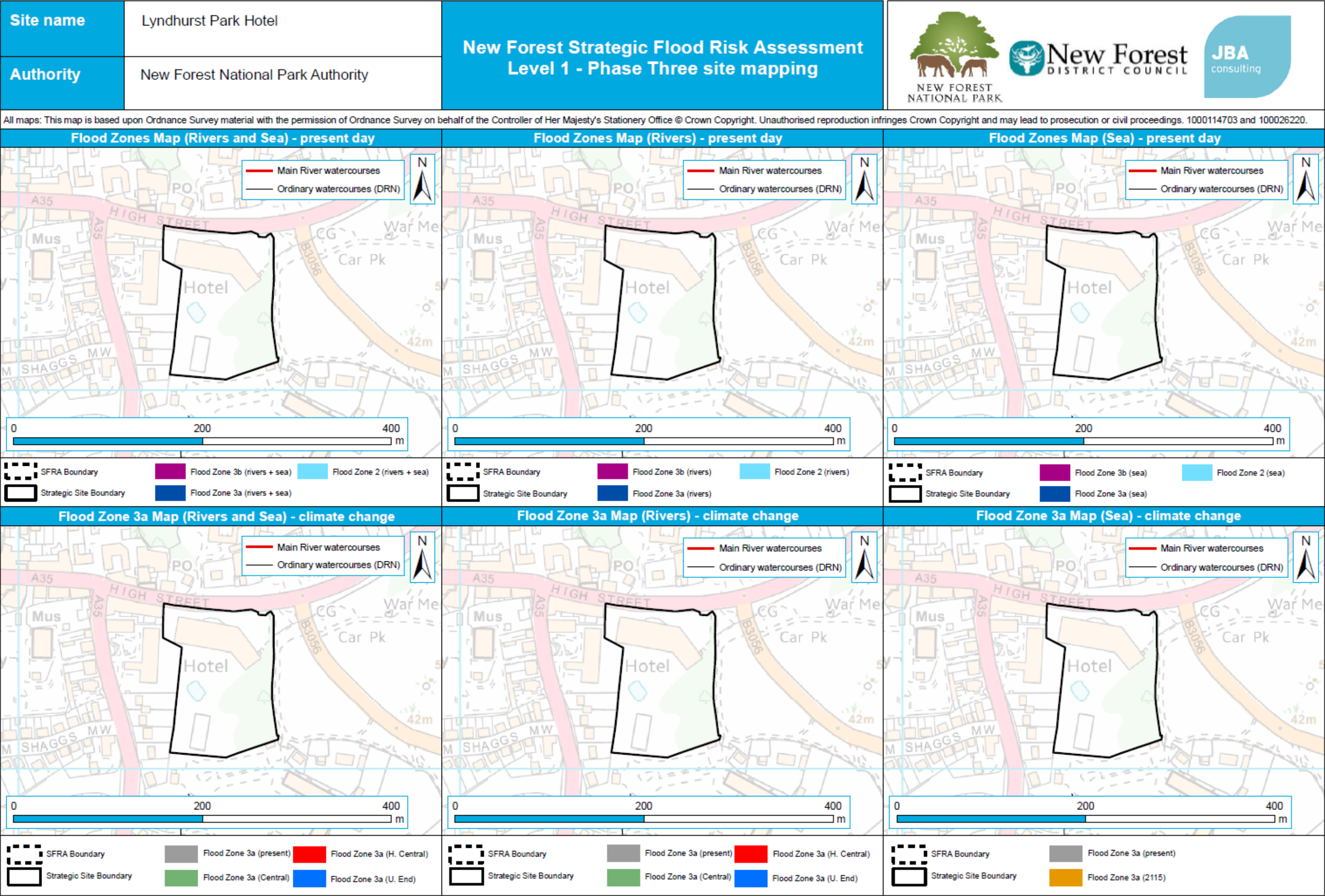
New Forest Strategic Flood Risk Assessment

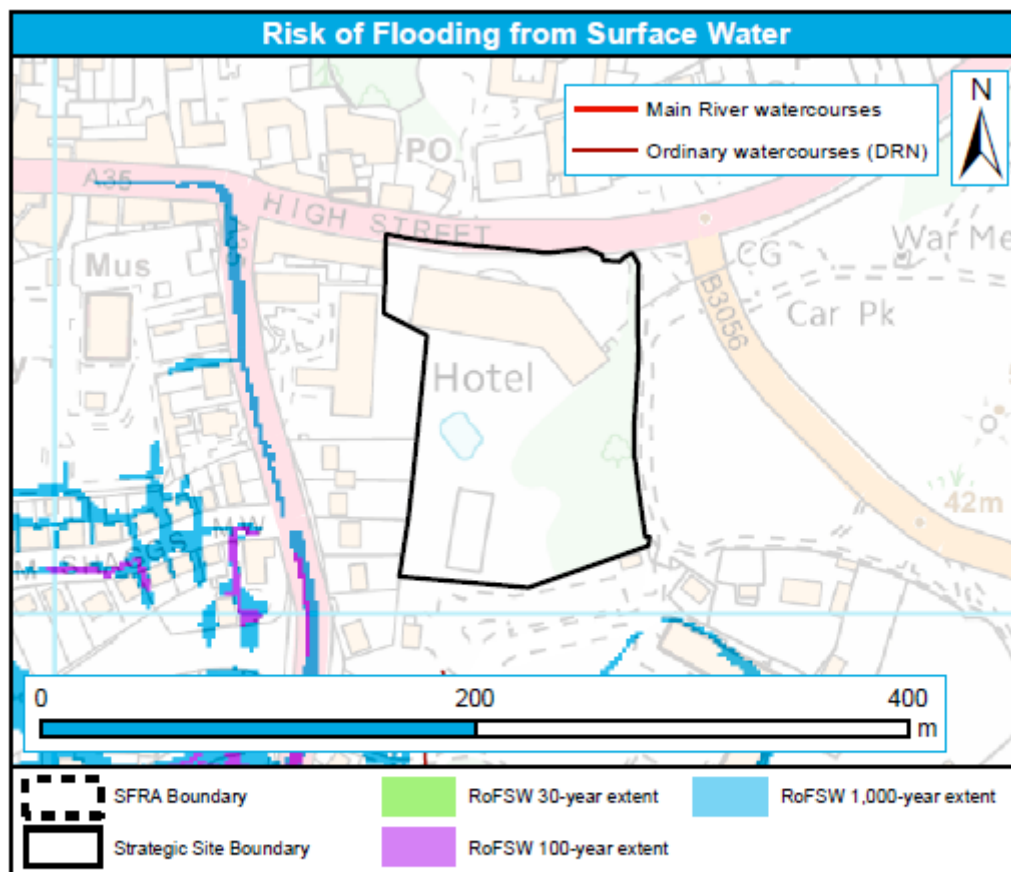
Phase Three Site Summary Tables



Mapping

Site details	Site Name	Lyndhurst Park Hotel
	Area	1.61ha
	Type of development	Residential
	Authority	New Forest National Park Authority
Planning implications	NPPF Exception Test considerations	On the basis that the proposed development can be located in Flood Zone 1 then the Exception Test will not need to be performed.
	High level summary of matters that should be investigated further in developers' site-specific flood risk assessments (note: preparation of detailed baseline assessments might reveal further issues)	<ul style="list-style-type: none"> Site investigations to identify groundwater conditions should be performed to evaluate the potential for infiltration drainage solutions and to improve understanding of the probability of groundwater flood risk.
	Outline summary of potential risks and issues that could arise downstream as a consequence of development	<ul style="list-style-type: none"> Increased runoff to the watercourse south of the site could increase fluvial and surface water flood risk to Gosport Lane.





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New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



Mapping

Site details	Site Name	Wharton's Lane, Ashurst
	Area	2.64ha
	Type of development	Residential
	Authority	New Forest National Park Authority
Site overview	<p>Refer to the mapping shown at the end of this site summary table to see how flood risk affects the land (also available by clicking the 'Mapping' button at the top-right of this form).</p> <div data-bbox="632 649 1362 1375"> <p>Site Topography</p> <p>Elevation</p> <p>High Low</p> </div> <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 1000114703 and 100026220.</p> <p>The site is situated on land that slopes from the east to north-west, with no significant watercourses or drainage structures on site. The higher land to the east is wooded.</p> <p>The site is not at risk from fluvial flooding, with the site situated in Flood Zone 1.</p> <p>The western area of the site is at risk of surface water flooding, with a topographic low by Whartons Lane retaining surface water during pluvial flood events. During extreme pluvial flood events, a flow route forms from the site to Lakewood Road, west of the site.</p> <p>The site is not considered to be at risk of tidal flooding.</p>	
	Outline summary of existing drainage features	No watercourses are present on site. A local depression meets Whartons Lane, forming a small dam that retains surface water, allowing ponding to occur. This drains to Lakewood Road during more extreme events.
Flood history	Historic Flood Map	The Historic Flood Map does not record any flood events within the site.
	Other flood history datasets	No flood or drainage incidents have been recorded within the site.
Sources of flood risk	Flood Zones (Rivers and Sea)	<p>Proportion of site at risk</p> <p>(Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)</p>

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



Mapping

Site details	Site Name	Wharton's Lane, Ashurst				
	Area	2.64ha				
	Type of development	Residential				
	Authority	New Forest National Park Authority				
		Rivers and Sea combined				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		Rivers (fluvial) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
		Sea (tidal/coastal) only				
		FZ3b	FZ3a	FZ2	FZ1	
		0%	0%	0%	100%	
	The first map provided at the end of the site summary table displays the location of Flood Zones at the site.					
	Surface Water	Proportion of site at risk (uFMfSW) (Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)				
		30-year		100-year		1,000-year
		2%		0%		2%
		Low surface water flood risk across the site, except one low at the western edge.				
	Groundwater	AStGWF mapping indicates that the site is located within a 1km grid area where the susceptibility to groundwater flooding is < 25%.				
	Reservoir	This site is indicated to be at risk of inundation in the event of reservoir failure				
Climate Change (Year 2115)	Proportion of site in Flood Zone 3a (including Flood Zone 3b). Reported for: River & Sea combined Rivers (fluvial) only Sea (tidal/coastal) only (each climate change allowance reflects the year 2115)	Flood Zone 3a (Present day)	Flood Zone 3a (Central estimate)	Flood Zone 3a (Higher Central estimate)	Flood Zone 3a (Upper End estimate)	
		0% (R&S)	0% (R&S)	0% (R&S)	0% (R&S)	
		0% (R only)	0% (R only)	0% (R only)	0% (R only)	
		0% (S only)	0% (S only)	0% (S only)	0% (S only)	
Outline implications for the site		Climate change has no impact on tidal or fluvial flooding at the site, with the entire site remaining in Flood Zone 1.				
Outline summary for potential implementation of SuDS		Infiltration may be possible at the site, as ASTGWF data indicates a risk of groundwater emergence is below 25%. Infiltration testing and evaluation of long term ground water fluctuations will be a consideration when evaluating the feasibility of soakaway discharges, as the low risk may be associated with a low-permeability geological setting at the site. AStGWF data is an indicator of risk, and is not suited for site level assessment. It is recommended that detailed site investigation is undertaken in order to understand the hydrogeology of the site.				
Outline scope of potential measures to address flood risk management and drainage issues		There are no major watercourse features on the site and thus careful consideration must be given to how runoff from proposed development will be managed under design and exceedance conditions.				

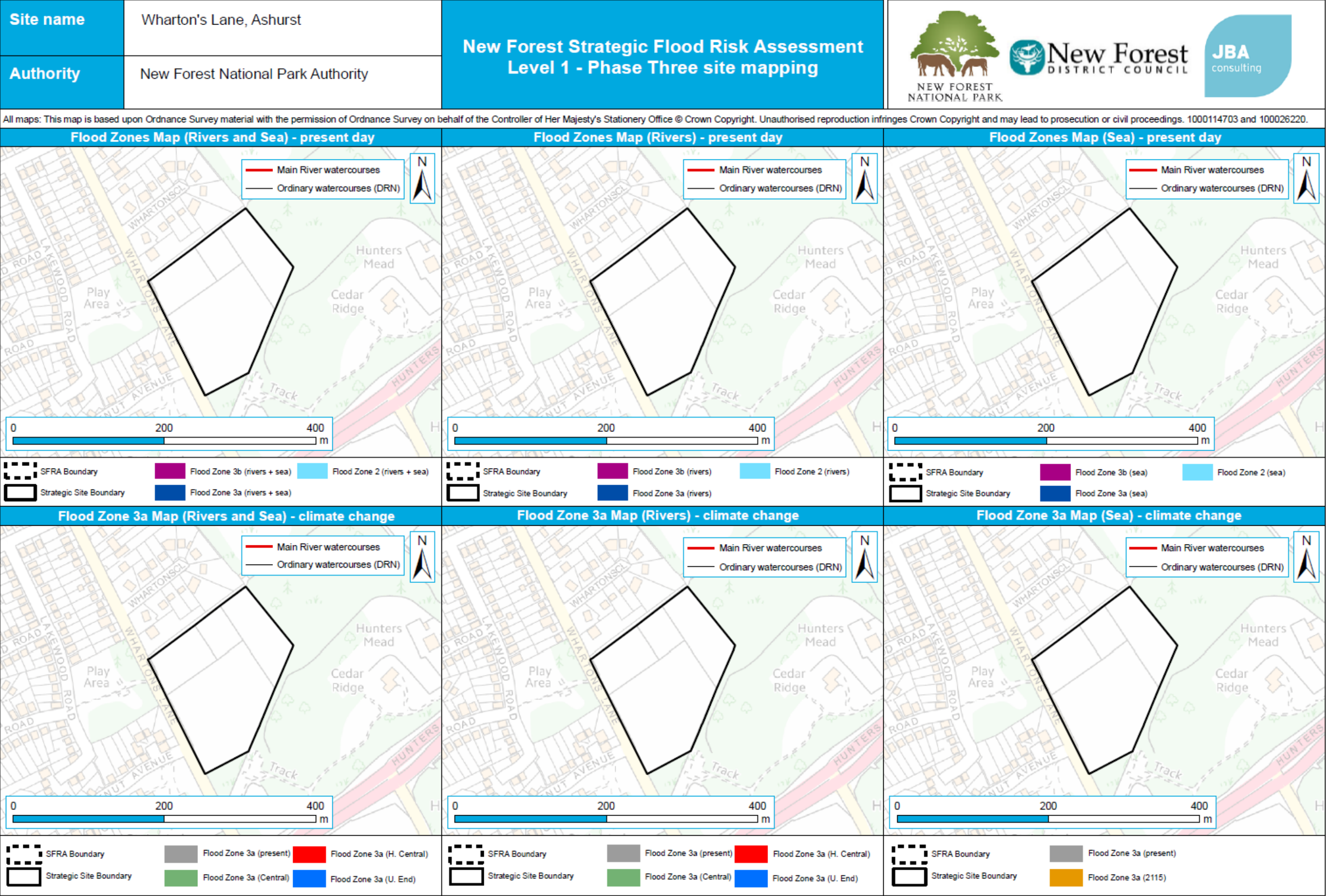
New Forest Strategic Flood Risk Assessment

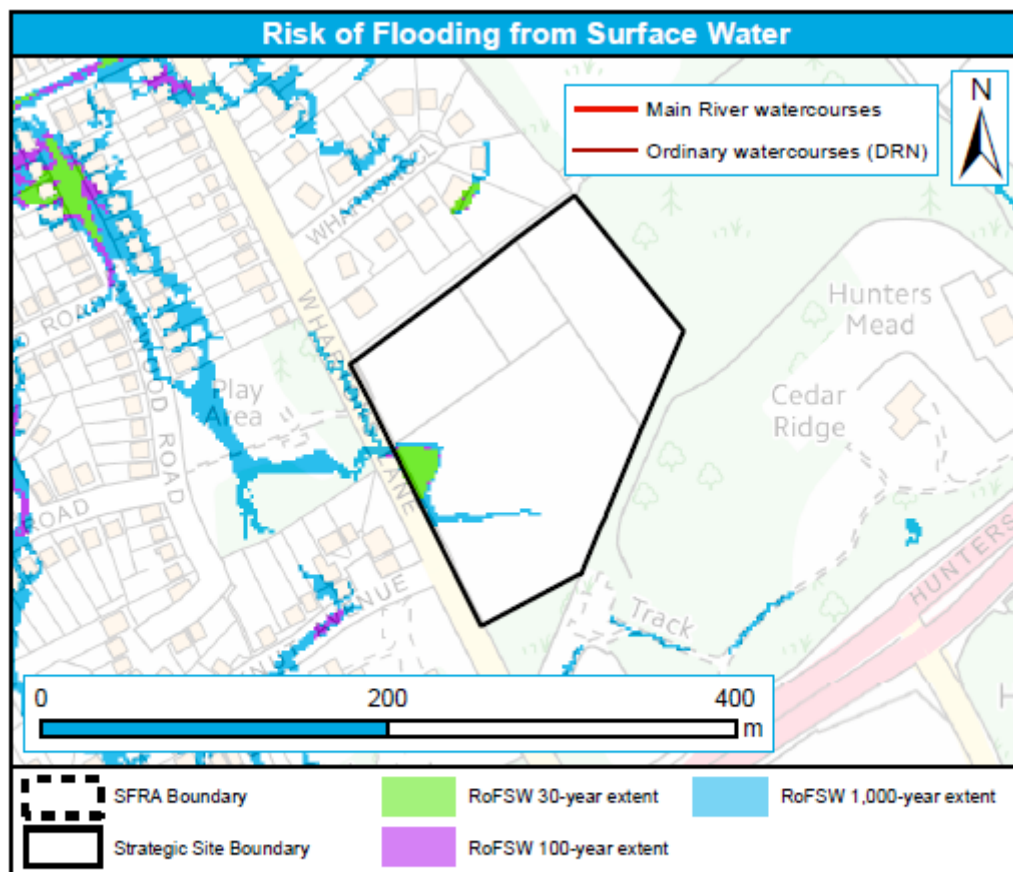
Phase Three Site Summary Tables



Mapping

Site details	Site Name	Wharton's Lane, Ashurst
	Area	2.64ha
	Type of development	Residential
	Authority	New Forest National Park Authority
Planning implications	NPPF Exception Test considerations	On the basis that the proposed development can be located in Flood Zone 1 then the Exception Test will not need to be performed.
	High level summary of matters that should be investigated further in developers' site-specific flood risk assessments (note: preparation of detailed baseline assessments might reveal further issues)	<ul style="list-style-type: none"> Site investigations to identify groundwater conditions should be performed to evaluate the potential for infiltration drainage solutions and to improve understanding of the probability of groundwater flood risk.
	Outline summary of potential risks and issues that could arise downstream as a consequence of development	<ul style="list-style-type: none"> Runoff to Whartons Lane, Whartons Close, Lakewood Road and surrounding development should be considered, as no watercourse drains the site.





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New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



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Mapping

Site details	Site Name	Ashurst Hospital
	Area	2.83ha
	Type of development	Residential
	Authority	New Forest National Park Authority
Site overview	<p>Refer to the mapping shown at the end of this site summary table to see how flood risk affects the land (also available by clicking the 'Mapping' button at the top-right of this form).</p> <div data-bbox="633 649 1356 1281" data-label="Figure"> <p>Site Topography</p> <p>— Main River watercourses — Ordinary watercourses (DRN)</p> <p>0 100 200 m</p> <p>Elevation High Low</p> </div> <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 1000114703 and 100026220.</p> <p>The site gently slopes from north to south, and an ordinary watercourse runs from the north of the site, around its eastern and southern border before flow to the west away from the site. The ordinary watercourse is a tributary of the Beaulieu River.</p> <p>The site is considered to be at a low risk of fluvial flooding, with the site residing within Flood Zone 1.</p> <p>The site is generally at a low risk of surface water flooding. During smaller pluvial flood events, the ordinary watercourse floods and drains the site, with only more extreme flood events causing the sites topographic low in the south to flood, draining the higher land at the site into the watercourse.</p> <p>The site is not considered to be at risk of tidal flooding.</p>	
	Outline summary of existing drainage features	An ordinary watercourse runs from north of the site, around the eastern and southern site boundary, then flows to the west. This drains the site to the Beaulieu River.
Flood history	Historic Flood Map	The historic flood map does not record any flood events within the site.
	Other flood history datasets	No flood or drainage incidents have been recorded within the site.
Sources of flood risk	Flood Zones (Rivers and Sea)	<p>Proportion of site at risk</p> <p>(Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)</p>

New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables



Mapping

Site details	Site Name		Ashurst Hospital				
	Area		2.83ha				
	Type of development		Residential				
	Authority		New Forest National Park Authority				
			Rivers and Sea combined				
			FZ3b	FZ3a	FZ2	FZ1	
			0%	0%	0%	100%	
			Rivers (fluvial) only				
			FZ3b	FZ3a	FZ2	FZ1	
			0%	0%	0%	100%	
			Sea (tidal/coastal) only				
			FZ3b	FZ3a	FZ2	FZ1	
			0%	0%	0%	100%	
			The first map provided at the end of the site summary table displays the location of Flood Zones at the site.				
	Surface Water		Proportion of site at risk (uFMfSW) (Proportions reported are for the area of land occupied by each zone extent between larger or smaller zones, and therefore not cumulative. Percentages rounded to the nearest 1%. Areas <0.5% not recorded)				
			30-year		100-year		1,000-year
			0%		0%		5%
			Low risk of surface water flooding, with lower areas flooding during extreme pluvial flood events.				
	Groundwater		AStGWF mapping indicates that the site is located within a 1km grid area where the susceptibility to groundwater flooding is < 25%.				
	Reservoir		This site is indicated to be at risk of inundation in the event of reservoir failure				
Climate Change (Year 2115)	Proportion of site in Flood Zone 3a (including Flood Zone 3b). Reported for: River & Sea combined Rivers (fluvial) only Sea (tidal/coastal) only (each climate change allowance reflects the year 2115)		Flood Zone 3a (Present day)	Flood Zone 3a (Central estimate)	Flood Zone 3a (Higher Central estimate)	Flood Zone 3a (Upper End estimate)	
			0% (R&S)	0% (R&S)	0% (R&S)	0% (R&S)	
			0% (R only)	0% (R only)	0% (R only)	0% (R only)	
			0% (S only)	0% (S only)	0% (S only)	0% (S only)	
		Outline implications for the site		Climate change has no impact on tidal or fluvial flooding at the site, with the entire site remaining in Flood Zone 1.			
Outline summary for potential implementation of SuDS			Infiltration may be possible at the site, as ASTGWF data indicates a risk of groundwater emergence is below 25%. Infiltration testing and evaluation of long term ground water fluctuations will be a consideration when evaluating the feasibility of soakaway discharges, as the low risk may be associated with a low-permeability geological setting at the site. AStGWF data is an indicator of risk, and is not suited for site level assessment. It is recommended that detailed site investigation is undertaken in order to understand the hydrogeology of the site.				
Outline scope of potential measures to address flood risk management and drainage issues			The flood extents and mechanisms should be preserved to avoid exacerbation of risk in the future. This can be most simply achieved by locating development in areas where flood risk is low (Zone 1) as far as is practicable. Drainage can utilise existing ordinary				




New Forest Strategic Flood Risk Assessment

Phase Three Site Summary Tables

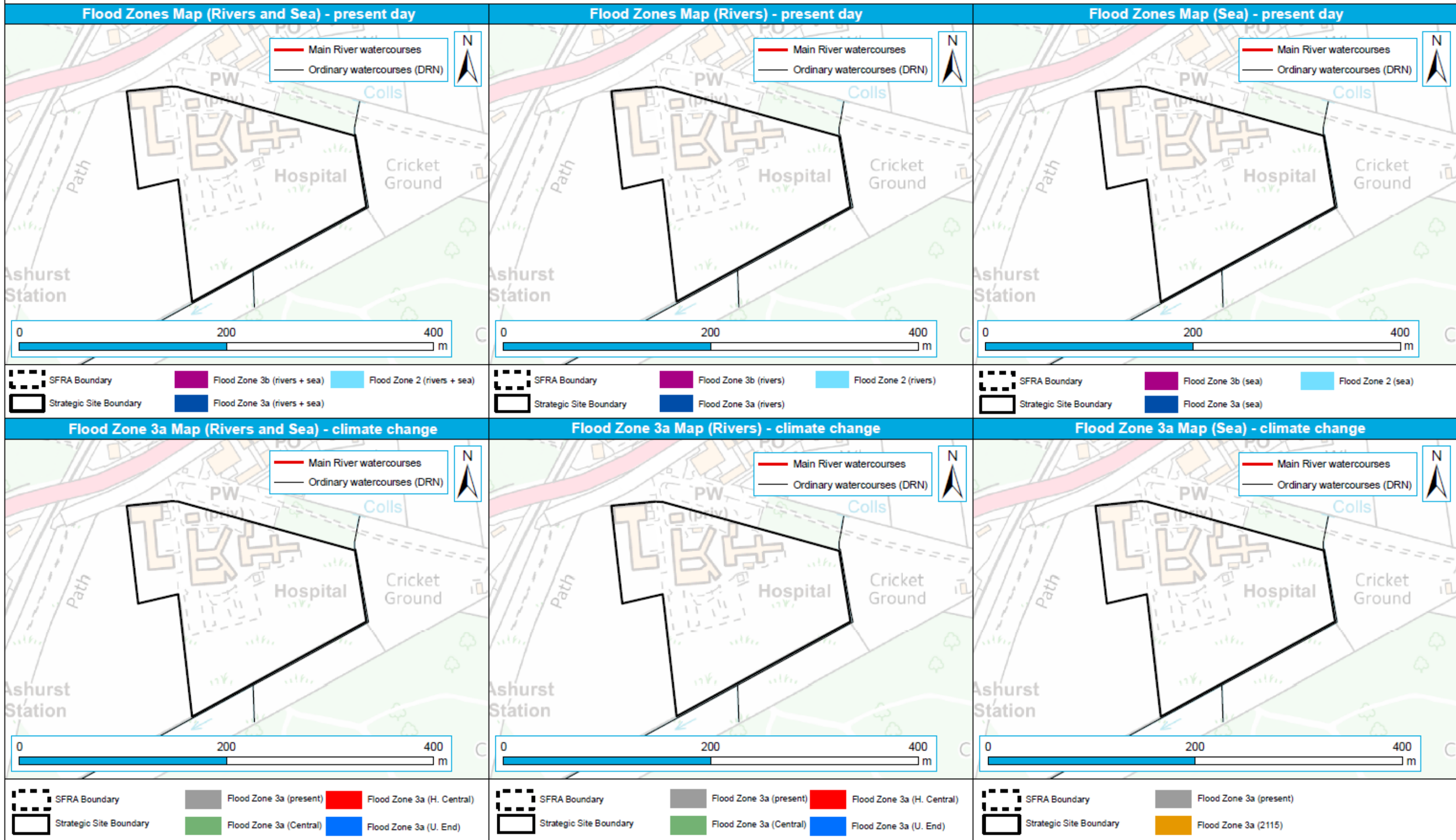


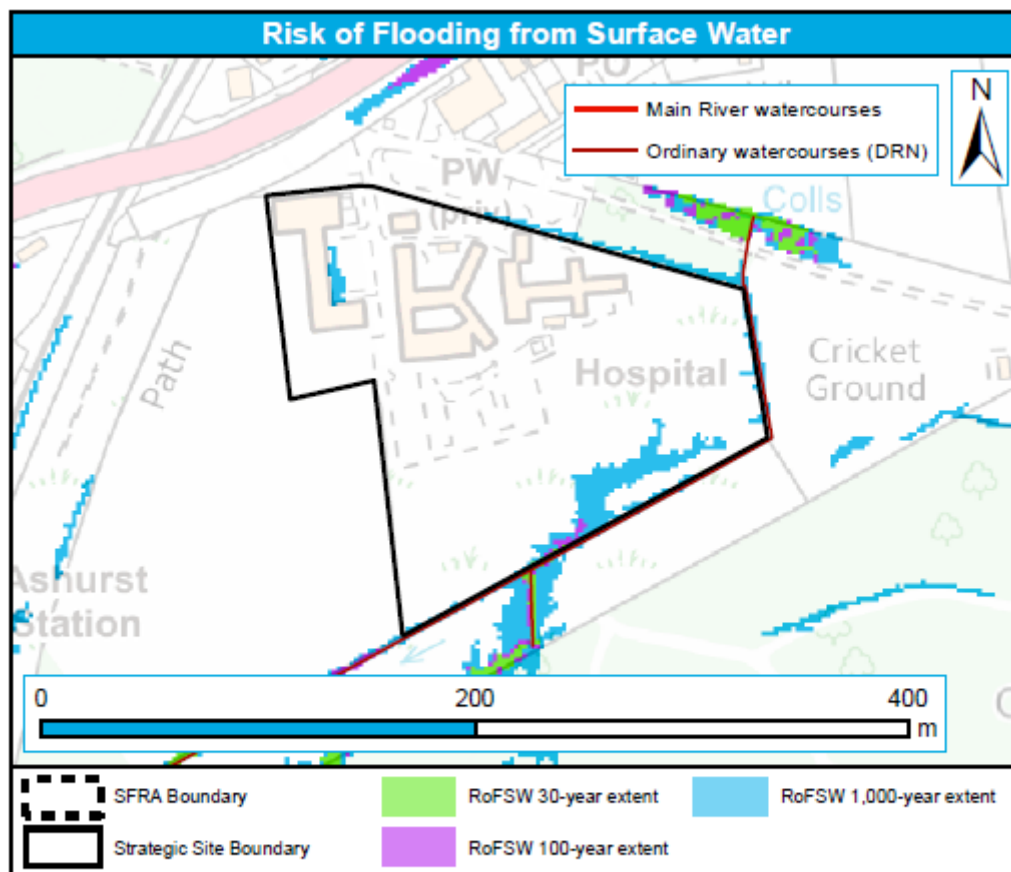
Mapping

Site details	Site Name	Ashurst Hospital
	Area	2.83ha
	Type of development	Residential
	Authority	New Forest National Park Authority
		watercourses on site, existing ditches and surface water sewers that may be present around existing development. Discharges should be attenuated so that proposed discharges do not increase the magnitude of flood flows or flood risk in receiving watercourses.
Planning implications	NPPF Exception Test considerations	On the basis that the proposed development can be located in Flood Zone 1 then the Exception Test will not need to be performed.
	High level summary of matters that should be investigated further in developers' site-specific flood risk assessments (note: preparation of detailed baseline assessments might reveal further issues)	<ul style="list-style-type: none"> Site investigations to identify groundwater conditions should be performed to evaluate the potential for infiltration drainage solutions and to improve understanding of the probability of groundwater flood risk.
	Outline summary of potential risks and issues that could arise downstream as a consequence of development	<ul style="list-style-type: none"> Downstream of the site is rural land on the Beaulieu River. Care should be taken not to increase flood risk downstream.

Site name	Ashurst Hospital	New Forest Strategic Flood Risk Assessment Level 1 - Phase Three site mapping	  
Authority	New Forest National Park Authority		

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