

PROPOSED RE-DEVELOPMENT OF MILL RYTHER HOLIDAY VILLAGE, HAYLING ISLAND

FLOOD RISK ASSESSMENT

J-10847



**PROPOSED RE-DEVELOPMENT OF
MILL RYTHE HOLIDAY VILLAGE,
HAYLING ISLAND**

FLOOD RISK ASSESSMENT

Report No.	Issue Detail	Originator	Date	Checked By	Date
01	Away Resorts Ltd	HS	11/10/2016	DEL	11/10/2016

For Away Resorts Ltd.
Imex Building
575-599 Maxted Road
Hemel Hempstead
HP2 7DX

Date September 2016
Job No. J-10847
Edition 01

CONTENTS

Item	Content	Page No.
1.0	Introduction	1
2.0	Site Location and Description	2
	2.1 Existing Usage	2
	2.2 Proposed Usage	2
3.0	Existing Hydrology	3
4.0	Flood Risks	4
	4.1 Fluvial Flooding	4
	4.2 Tidal Flooding	4
	4.3 Groundwater Flooding	4
	4.4 Overland Sheet Flow/Surface Water Flooding	4
	4.5 Flooding as a Result of Development	4
5.0	Assessment of Flooding	5
	5.1 Flooding Summary	5
6.0	Mitigation Measures	6
	6.1 Access and Egress	6
7.0	Flood Management Plan	8
	7.1 Flood Defences	8
	7.2 Warning Procedure	8
	7.3 Evacuation Procedure	9
	7.4 Flood Warden	9
	7.5 The Role of Other Bodies	10
8.0	Policy	12
9.0	Concluding Summary	13

APPENDICES

Item	Content
Appendix A	Site Plan & Site Survey
Appendix B	Environment Agency Flood Information
Appendix C	Flood Warning and Site Evacuation Plan

1.0 INTRODUCTION

Away Resorts are proposing to re-develop Mill Rythe Holiday Village, Hayling Island. The site currently has 260no. chalet units with implemented permission for 31 caravans as well as associated communal facilities. The re-development proposes to replace the existing with 291 units comprising a mix of 87 refurbished chalets and 204 caravans. In addition to this the central area facilities and main complex building are proposed to be re-developed. The site is located on the eastern site of Hayling Island.

Inspection of the Environment Agency (EA) Flood Mapping shows the site to be located within Flood Zone 3 (defended). In accordance with the relevant planning guidance, all development proposals in Flood Zone 3 should be accompanied by a Flood Risk Assessment (FRA).

In order to address this requirement, Nijhuis H₂OK Ltd. has been commissioned to prepare a FRA. This FRA is for Mill Rythe Holiday Village and will be in accordance with the best practice principles of National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). This report aims to outline the risk of flooding and, if practicable, provide proposals for flood mitigation measures.

2.0 SITE LOCATION AND DESCRIPTION

Mill Rythe Holiday Village is located on the eastern side of Hayling Island. The OSGR of the site is SU 73131 00796. The site is surrounded by greenfield areas with the tidal estuary located to the north of the site. A site location plan is shown below.

Assessment of the topographic survey shows that site levels range from approximately 0.5-3.5m AOD. The levels are generally flat with the lower areas of the site being located along the northern extent of the site area, adjacent to the Mill Rithe.

The site lies in an area of defended, tidal, Flood Zone 3. This report therefore assesses the residual flood risk associated with a breach of the defences and proposes appropriate flood management measures.

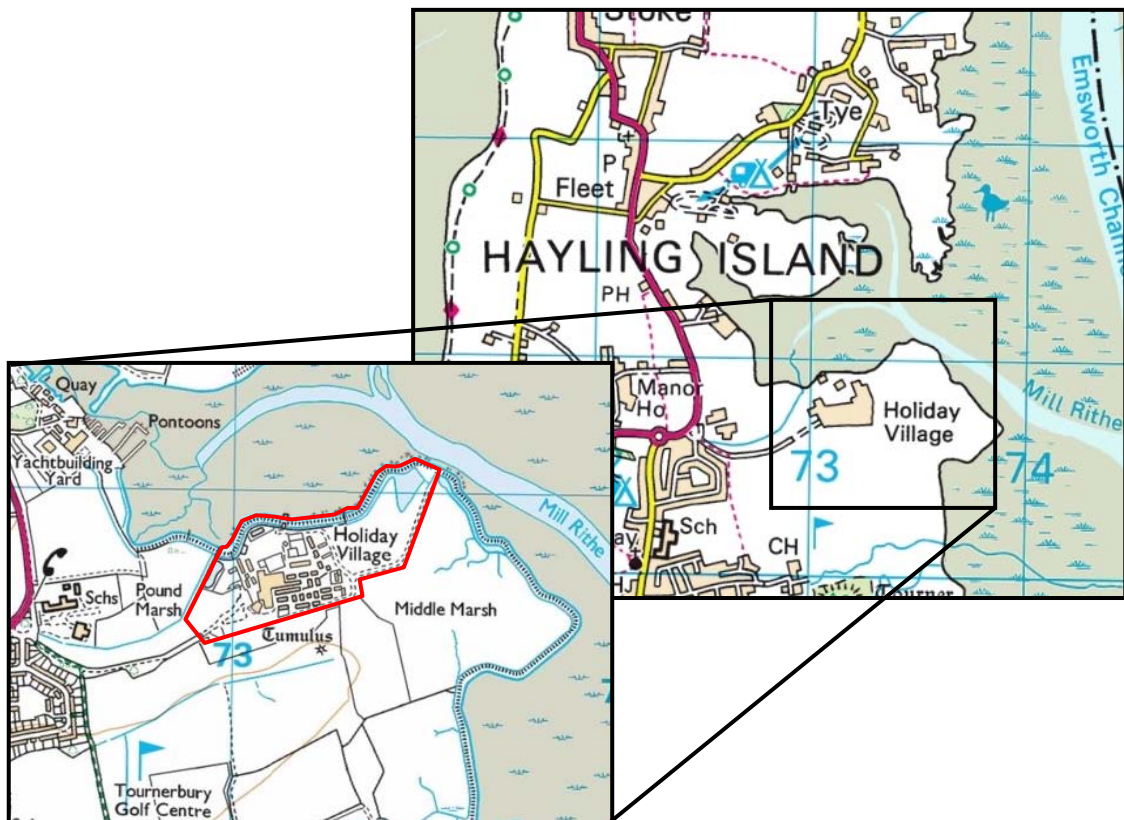


Figure 2.1 Site Location

2.1 Existing Usage

The site currently has 260no. chalet units with implemented permission for 31 caravans, as well as the associated communal facilities for the users of the site.

2.2 Proposed Usage

The proposal is to re-develop the site. It is proposed to replace the existing site with 291 units comprising a mix of 87 refurbished chalets and 204 caravans, and re-developing the central area facilities and main complex building.

3.0 EXISTING HYDROLOGY

The EA flood map extract shown in Figure 3.1 shows that the entire site is located within tidal Flood Zone 3 with extreme high tide events being the primary flood risk to the site. The hatched area indicates that the general area, including Mill Rythe Holiday Village, is located in an area benefiting from flood defences. The figure below also shows the extents of an defended Flood Zone 3.

The site is protected by an embankment which runs along the northern boundary.

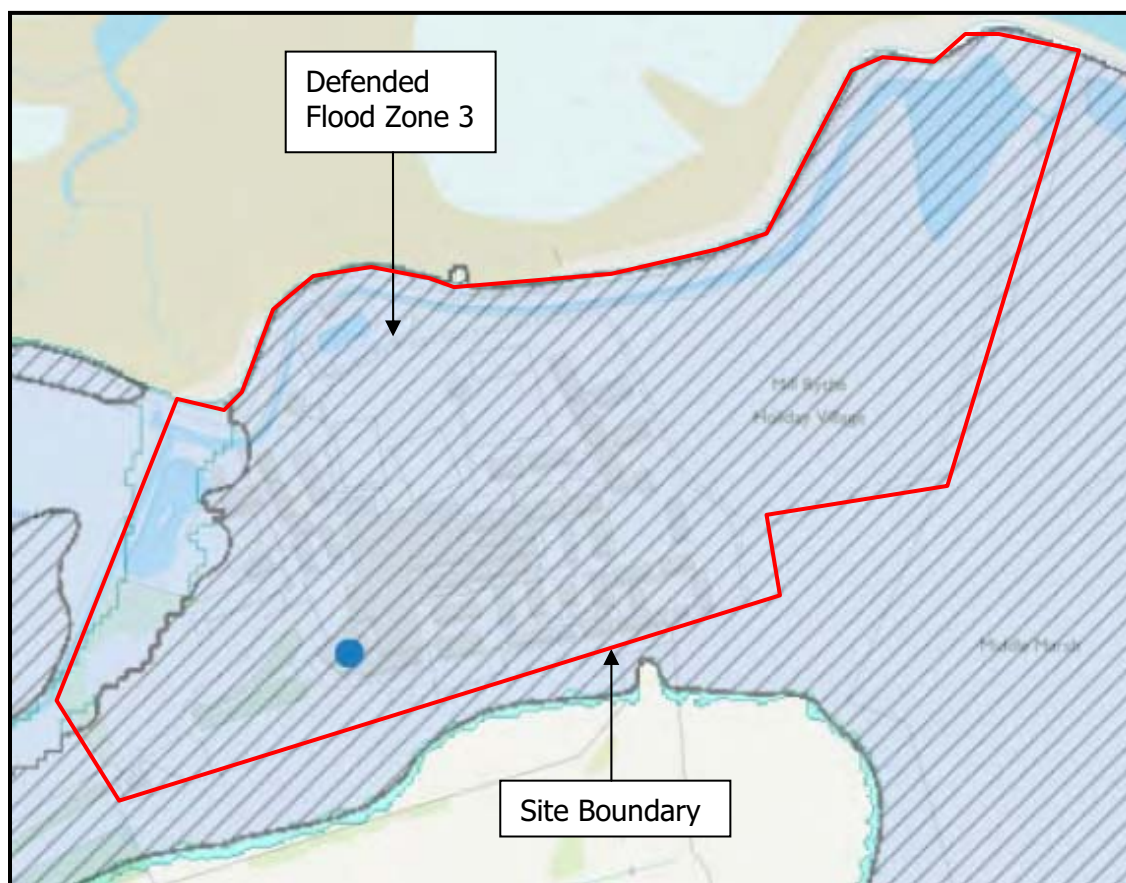


Figure 3.1: Environment Agency Flood Map

4.0 FLOOD RISKS

4.1 Fluvial Flooding

The site is located adjacent to the Mill Rithe. Due to the location of the site and the proximity of the tidal estuary it is anticipated that fluvial flooding is not the primary flood risk to the site.

The Environment Agency (EA) information for the site also shows the primary flood risk to the site is tidal as no fluvial flood levels are provided.

4.2 Tidal Flooding

The entire site is located within tidal Flood Zone 3 with extreme high tide events being the primary flood risk to the site. However the site is shown to be in an area benefitting from flood defences.

Given that the site is located below extreme tide levels, the site remains at risk should a breach or failure of the defences occur. As such the risk and potential consequences of a breach of the tidal defences are discussed in Section 5 of this report.

4.3 Groundwater Flooding

Due to the proximity of the local waterbodies, it is considered that these would act as sumps to drain groundwater from the site. However, according to the Cranfield University National Soil Map the site is described as 'loamy and clayey soils of coastal flats with naturally high groundwater'. Therefore there is potential for groundwater flooding to affect the site. Any new build elements of the proposal should consider this.

4.4 Overland Sheet Flow/Surface Water Flooding

The topography of site and its surrounding area is relatively flat. Furthermore the areas surrounding the site within the catchment are relatively rural. These characteristics suggest a low risk that overland sheet flow will develop. There are no apparent routes by which surface water runoff from developed areas would be conveyed towards the site. It is therefore considered unlikely that overland sheet flow would pose significant risk to the site. The Environment Agency information request provided maps on the risk of surface water flooding. These only showed areas around the fishing lake and pond on the site to be at risk of surface water flooding during the 1 in 1,000 year event. These maps are included in **Appendix B**.

4.5 Flooding as a Result of Development

The proposal is for the re-development of the existing holiday village. The site is low lying and surrounded by tidal defences. Water falling onto the site runs directly into the drainage ditch to the north which discharges to the tidal estuary without passing through neighbouring land. The proposed re-development is anticipated to be of a similar footprint to existing therefore, unlikely to cause an increase in the pre-development runoff rate. Therefore it is deemed that there are no adjacent sites that could be impacted. The nature of the site location means that the ground is likely to be of low permeability (see Section 4.3) and unlikely to be suitable for any infiltration type drainage arrangement. It is anticipated that no formal rainwater attenuation system would be necessary as the discharge is direct to coastal waters.

It is recommended that conveyance trenches are utilised on the site to attenuate and convey any surface water with a discharge into the coastal waters.

5.0 ASSESSMENT OF FLOODING

An Environment Agency flood information request confirmed that the site is deemed to be at risk of tidal flooding only. The tidal levels for the site have been outlined as 3.3m AOD for the 1 in 200 year event and 4.5m AOD for the 1 in 200 year event with an allowance for climate change over the lifetime of the development.

Analysis of topographic information shows that the site is located below these extreme tide levels although it is protected by sea defences. In the current day scenario the site should not be impacted by tidal flooding.

However, the site may be subject to flooding to a significant depth in the event that the defences are breached during a 0.5 % annual probability tidal flood event or when climate change is considered. It is worth noting that flooding due to a breach of the defences is a residual risk rather than an actual risk.

The current defences are assessed by the Environment Agency as providing a suitable standard of protection from the 0.5 % annual probability flood level for a 25 year period. The level of defence was not provided as part of the EA information for this area, however, it did state that the condition of the defence was found to be in good condition. Further to this the North Solent Shoreline Management Plan identifies a policy of 'Hold the Line' for this area. It is anticipated that the level of the defence will be raised in line with climate change over the lifetime of the development due to the expanse and vulnerability of the area that the defence protects.

The site currently has a small watercourse that runs along the northern boundary of the site, into the fishing lake and then discharges out into the Mill Rithe. It is anticipated that during a high tide event when the tide is high enough to reach the outfall of the site then the site would be tide locked so no water would leave the site.

If an extreme high tide event were to occur at the same time as an extreme rainfall event then there is potential for rainwater to accumulate on the site. This has been assessed by considering a tide lock scenario (when the tide reaches MHWS level, taken from information for the area) with an extreme rainfall event (1 in 100 year event) for the duration of the tide locking (approx.. 5 hours). The volume of rainfall for the considered event was calculated and then assessed against the topographic survey of the site. The volume of rainfall assumes that there is little to no infiltration due to the ground being saturated. This analysis resulted in a flood level of 1.115m AOD. Therefore any areas of the site lower than this level would be at risk of flooding.

On inspection of the topographic survey it appears that the only areas at risk of flooding are at the east of the site in the amenity area and fishing lake, and the immediate area surrounding the pond in the western extent of the site.

5.1 Flooding Summary

The site is defended from the 1 in 200 year tidal flood event. Therefore in the current day the site is only at risk of tidal flooding during a breach scenario.

During a tide lock scenario and an extreme rainfall event occurring simultaneously it is anticipated that there is potential for surface water flooding on the site up to a level of 1.115m AOD. This mainly affects the fishing lake area where there is no vulnerable infrastructure.

6.0 MITIGATION MEASURES

Mill Rythe Holiday Park is located within defended Flood Zone 3, and the ground levels are fairly similar across the site. The developed parts of the site are located on higher elevations with amenity/open areas situated at lower levels. The measures below outline several options which would help reduce the overall level of flood risk whilst maintaining a viable business at the site.

- The holiday park should be connected to the EA's free flood warning system for the area. This will ensure prior warning of a possible flooding event and allow adequate time to prepare for flooding.
- Evacuation procedures should be issued for onsite staff, and guests. Due to tide predictability, it is possible to have a lengthy early warning period before flood water rises in order to evacuate. A flood management plan (discussed in more detail in **Section 7.0**) would outline the evacuation procedure.
- Vehicles could be used in evacuation prior to a flood event. Otherwise, vehicles should remain on site, and site users should be aware of damages to personal property that could occur.
- Whilst at risk of flooding, access and egress from the site should take place along the main access/egress route, and then south along Havant Road. This leads to an area at low risk of flooding, and the Church in Newtown could provide a suitable rally point.
- The park is the riparian owner of the defence (embankment). It is their responsibility to maintain it. It is recommended that the defence is maintained every 5 years as a minimum. In addition to this, if possible, it is anticipated that raising the effective crest level of the defence will offer an improvement in terms of reducing flood risk to the development site over the proposed lifetime. This should be undertaken in consultation with the EA.
- A flood warning system could be installed along the flood defences in order to inform the site operator if the defences are close to being overtopped. The triggering of a sensor should invoke a specific evacuation sequence.
- Static caravans should be securely anchored to the ground in order to prevent them floating on the flood waters and putting both site users and third parties at risk.
- It is recommended that only areas within the defended Flood Zone 3 areas are re-developed.
- It is recommended that all caravans and buildings have a finished floor level of a minimum 1.115m AOD. This will minimise any damage from a tide lock and an extreme rainfall event. It is noted that this only applies to the area at the east of the site surrounding the pond.

6.1 Access and Egress

The main access/egress route from the site is also under protection from the coastal defence embankment. During the present day 1 in 200 year and 1 in 1000 year tidal flooding scenarios the site would have safe dry pedestrian access/egress away from the proposed development site.

Over the next 25 years of the development safe dry access and egress would exist during the 1 in 200 year event. This takes into account the EA's prediction of the impact of climate change on sea level rise. It is anticipated that the level of the defence would be raised in line with climate change in the future.

When taking into account sea level rise associated with 100 years of climate change the flood depth along the evacuation route could be up to 2.42m in a 1 in 200-year (plus climate change) flood. This would result in a Flood Hazard Rating of "Danger to All".

As such, evacuation must be undertaken prior to any flood event. Due to the predictability of tides, early warning should be available and plenty of time to evacuate all site users.

The above emergency access route should be as follows. Exit along the main holiday park entrance route-way, then onto Havant Road and continue to the south (left). A suitable rally point outside of the floodplain would be the Church in Newtown.

A lower hazard evacuation route onto the higher ground to the south of Mill Rythe Holiday Park could be provided. This would utilise the Tournembury Golf Course, and could provide a shorter and lower hazard evacuation route. This route would be subject to an agreement between the Holiday Park and the Golf Course, and the provision of a suitable pedestrian route across the existing boundary fence.

7.0 FLOOD MANAGEMENT PLAN

As part of the development it will be necessary to ensure that the residual flood risks at the development are adequately managed. Therefore the following will outline the principles of the Flood Management Plan to be included as part of the development. A full detailed Flood Warning and Evacuation Plan is included in **Appendix C**.

7.1 Flood Defences

As part of the proposed development all floor levels of the caravans will be located at a minimum elevation of 500mm above the existing ground levels.

In addition the SMP highlights that a 'Hold the Line' policy is to be adopted along this frontage. Therefore the defences along this frontage will be maintained in line with Sea Level Rise. Regular inspection of the defences along the frontage associated with the park will also highlight any potential breach locations.

7.2 Warning Procedure

Tidal flooding is the overriding flood mechanism at the site. As such a robust warning system will be required. A tidal flood warning service is provided in this area by the EA.

All staff on the site will be required to subscribe to the Environment Agency's flood warning system. This system will deliver flood warnings for the site by e-mail, text message or by a recorded telephone message. The EA system operates as follows;



Flood Alert - Flooding is possible. Be prepared.



Flood Warning - Flooding is expected. Immediate action required



Severe Flood Warning - Severe flooding. Danger to life.

All Clear - Flood Watches or Warnings are no longer in force for this area.

As already stated, due to the predictable nature of tidal flooding, the EA flood warning system outlined above will provide more than enough time to allow any evacuation strategy to be implemented.

7.3 Evacuation Procedure

Evacuation of vehicles from the site will take place once the EA Flood Warning level has been reached. The responsibility for moving cars will rest with the car owners themselves.

As already stated the vehicular access/egress would be along the main holiday park entrance route-way, then onto Havant Road and continue to the south (left). A suitable rally point outside of the floodplain would be the Church in Newtown. This route would also prove suitable for pedestrian emergency access/egress.

In addition a lower hazard evacuation route onto the higher ground to the south of Mill Rythe Holiday Park has also been outlined. This would utilise the Tournierbury Golf Course, and could provide a shorter and lower hazard evacuation route for pedestrians. This route would be subject to an agreement between the Holiday Park and the Golf Course, and the provision of a suitable pedestrian route across the existing boundary fence.

7.4 Flood Warden

The Flood Warden will be an on site senior member of staff. The warden should be either a permanent on site member of staff or the responsibility should be split between shifts.

Training of the Flood Wardens will be arranged before the site is occupied in liaison with the Environment Agency. Training will be repeated every 3 years and will include:

- Inspection of the existing flood defences
- Actions to take at each flood warning.

The principal roles of the flood warden on the site are as follows:

- Inspect flood defences as necessary.
- Liase with statutory authorities over the maintenance of the defences as necessary.
- Inform other staff of the existence of a FRMP and ensure that they are updated on an annual basis on the flood protection measures and procedures.
- Keep a check on flood warnings and be ready to check that warnings have been received by the staff/residents.
- Co-ordinate with the emergency services.
- Assist with site evacuation where necessary.

The actions and priorities of the Flood Warden will be outlined during training. In summary they will be as follows in order of importance.

At times of no flood risk.

1. Check the condition of the existing defences and ensure that all emergency flood access/egress routes are not blocked.
2. Advise staff/residents of flood risk and ensure new site occupants understand flood warning and evacuation procedures and subscribe to EA warning system.

During a flood event.

1. Check that flood warnings have been received.
2. Assist with evacuation of persons/vehicles.
3. Assist emergency services if necessary.

7.5 The Role of Other Bodies

The response to a major flood event will involve a number of organisations working together at a local level, including the emergency services, the local authority, utilities companies and the Environment Agency. Other bodies which may play a major role in the response are communications media, voluntary organisations and the public.

The roles and responsibilities of these bodies are detailed in the Environment Agency report 'Flood Warning Service Strategy for England and Wales'. The roles of the main bodies in relation to a major event, as detailed in the report, are summarised as follows:

Police

- Co-ordination of the emergency services at a major flood event, as well as helping to save lives and protect property.
- Establish cordons where practicable to facilitate the work of the other emergency services in saving lives, protecting the public and caring for the vulnerable.

Fire Service

- Saving life and rescuing trapped persons.
- Provide monitoring procedures in respect of health and safety of those persons operating within an established cordon.
- Carry out essential damage control measures, including pumping out flood water and salvage work.
- Assist other relevant agencies, particularly the local authority, to minimise the effects of major flooding on the community.

Local Authority

- Emergency care, if necessary, including feeding, accommodation and welfare.
- Emergency transport for people, equipment and material such as sandbags, and if necessary evacuation.
- Information services for liaison with the media on the local authority response and for information to the public and to relatives of evacuees.
- Flood alleviation – for flood prevention, such as the issuing of sandbags at their discretion and clearing blocked culverts, for dealing with flooded roads and diversions and for other assistance to the public such as drying-out facilities.
- Emergency environmental health advice for action relating to environmental problems caused by flooding.
- Co-ordination of the voluntary response.

Environment Agency

- Responsibility for maintenance and operation of flood defences. Checking defences and undertaking essential repairs and maintenance as required.

- Monitor water levels, assessing the risk and advising the emergency services and local authority.
- Monitor and clear blockages of culverts and breaches of defences.
- Support police and local authority by providing materials, equipment and manpower as far as resources and other duties permit.

Utility Companies

- In the event of a flood, will secure their services and equipment to ensure continuity of supply.
- Repair services disrupted by flood.
- Provide alternative means of supply during service disruption if life and health risks are identified.

8.0 POLICY

The proposed re-development is located within defended Flood Zone 3. Developments of this nature are classified as 'more vulnerable' and in accordance with Table 3 of PPG (Figure 7.1 below) it would be subject to the Sequential and Exception Tests.

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	✓*

Key:
 ✓ Development is appropriate
 x Development should not be permitted.

Figure 8.1 Table 3 of PPG

The development is for the proposed re-development of the existing site and therefore there is no change in the flood risk vulnerability of the development. In addition to this the re-development is unlikely to change the number of occupants on the site therefore there is no additional risk due to the proposal.

9.0 CONCLUDING SUMMARY

An assessment for a variety of flood mechanisms has been conducted. The primary risk to the site comes from tidal flooding. This study has confirmed that almost the entire site is currently located within defended tidal Flood Zone 3.

The site benefits from protection from an embankment which runs along the northern boundary which provides tidal flood protection. The main flood risk for the area is therefore the residual risk associated with failure of the defences, it is anticipated that the flood depth and velocity would be relatively high.

The flood risk mitigation measures put forward in Section 6 would provide benefits to the site throughout the duration of its operational season.

A site specific Flood Warning and Site Evacuation Plan has been provided and should be made available to all site users. The basis for this plan is outlined in this report however further elaboration is within the document in **Appendix C**.

The shoreline management plan indicates a future 'Hold the Line' policy for the protective sea-defence around the site. This policy is to continue for at least 100 years, and therefore considering the lifetime of the proposed development, the level of protection from tidal flooding should not decrease. However it is not clear at this time if any plans are in place to maintain/improve these defences.

The development has a safe dry pedestrian access and egress would exist during the defended 1 in 200 year event. This assumes the sea defence remains in place during the flooding event.

Table 3 of PPG demonstrates that this 'More Vulnerable' development could be acceptable at this site subject to the Sequential Test, Exception Test and a suitable Flood Warning and Evacuation Plan. The proposal is for the re-development of the site therefore there is no change in the flood risk vulnerability of the development.

Appendix A Site Plan & Site Survey

MILL RYTHE HOLIDAY VILLAGE

PROPOSED MASTERPLAN - PROPOSED SITE PLAN

Copyright. This drawing is the property of AAM Architectural Partnership LLP. Its copyright and design content is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any other unauthorised person, other entity or in part without the consent in writing of AAM Architectural Partnership LLP. Do not scale this drawing. Drawings can be scaled for Planning purposes only. Verify all dimensions on site before commencing any work or preparing any shop drawings. All dimensions are in mm unless otherwise stated. Report any alterations or omissions to the Architect. This drawing incorporates information from other professionals. AAM Architectural Partnership LLP cannot accept responsibility for the integrity and accuracy of such information. Any clarification and/or additions that are required appearing to such information should be sought from the relevant profession or their appointed representative. All contractors and sub-contractors are to comply in all respects with current building regulations whether or not specifically stated on these drawings.

Scale 1:1000 - 20mm=20m Metres

LEGEND:

	Site Ownership Boundary		Single Storey Self-Catered Chalet	26No. Units
	Building		Two Storey Self-Catered Chalet	61No. Units
	Existing Landscaping		22No. Caravans approved as part of Planning Application Ref: APP/11/01080	22No. Units
	Proposed Landscaping		3.7m x 12.2m Caravan	182No. Units
	Retained trees with bat potential		Total Accommodation	291No. Units



CHALET LEGEND:

Single Storey Chalets -

A	Windsor
B	Oxford
C	Nutley
D	Otley
E	Norfolk
F	Maflock

Two Storey Chalets -

G	Ganton
H	Ryde
I	Seaton
J	Solent
K	Tenby
L	Harrow
M	Dover



Client: AWAY RESORTS LTD.

Site Address: **MILL RYTHE HOLIDAY VILLAGE**
HAYLAND ROAD, HAYLAND ISLAND,
HAMPSHIRE, PO11 0PB

Project: **PROPOSED MASTERPLAN**

Drawing Title: **PROPOSED SITE PLAN**

Date: Oct 2016 Scale: 1:1000 @ A1 Drawn: SJM
Computer File Name: 3877-4100-422 Proposed Site Plan.dwg Checked by:
Status: **PLANNING**

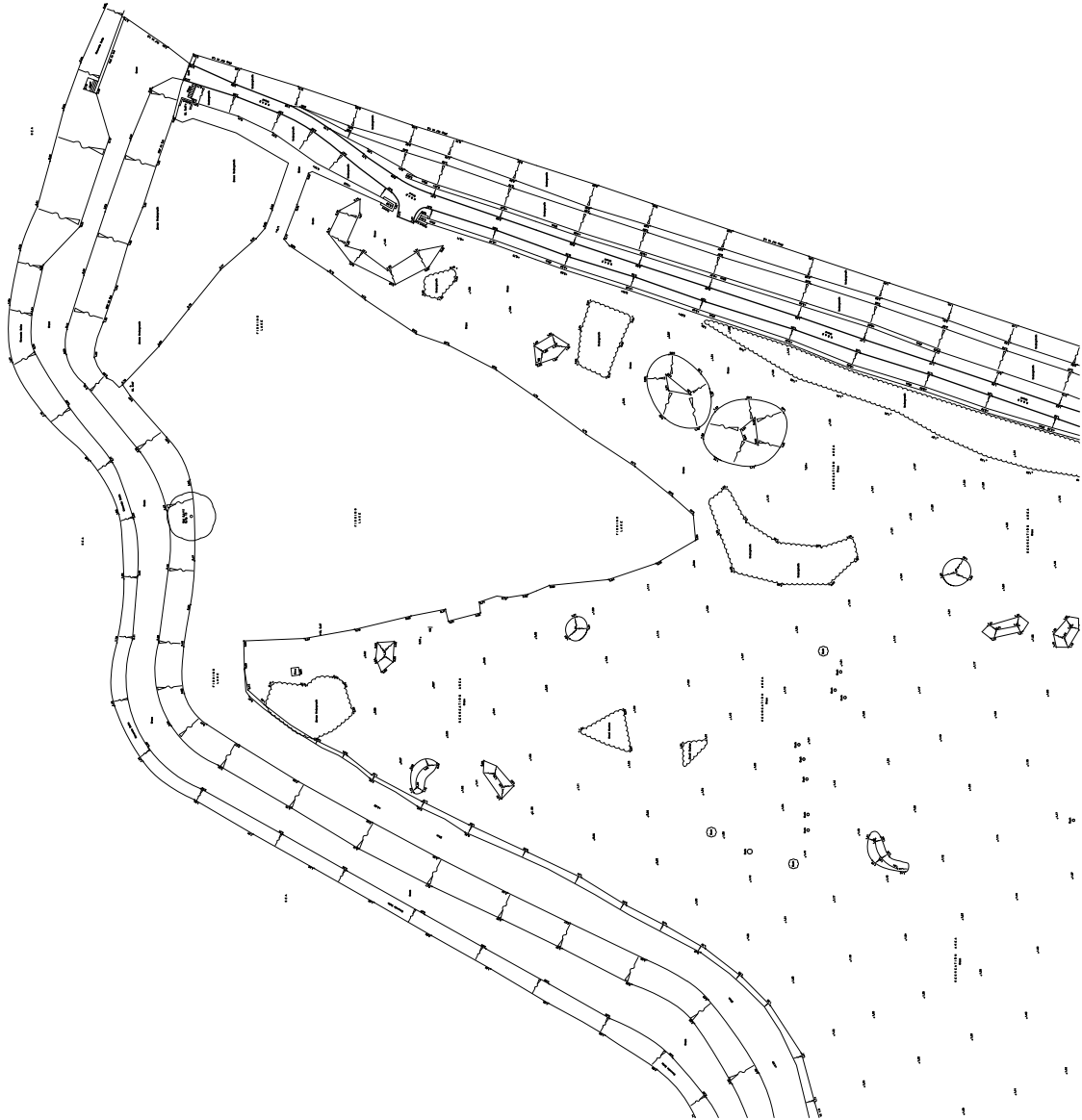
Drawing Number: **3877-410** Revision: **D**

SITE SURVEY - 1:500 (SHEET FIVE)

MILL RYTHE HOLIDAY RESORT



Copyright: This drawing is the property of ADM Architectural Partnership LLP. It is to be used for the project and site only and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADM Architectural Partnership LLP. ADM Architectural Partnership LLP is not responsible for any errors or omissions in this drawing. It is the responsibility of the client to ensure that the information provided is accurate and complete. ADM Architectural Partnership LLP is not responsible for any errors or omissions in this drawing. It is the responsibility of the client to ensure that the information provided is accurate and complete.	
Rev	Details
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100



Client AWAY RESORTS LIMITED	
Project MILL RYTHER HOLIDAY RESORT HAYTONG ROAD, HAYTONG ISLAND, HAMPSHIRE, PO11 0PB	
Drawing Name SITE SURVEY 1:500 (SHEET FIVE)	
Status SURVEY	
Scale 1:500 @ A1	Date Dec 2010
Drawn By SJM	Checked By -
Computer File Name 3189-200-201-202-203-204 Site Survey.dwg	
Drawing No 3189-204	Revision -

SITE SURVEY - 1:500 (SHEET FOUR)

MILL RYTHE HOLIDAY RESORT



Copyright: This drawing is the property of ADM Architectural Partnership LLP. It is not to be used, copied, reproduced, or otherwise disclosed to any other unauthorised person, either orally or in writing, without the prior written consent in writing of ADM Architectural Partnership LLP.	
Do not scale this drawing.	
Verify all dimensions on site before commencing any work. Report any alterations or omissions to the client and the architect. Report any alterations or omissions to the client and the architect. Report any alterations or omissions to the client and the architect.	
Information from other professionals: ADM Architectural Partnership LLP is not responsible for the accuracy or reliability of information from other professionals. ADM Architectural Partnership LLP is not responsible for the accuracy or reliability of information from other professionals. ADM Architectural Partnership LLP is not responsible for the accuracy or reliability of information from other professionals.	
Indicate that the required information to such information is not provided. Indicate that the required information to such information is not provided. Indicate that the required information to such information is not provided.	
Indicate that the required information to such information is not provided. Indicate that the required information to such information is not provided. Indicate that the required information to such information is not provided.	
Rev	Details
A	25% BASED AND MODIFIED
NAME	DATE
SM	11/07/16



 ARCHITECTURAL PARTNERSHIP LLP 40 CAMBRIDGE ROAD, HASTINGS, EAST SUSSEX TN11 9JL T: 01424 200272 F: 01424 200333 E: enquiries@adm.co.uk	
Client	AWAY RESORTS LIMITED
Project	MILL RYTHE HOLIDAY RESORT HAY ANT ROAD, HAYTING ISLAND, HAMPSHIRE, PO11 0PB
Drawing Name	SITE SURVEY 1:500 (SHEET FOUR)
Status	SURVEY
Scale	1:500 @ A1
Date	DEC 2010
Drawn By	SJM
Checked By	-
Computer File Name	3189-200-201-202-203-204 Site Survey.dwg
Drawing No	3189-203
Revision	A

NORTH

Verify all dimensions on site before commencing any work, or preparing any shop drawings. Dimensions also in mm. The Architect's Report and drawings are not to be construed as a warranty of accuracy. This drawing incorporates omissions to the Architect. This drawing incorporates information from other professions. AAM Architectural Partnership LLP cannot accept responsibility for the integrity and accuracy of such information. Any clarification and/or additions that are required appearing to such information should be sought from the relevant profession or their appointed representative.

Rev	Details	Name	Date
A	2No. BASIES AND MUGA INDICATED	SUM	15.07.16



Client	AWAY RESORTS LIMITED		
Project	MILL RYTHE HOLIDAY RESORT HAVANT ROAD, HAVILING INDIVID, HAMPSHIRE, PO1 1PB		
Drawing Name	SITE SURVEY 1:500 (SHEET THREE)		
Status	SURVEY		
Scale	1:500 @ A1	Date	Dec 2010
Drawn by	SWJ	Checked By	
Computer File Name	3189-201-201-202-203-204 Site Survey.dwg		
Drawing No	3189-202	Revision A	

NORTH ←



Rev	Details	Name	Date

Verify all dimensions on site before commencing any work or preparing any shop drawings. All dimensions are in millimetres unless otherwise stated. Report any alterations or omissions to the architect immediately. This drawing is prepared by the Architect's Representative, APM Incorporated. Partnership LLP cannot accept responsibility for the integrity and accuracy of such information. Any clarification and/or additions that are required appertaining to such information should be sought from the relevant profession or their appointed representative.

Rev	Details	Name	Date



MILL RYTHE

HOLIDAY RESORT
HAVANT ROAD, HAYLING ISLAND
HAMPSHIRE, PO11 0PB

Name _____

SITE SURVEY 1:500
(SHEET TWO)

Status

Scale	Date
1:500 @ A1	Dec 2010
Drawn By	Checked By
SJM	.

Computer File Name	Revision
3189-200-201-202-203-204 Site Survey.dwg	

3189-201

Appendix B EA Information

Hannah.Short@nijhuisindustries.com

Our ref: SSD/21401

Your ref:

Date: 20/09/2016

Dear Hannah Short

Provision of *Product 4* for *Flood Risk Assessment*

Thank you for your request of 22nd August 2016 to use Environment Agency data, *Product 4*, in the development of the *Flood Risk assessment*. The information is attached.

Further details about the Environment Agency information supplied can be found on the GOV.UK website:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

The site may be affected by an extreme flood. According to our published flood map, which provides a general estimate of the likelihood of flooding across England & Wales, the property is shown to be within Flood Zone 3 - an area which may have a 0.5% chance of flooding annually (1 in 200), **ignoring** the presence and effect of any flood defences.

The Environment Agency is aware of flooding to this property/area (2014), but have no specific details. Not all flooding events are reported to us and further information may be available from Hampshire County Council.

Defences – See attached map. The defences were found to be in Good condition when we last inspected them in 2012.

Environment Agency

Romsey Depot, Canal Walk, Romsey, SO51 8DU

Customer services line: 08708 506 506

Email: enquiries@environment-agency.gov.uk

www.environment-agency.gov.uk

Coastal Boundary Data

The Environment Agency holds data about extreme sea levels around the coast of England, Wales and Scotland.

Sea levels (still water design estimates) for the 0.5% (1:200) and the 0.1% (1:1000) annual exceedance probabilities relevant to your site are provided in the table below.

Chainage point: 162	Easting: 474660	Northing: 99039
---------------------	-----------------	-----------------

Year	Tide Level (mAOD*)	
	0.5% annual exceedance probability/1 in 200 Year (Flood Zone 3)	0.1% annual exceedance probability/1 in 1000 Year (Flood Zone 2)
2011	3.3	3.5
2070	3.8	4.0
2115	4.5	4.6

* Levels in metres above Ordnance Datum Newlyn.

These values are based on 2011 base data, and have been projected for climate change using estimates for sea level rise presented in Table 4 of the Technical Guidance to the National Planning Policy Framework.

Note 1:

Extreme sea level values are for still water sea levels only. Extreme sea level values include the effect of storm surge but do not account for any local increase in sea level that may be induced by onshore wave action. Wave set-up would need to be estimated separately.

Note 2:

Annual exceedance probability describes the likelihood (chance) of being exceeded in any given year.

This information is provided subject to the enclosed *notice*, which you should read.

I hope that we have correctly interpreted your request. Please see the attached Standard Notice or licence for details of permitted use.

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

If you have any queries or would like to discuss the content of this letter further please call us on 08708 506506.

If you have any queries or would like to discuss the content of this letter further please contact **the Partnership and Strategic Overview Team** at the Environment Agency.

Yours faithfully

XXXX

**Partnership and Strategic Overview team, Hampshire and Isle of Wight
Environment Agency**

Direct dial **XXXX**

Email psohiow@environment-agency.gov.uk



Open Government Licence

for public sector information

delivered by
The National Archives
[Back to The National Archives](#)

You are encouraged to use and re-use the Information that is available under this licence freely and flexibly, with only a few conditions.

Using Information under this licence

Use of copyright and database right material expressly made available under this licence (the 'Information') indicates your acceptance of the terms and conditions below.

The Licensor grants you a worldwide, royalty-free, perpetual, non-exclusive licence to use the Information subject to the conditions below.

This licence does not affect your freedom under fair dealing or fair use or any other copyright or database right exceptions and limitations.

You are free to:

- ✓ copy, publish, distribute and transmit the Information;
- ✓ adapt the Information;
- ✓ exploit the Information commercially and non-commercially for example, by combining it with other Information, or by including it in your own product or application.

You must (where you do any of the above):

- ⚠ acknowledge the source of the Information in your product or application by including or linking to any attribution statement specified by the Information Provider(s) and, where possible, provide a link to this licence;

If the Information Provider does not provide a specific attribution statement, you must use the following:

Contains public sector information licensed under the Open Government Licence v3.0.

If you are using Information from several Information Providers and listing multiple attributions is not practical in your product or application, you may include a URI or hyperlink to a resource that contains the required attribution statements.

These are important conditions of this licence and if you fail to comply with them the rights granted to you under this licence, or any similar licence granted by the Licensor, will end automatically.

⚠ Exemptions

This licence does not cover:

- personal data in the Information;
- Information that has not been accessed by way of publication or disclosure under information access legislation (including the Freedom of Information Acts for the UK and Scotland) by or with the consent of the Information Provider;
- departmental or public sector organisation logos, crests and the Royal Arms except where they form an integral part of a document or dataset;
- military insignia;
- third party rights the Information Provider is not authorised to license;
- other intellectual property rights, including patents, trade marks, and design rights; and
- identity documents such as the British Passport

Non-endorsement

This licence does not grant you any right to use the Information in a way that suggests any official status or that the Information Provider and/or Licensor endorse you or your use of the Information.

No warranty

The Information is licensed 'as is' and the Information Provider and/or Licensor excludes all representations, warranties, obligations and liabilities in relation to the Information to the maximum extent permitted by law.

The Information Provider and/or Licensor are not liable for any errors or omissions in the Information and shall not be liable for any loss, injury or damage of any kind caused by its use. The Information Provider does not guarantee the continued supply of the Information.

Governing Law

This licence is governed by the laws of the jurisdiction in which the Information Provider has its principal place of business, unless otherwise specified by the Information Provider.

Definitions

In this licence, the terms below have the following meanings:

'Information' means information protected by copyright or by database right (for example, literary and artistic works, content, data and source code) offered for use under the terms of this licence.

'Information Provider' means the person or organisation providing the Information under this licence.

'Licensor' means any Information Provider which has the authority to offer Information under the terms of this licence or the Controller of Her Majesty's Stationery Office, who has the authority to offer Information subject to Crown copyright and Crown database rights and Information subject to copyright and database right that has been assigned to or acquired by the Crown, under the terms of this licence.

'Use' means doing any act which is restricted by copyright or database right, whether in the original medium or in any other medium, and includes without limitation distributing, copying, adapting, modifying as may be technically necessary to use it in a different mode or format.

'You', 'you' and 'your' means the natural or legal person, or body of persons corporate or incorporate, acquiring rights in the Information (whether the Information is obtained directly from the Licensor or otherwise) under this licence.

About the Open Government Licence

The Controller of Her Majesty's Stationery Office (HMSO) has developed this licence as a tool to enable Information Providers in the public sector to license the use and re-use of their Information under a common open licence. The Controller invites public sector bodies owning their own copyright and database rights to permit the use of their Information under this licence.

The Controller of HMSO has authority to license Information subject to copyright and database right owned by the Crown. The extent of the Controller's offer to license this Information under the terms of this licence is set out in [the UK Government Licensing Framework](#).

This is version 3.0 of the Open Government Licence. The Controller of HMSO may, from time to time, issue new versions of the Open Government Licence. If you are already using Information under a previous version of the Open Government Licence, the terms of that licence will continue to apply.

These terms are compatible with the Creative Commons Attribution License 4.0 and the Open Data Commons Attribution License, both of which license copyright and database rights. This means that when the Information is adapted and licensed under either of those licences, you automatically satisfy the conditions of the OGL when you comply with the other licence. The OGLv3.0 is Open Definition compliant.

Further context, best practice and guidance can be found in the [UK Government Licensing Framework section](#) on The National Archives website.

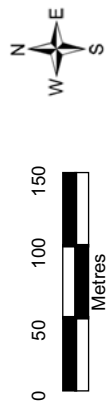
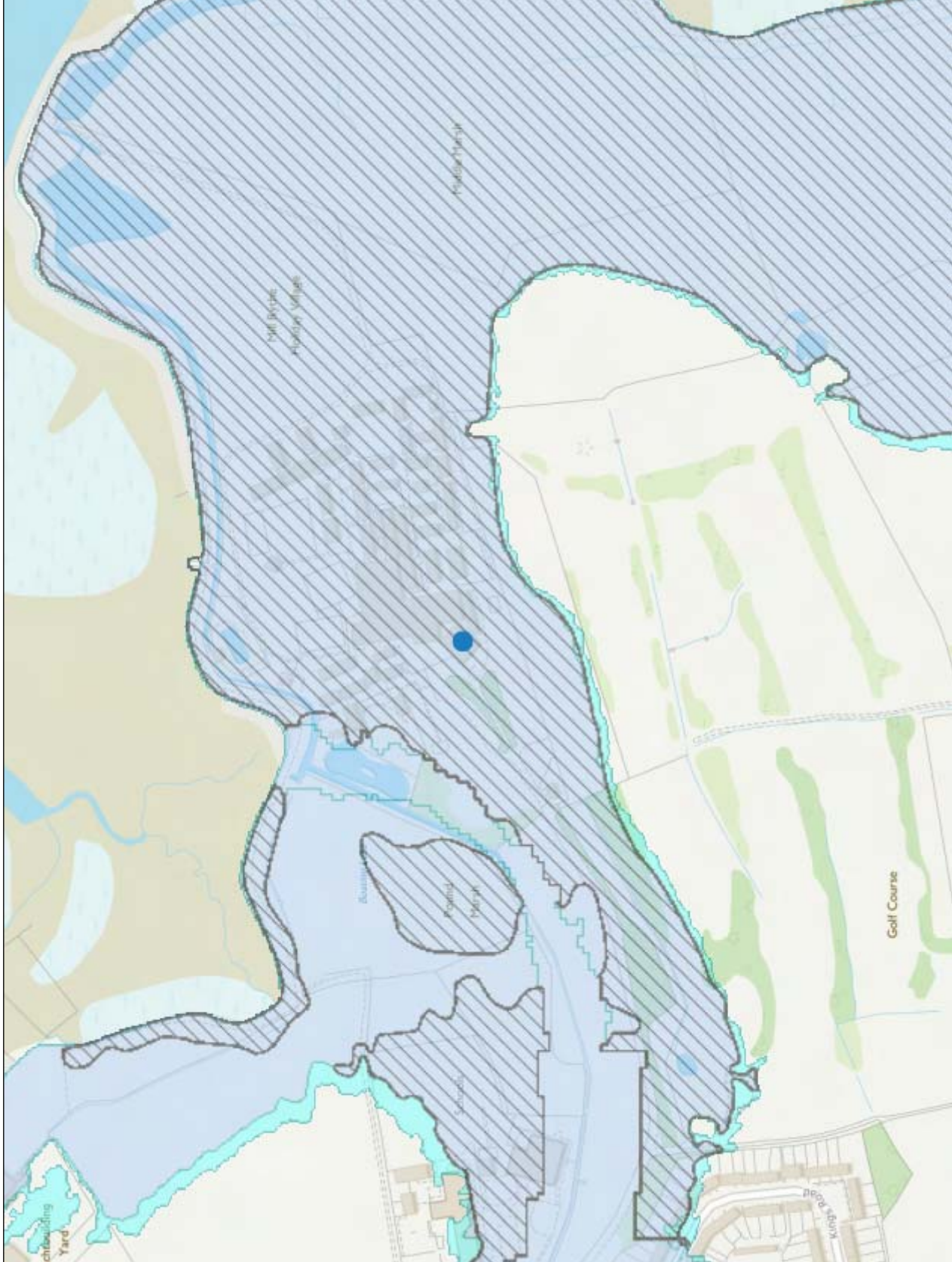


Flood Map for Planning



Legend

- Defences
- Flood Storage Areas
- Areas benefiting from flood defence
- Flood Zone 3
- Flood Zone 2

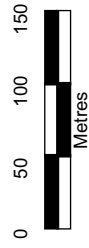
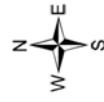
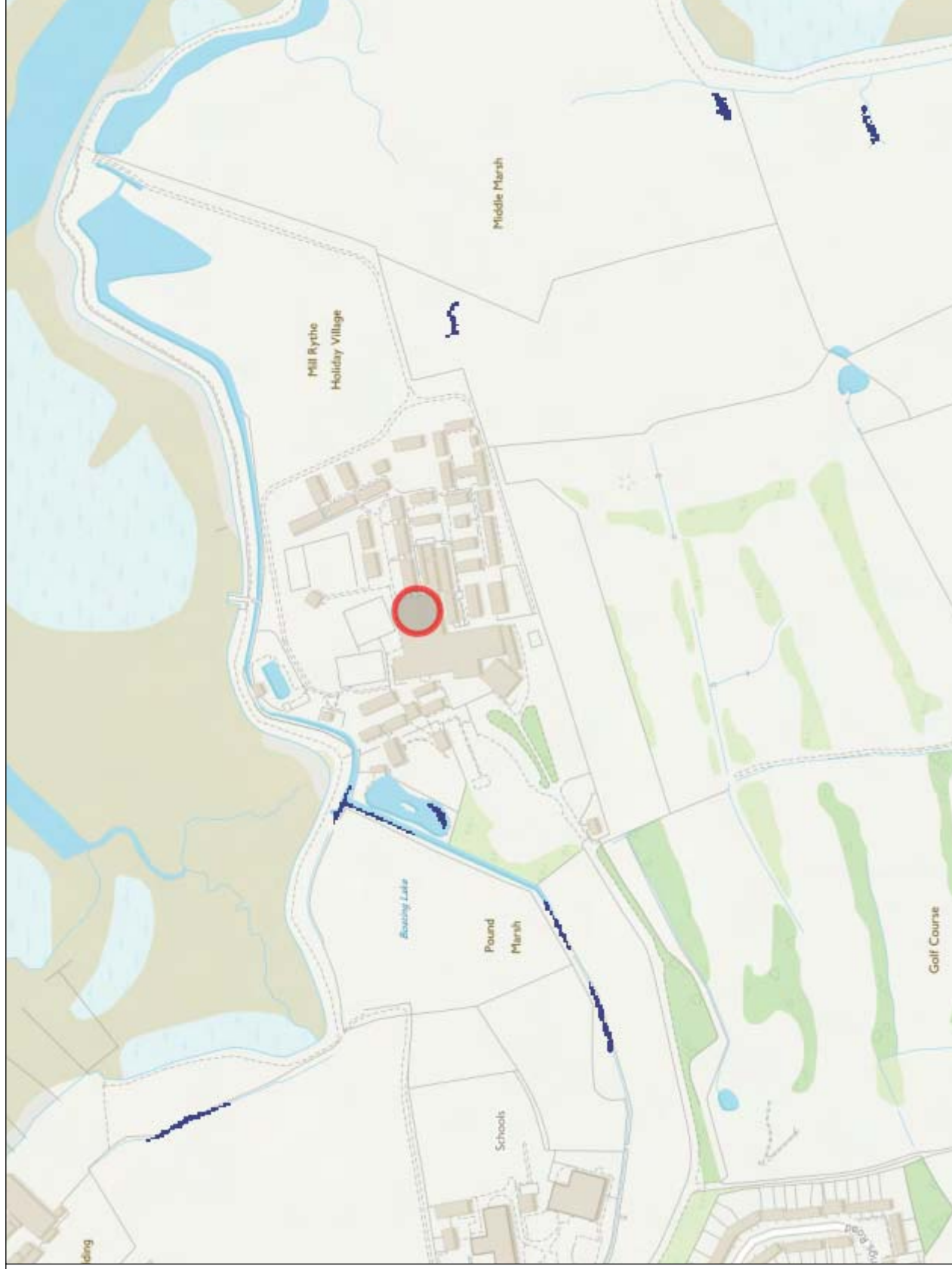


Risk of Flooding from Surface Water 1 in 30yr Depth



Legend

 Flood Extent 1 in 30

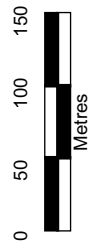
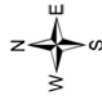
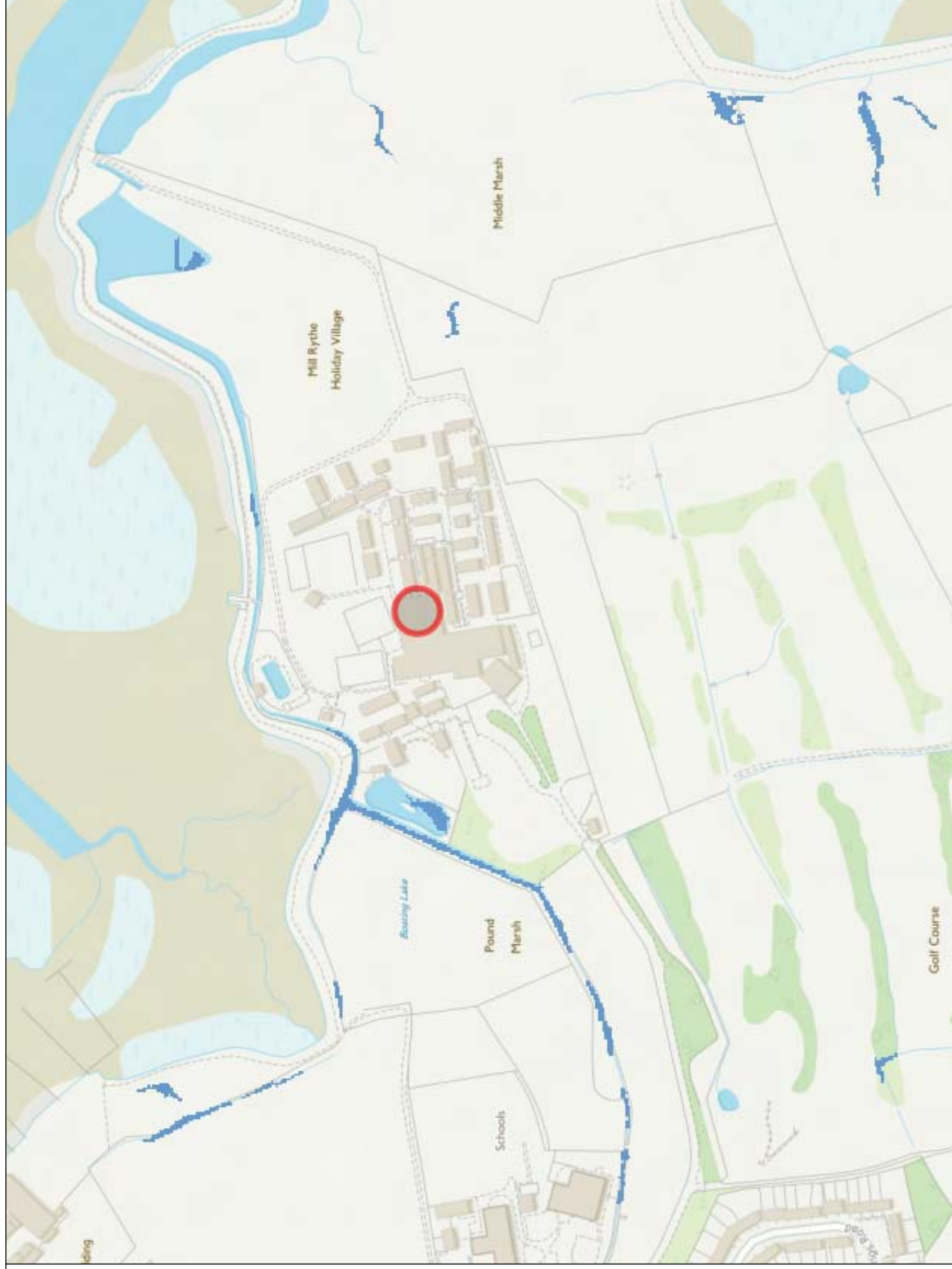


Risk of Flooding from Surface Water 1 in 100yr Depth



Legend

 Flood Extent 1 in 100

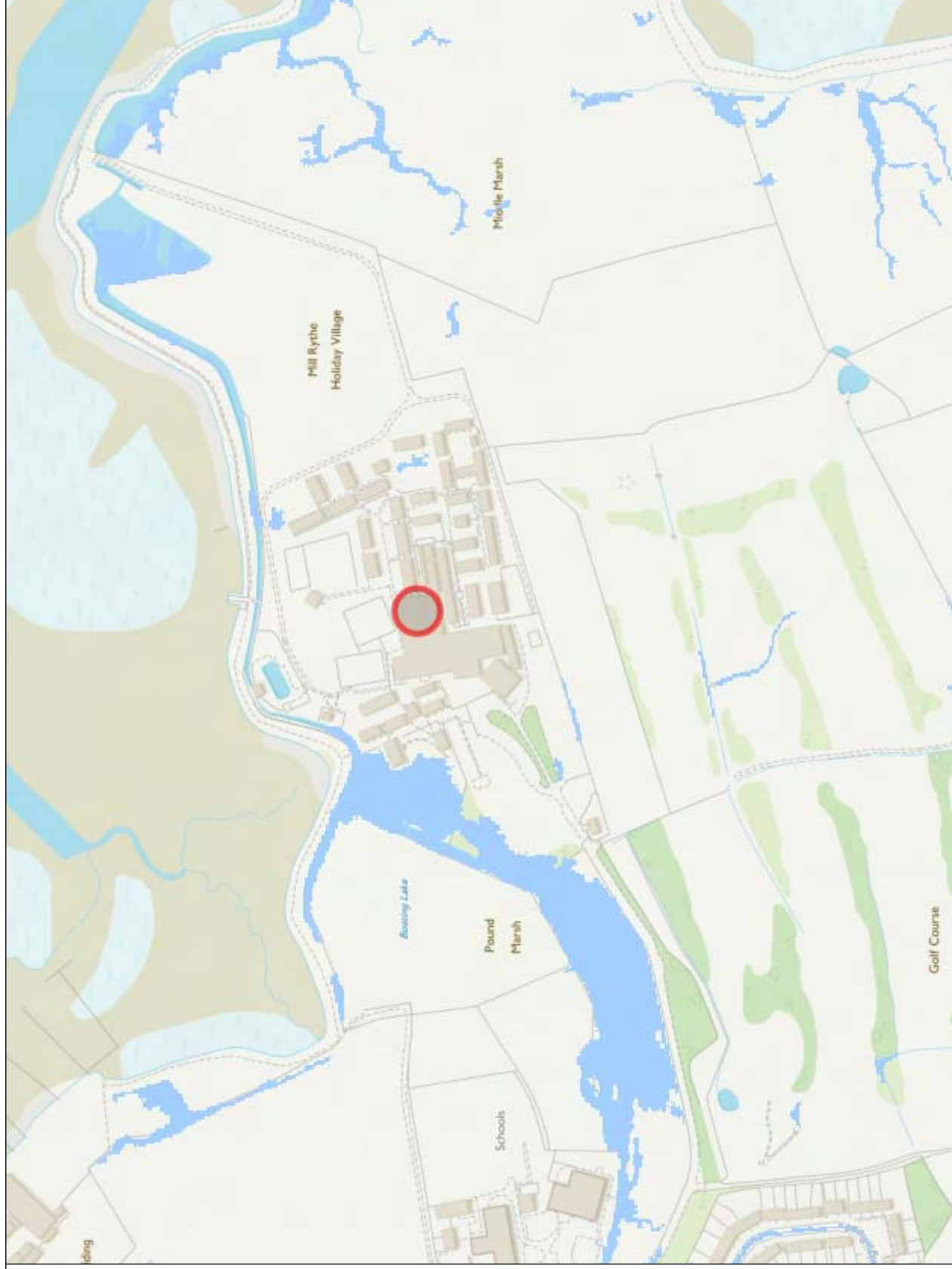
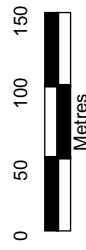
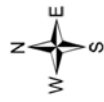


Risk of Flooding from Surface Water 1 in 1000yr Depth



Legend

 Flood Extent 1 in 1000



Detailed River Network

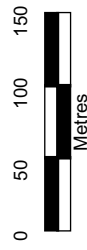


Legend

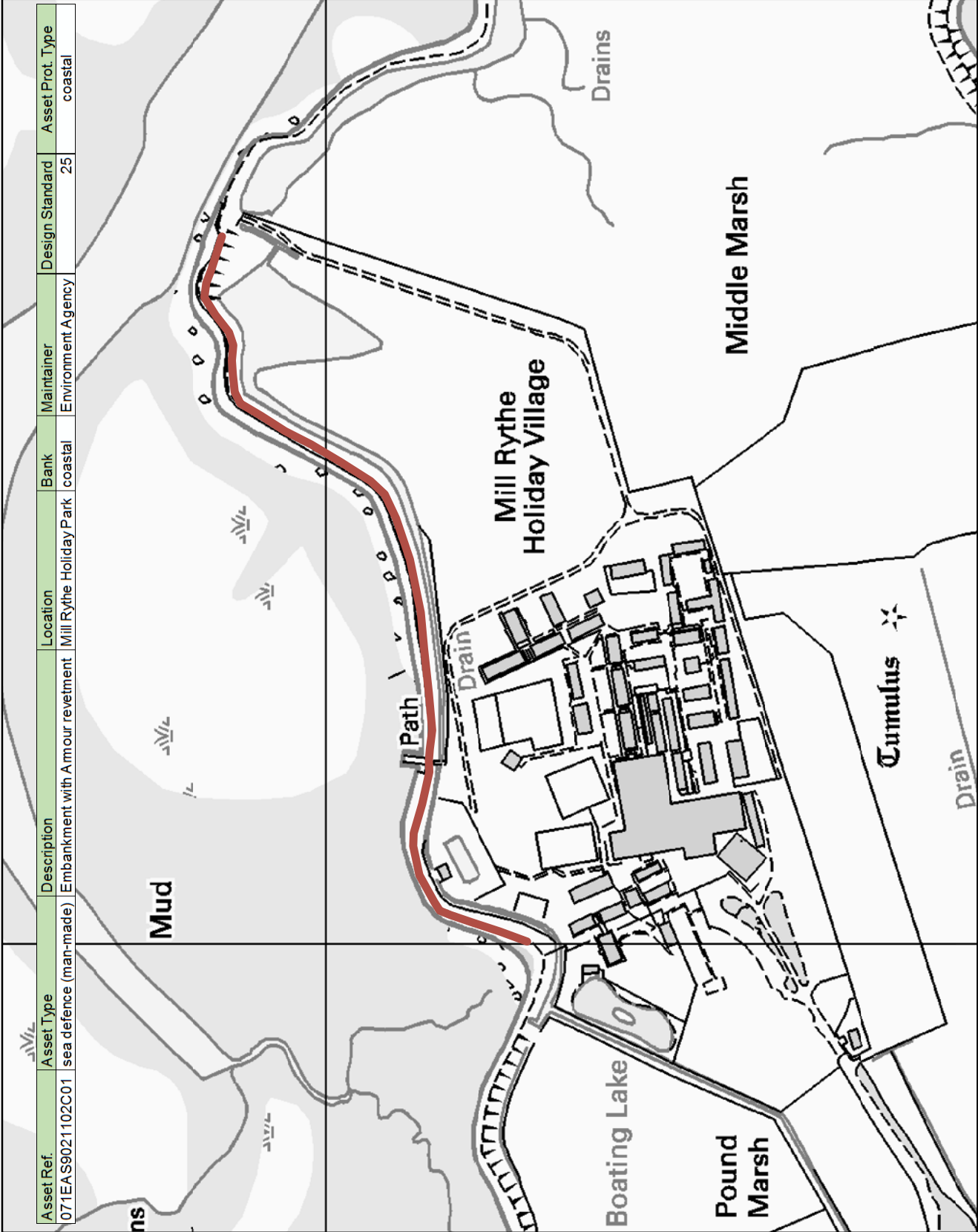
Detailed River Network

- Primary River
- Secondary River
- Tertiary River
- Lake / Reservoir
- Canal
- Canal Tunnel
- Extended Culvert
- Multiple Channel Culvert
- Underground River (potential sewer)
- Underground River (inferred)
- Underground River (local knowledge)
- Undefined

Offline Drainage features



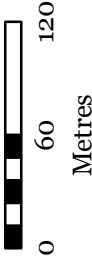
Defence Data Map



Legend

071EAS9021102C01

1:4,000
*
*when printed at A4.



Asset Ref.	Asset Type	Description	Location	Bank	Maintainer	Design Standard	Asset Prot. Type
071EAS9021102C01	sea defence (man-made)	Embankment with Armour revetment	Mill Rythe Holiday Park	coastal	Environment Agency	25	coastal

Appendix C Flood Warning and Evacuation Plan

MILL RYTHER – FLOOD WARNING AND EVACUATION PLAN

J-10847



MILL RYTHER – FLOOD WARNING AND EVACUATION PLAN

Report No.	Issue Detail	Originator	Date	Checked By	Date
01	Away Resorts Ltd.	HS	11/10/2016	EC	11/10/2016

For: Client

Date: October 2016
Job No: J-10847
Edition: 01

CONTENTS

Item	Content	Page No.
1.0	Introduction	1
2.0	Training & Awareness	1
3.0	Review	1
4.0	Site Location & Flood Information	2
	4.1 Site Location	2
	4.2 Hydrology and Flood Risk	2
5.0	Warning Procedure	4
	5.1 General Advice	4
6.0	EA Flood Alerts/Warnings	5
	6.1 FLOOD ALERT	5
	6.2 FLOOD WARNING	6
	6.3 SEVERE FLOOD WARNING	7
7.0	Evacuation Procedure	8
8.0	Roles and Responsibilities	11
	8.1 FLOOD ALERT	11
	8.2 FLOOD WARNING	11
	8.3 SEVERE FLOOD WARNING	12
9.0	SITE & Team SPECIFIC Roles and Responsibilities	13
	9.1 FLOOD ALERT Issued	13
	9.2 FLOOD ALERT Issued (Night)	13
	9.3 FLOOD WARNING Issued	13
	9.4 FLOOD WARNING Issued (Night)	13
	9.5 SEVERE FLOOD WARNING Issued	14
	9.6 SEVERE FLOOD WARNING (Night)	15
	9.7 BREACH SCENARIO	15
10.0	Roles of other bodies and Contact Information	17
11.0	Updating	18
	11.1 Distribution	18
ANNEX A	FLOOD EVACUATION ROUTE	

1.0 INTRODUCTION

This Flood Warning and Evacuation Plan (FWEP) has been prepared for the re-development proposal for Mill Rythe Holiday Park, Hayling Island.

This report sets out and identifies the flood risk and the management plan to be implemented on the site. In addition, this report sets out the roles and responsibilities of the appointed persons. Details of other bodies and their contact details are also provided.

2.0 TRAINING & AWARENESS

The following actions/considerations should be undertaken at regular intervals:

- All staff on-site should be aware of their responsibilities following the issuing of an EA flood alert/warning.
- All new members of staff should receive training relating to responsibilities prior/during a flood event. Existing members should receive training to ensure that they are also aware of their responsibilities.
- Any contact information should be regularly checked to ensure that it is up-to-date.

3.0 REVIEW

This document should be reviewed and updated regularly (at least once per year or after a significant event) to ensure that all information contained is relevant and up-to-date.

4.0 SITE LOCATION & FLOOD INFORMATION

4.1 Site Location

Mill Rythe Holiday Park is located along the east coast of Hayling Island, just off Havant Road. The site is directly adjacent to the coastline in Chichester Harbour, along the Mill Rithe Estuary. The approximate Ordnance Survey Grid Reference for the site is SU 320 008.

The development is for the re-development of the entire site area, to update, replace and refurbish the existing facilities. Along the northern boundary of the site is a long ditch running directly adjacent to the sea defence bund. Beyond the holiday park site to the south is the Tournembury Golf Course.

With regard to topography the site is set at levels ranging from 0.5m AOD up to a level 3.5m AOD.

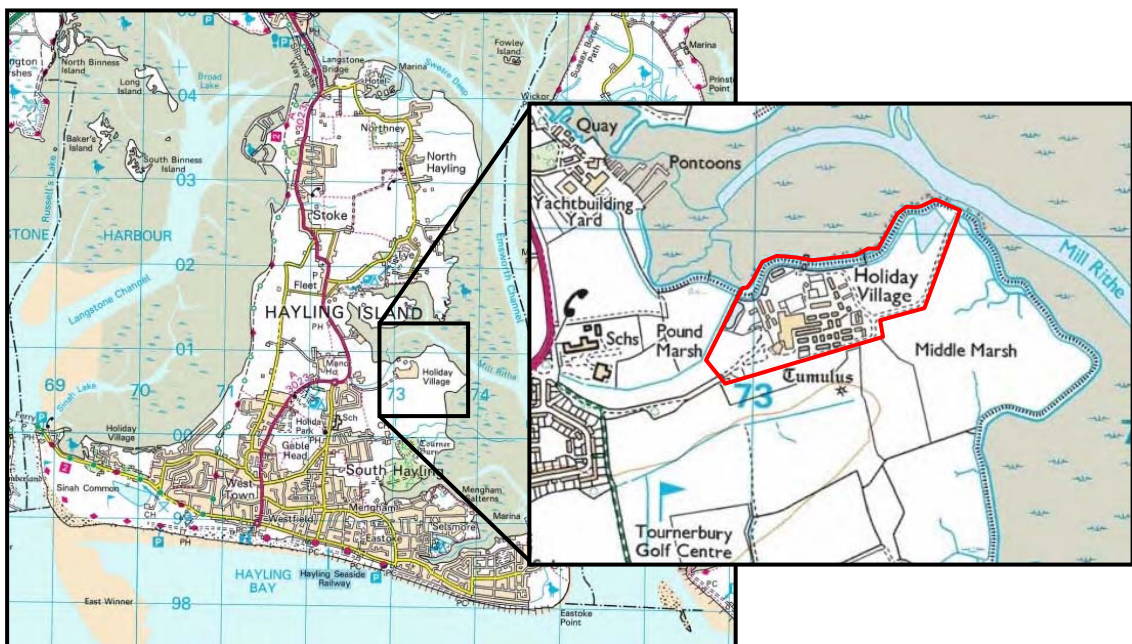


Figure 4.1 Site Location Plan

4.2 Hydrology and Flood Risk

In accordance with the Environment Agency (EA) indicative flood map, the site lies in an area of defended, tidal, Flood Zone 3 (sub category 3a). The primary flood risk to the site is from a breach or overtopping of existing defences from an extreme high tide event.

The primary defence for the Mill Rythe site is by a clay and rubble embankment which runs along the northern boundary providing additional flood defence protection. In addition the Shoreline Management Plan (SMP) highlights that a 'Hold the Line' policy is to be adopted along this frontage. Therefore the defences along this frontage will be maintained in line with Sea Level Rise. Regular inspection of the defences along the frontage associated with the park will also highlight any potential breach locations.

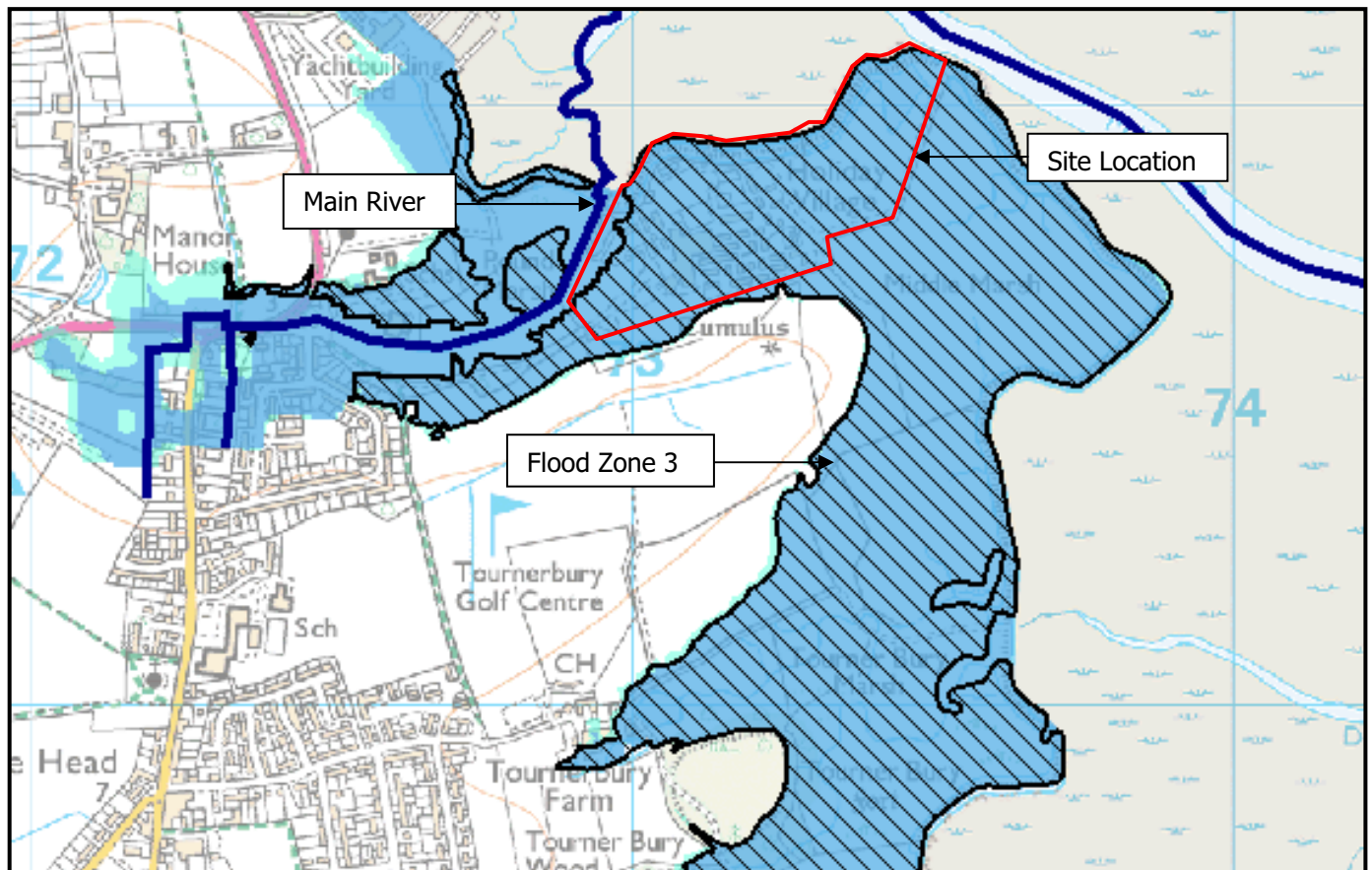


Figure 4.2 EA Indicative Flood Map – Extract for Mill Rythe Area

5.0 WARNING PROCEDURE

As stated above the primary risk to the site is tidal flooding where coastal waters would rise along the Mill Rythe estuary and breach/overtop the embankment on the northern edge of the site.

The site should be signed up to the Environment Agency's flood alerts for the area, it should be noted that the warnings are for coastal flooding only. Due to the nature of tidal flooding any event which is likely to impact the site can be predicted well in advance (although the likelihood of a breach of defences occurring during an extreme tidal event is difficult to define).

The EA alerts/warnings are likely to be issued up to 12 hours in advance of an event; this is to avoid confusion between tide times.

5.1 General Advice

All occupants of the holiday park should be evacuated prior to a flood event on the site unless in the event of a breach. It is the responsibility of the park staff to determine when the evacuation should be undertaken. It is recommended that when a SEVERE FLOOD WARNING is issued that evacuation is undertaken.

The actions described in the following sections should be carried out with personal safety considered first and foremost. If any of the actions cannot be carried out without undue risk then they should be ignored in favour of proceeding immediately to higher ground.

Static caravans should be securely anchored in order to prevent them from floating on the flood waters and therefore putting both site users and third parties at risk.

All Team Members should bear in mind the following:

- Stay safe in a flood
- Floods can kill, don't try to walk or drive through moving flood water -six inches of fast flowing water can knock you over, two feet of flowing water is enough to move a large vehicle. Manhole covers may have come off and there may be other hazards you cannot see.
- Never try to swim through moving flood water, you may be swept away or struck by floating debris
- Avoid contact with flood water if possible, it may be contaminated

The roles and responsibilities when receiving a flood alert will be covered in Section 8.

6.0 EA FLOOD ALERTS/WARNINGS

The EA issue 3 types of flood alert/warnings for the area, these are for **coastal** flooding only. All levels of alert will be issued between 2 hours and 2 days prior to an event, however, practically at most 12 hours in advance due the nature of the tidal flooding. The flood warnings represent separate severity levels as set out below. The warnings may not be issued in order; the most severe warning level may be the first warning received. Over the proposed 25 year lifetime of the development safe dry access and egress would exist during the 1 in 200 year event. This assumes the sea defence remains during the flooding event and that tidal overtopping is the mechanism for flooding.

When taking into account sea level rise associated with 100 years of climate change the flood depth along the evacuation route could be up to 2.42m in a 1 in 200-year (plus climate change) flood. This would result in a Flood Hazard Rating of "Danger to All". As such, evacuation must be undertaken prior to any flood event. Due to the predictability of tides, early warning should be available and plenty of time to evacuate all site users.

The warning levels are - in ascending order of severity - as follows:

6.1 FLOOD ALERT

FLOOD ALERT Summary – Monitor tidal levels

Tidal levels should be monitored at regular intervals to determine whether further action will be required.

At this time provision should be made for park staff and guests to make safe any valuables so long as there is no risk to life.

Flood Alert  FLOOD ALERT
What it means Flooding is possible. Be prepared.
When it's used Two hours to two days in advance of flooding.
What to do • Be prepared to act on your flood plan. • Prepare a flood kit of essential items. • Monitor local water levels and the flood forecast on our website.

6.2 FLOOD WARNING

FLOOD WARNING Summary – Monitor tidal levels, secure utility supplies and valuables if safe to do so.

Upon receiving a FLOOD WARNING the alarm should be raised to all occupants of the park via all possible media.

Provide information on evacuation routes for to all occupants/staff with priority assistance given to the vulnerable (elderly, infirm, disabled and children).

It is recommended that occupants return to/remain in their accommodation and await further instruction (however occupants may leave the site due to lack of services – staff need to be prepared for this eventuality and ensure persons leaving the site are accounted for accordingly should the flood warning status be upgraded).

Flood Warning  FLOOD WARNING
What it means Flooding is expected. Immediate action required.
When it's used Half an hour to one day in advance of flooding.
What to do • Move family, pets and valuables to a safe place. • Turn off gas, electricity and water supplies if safe to do so. • Put flood protection equipment in place.

6.3 SEVERE FLOOD WARNING

SEVERE FLOOD WARNING Summary – Evacuate the park

Full park evacuation, unless the situation is deemed unsafe to do so. If unsafe move to higher ground on the site. During the present day 1 in 200 year and 1 in 1000 year flooding scenarios the site would have safe dry pedestrian access/egress away from the proposed development site.

Contact emergency services if evacuation is unsafe.

Severe Flood Warning

What it means
Severe flooding. Danger to life.
When it's used
When flooding poses a significant threat to life.
What to do
• Stay in a safe place with a means of escape. • Be ready should you need to evacuate from your home. • Co-operate with the emergency services. • Call 999 if you are in immediate danger.

7.0 EVACUATION PROCEDURE

The following evacuation procedure should be enacted upon receiving a **FLOOD WARNING**;

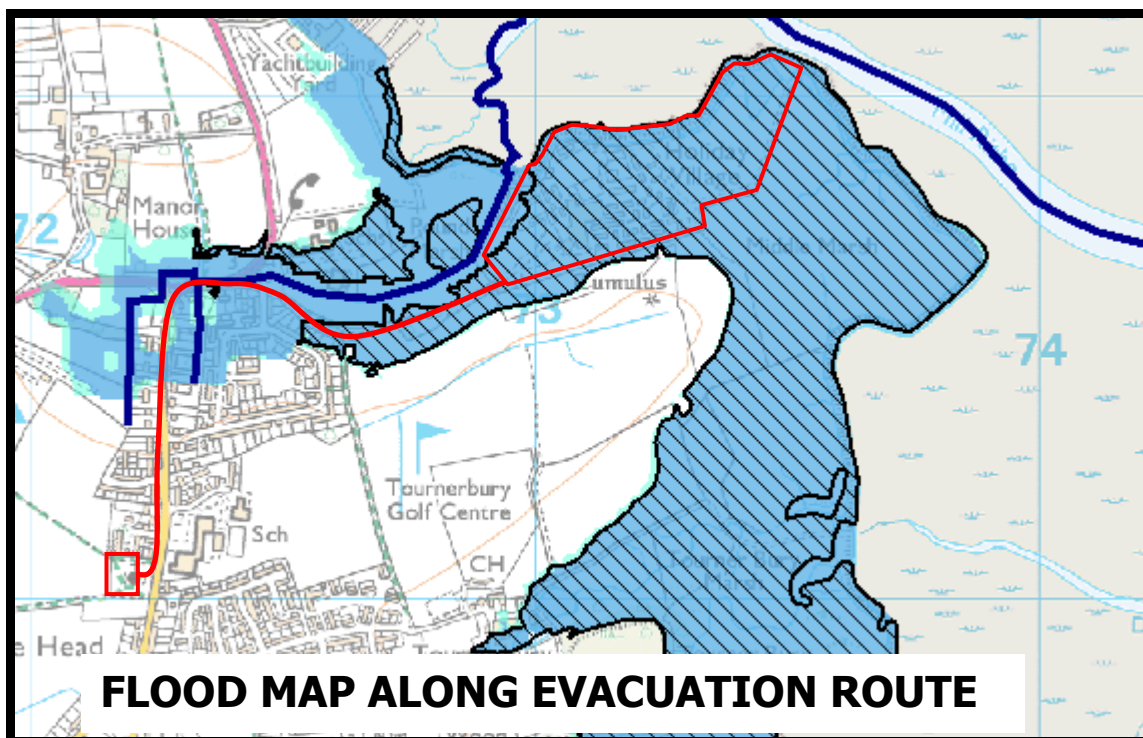
- The EA Flood warning systems will notify staff of evacuation requirement.
- Staff will begin to notify park occupants of requirement to evacuate - The Flood Warden will check that flood warnings have been received.
- On receipt of the requirement to evacuate park occupants should make their way off-site.
- A member of staff will be set up at the park entrance to stop re-entry and inform new arrivals.
- Park occupants with their own transportation should follow the evacuation route provided by staff.
- Park occupants without their own transportation should also follow the evacuation route provided to higher ground.
- Once the park is evacuated service supplies will be terminated.
- A one-way system shall be put in place as indicated to ensure occupants do not return to or pass through the park once evacuated.
- Evacuation will be managed by data sheet marking staff locations and activities at specific times and a final check prior to complete site closure is to be completed.
- A final staff roll call will be undertaken before anyone remaining leaves the site via the main entrance towards ground that is not at risk of flooding

The evacuation procedure is incorporated within the Evacuation Plan and should be included within the welcome pack given to staff and guests staying in the park.

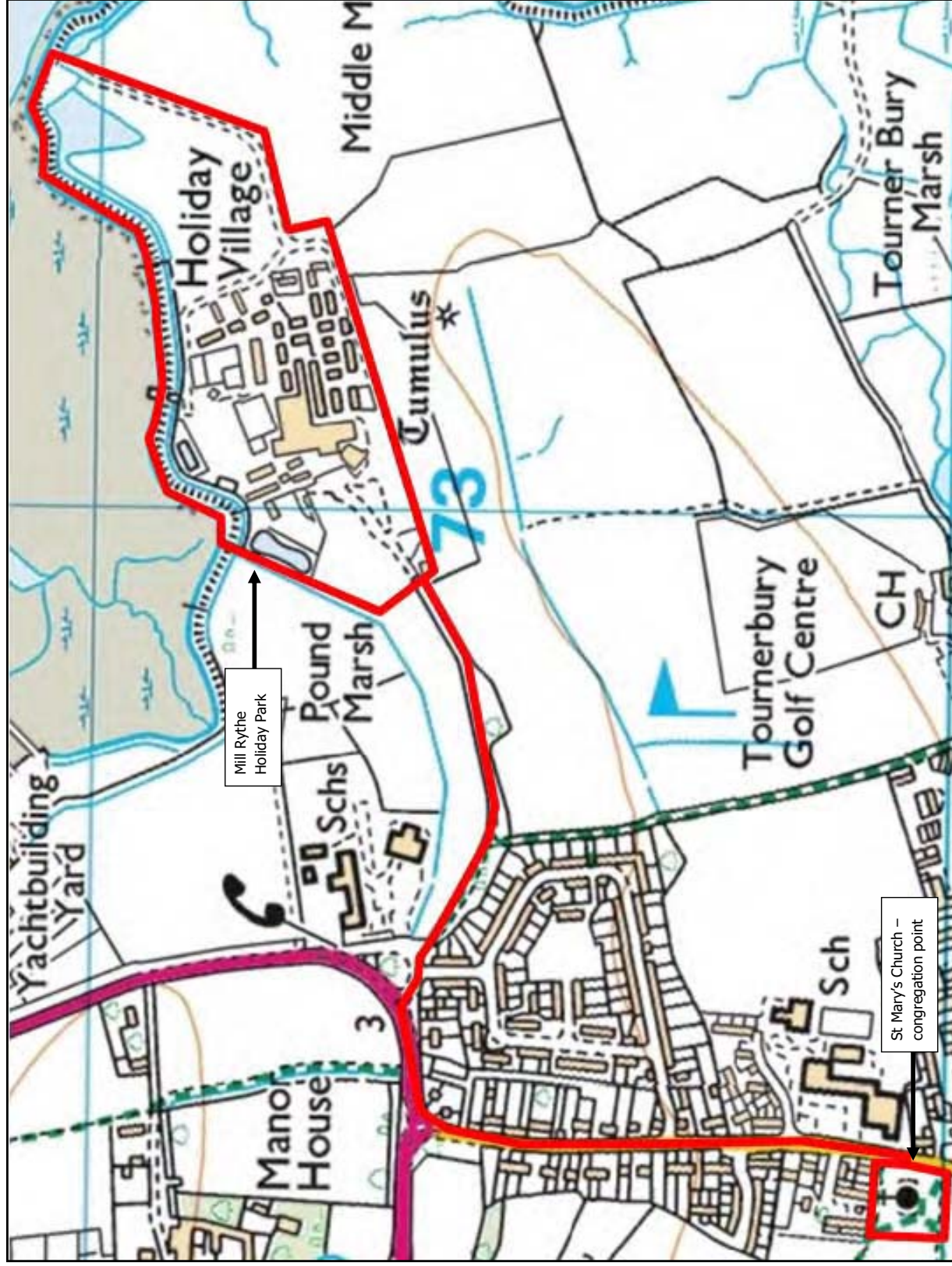
The table below provides the safest route which heads towards higher ground where the congregation point would be St Mary's church. This route allows access to the A3023 trunk road with access further inland if required.

Travel (miles)	Direction	Total - (miles)
0.8	Head east, following the private road out of the holiday park and turn left onto Havant Rd towards A3023.	0.8
0.5	At roundabout, take the 1 st exit onto Church Road, follow church road for 0.5 miles and St Mary's church will be situated on the right.	1.3

Copies of the evacuation route / directions are pre-printed and located in the main reception for distribution should the need arise. The flood evacuation route is included below.



FLOOD EVACUATION ROUTE



8.0 ROLES AND RESPONSIBILITIES

This section covers the roles and the responsibilities of team members present on the site if a FLOOD ALERT, FLOOD WARNING or SEVERE FLOOD WARNING is received.

A designated Flood Warden is to be assigned and should be a senior member of staff. The warden should be either a permanent on site member of staff or the responsibility should be split between shifts, whereby a day warden and night warden are chosen.

Training of the Flood Wardens will be arranged before the site is occupied in liaison with the Environment Agency. Training will be repeated every three years and will include:

- Inspection of the existing flood defences.
- Actions to take at each flood warning.

If the Flood Warden deems the flood risk situation to be a serious incident they are required to contact necessary management, the Environment Agency and if necessary the emergency services.

A list of guests and staff should be maintained at all times in case of evacuation. This must include all visitors to the park.

8.1 FLOOD ALERT

Flood Warden

- Regularly monitor flood levels (at least hourly)
- Disseminate news on flood alert to all staff members
- Prepare to act on flood plan
- Prepare company assets
- Liaise with Havant Borough Council and notify how many persons on site (staff and guests) and what the operators' intentions are.
- Prepare for safe and clear access from the park, remove/lift barriers etc.

8.2 FLOOD WARNING

The duties additional to those stated above are outlined below.

Flood Warden

- Raise alarm at this stage – contact all occupants and staff by any means
- Be prepared to organise evacuation if flood waters are likely to enter site
- Organise teams and ensure they are aware of their responsibilities
- Contact central office to inform them of the situation

Staff Members

- Secure all venues/communal areas and advise occupants to return to their accommodation and await further instruction
- Advise occupants that they should inform main reception if they are leaving the site
- Liaise with Havant Borough Council and notify how many persons on site (staff and customers) and what the operators intentions are.
- Once all venues/communal areas are secured, report to main reception

8.3 SEVERE FLOOD WARNING

The duties additional to those stated above are outlined below.

Flood Warden

- Organise evacuation of park (everyone)
- Inform regional director
- Contact head office to communicate situation to guests potentially arriving.
- Provide copies of evacuation route and directions
- Staff to report to main reception for roll call and evacuation
- Pedestrian evacuation is possible by following the evacuation route. If people are unable to evacuate themselves i.e. due to a disability, this should be arranged by park staff through company vehicles.
- Emergency services called if there is a risk to life.
- Liaise with Havant Borough Council and notify how many persons on site (staff and guests) and what the operators' intentions are.
- Notify Havant Borough Council when an evacuation is underway and when it has been completed

All Staff

Co-ordinate evacuation of the park, systematically search buildings if safe to do so. Provide evacuation routes if not done so already.

9.0 SITE & TEAM SPECIFIC ROLES AND RESPONSIBILITIES

Further to the general responsibilities detailed in Section 8, this section will detail site-specific information for each of the three EA flood alert/warnings for each designated team on-site.

The responsibilities outlined below should prioritise safety of all site occupants with additional activities undertaken if it is deemed safe to do so.

9.1 FLOOD ALERT Issued

TOURING FACILITIES

- To be monitored by Maintenance Team/ designated Flood Warden

SECURITY - Security Personnel

- Carry on with daily duties but be aware of the Flood Alert
- To carry on with park patrols and monitor water levels
- To lift all security barriers in case of loss of power, be prepared to lift manually

9.2 FLOOD ALERT Issued (Night)

TOURING FACILITIES

- To be monitored by Security Personnel/ designated Flood Warden

SECURITY - Security Personnel

- To inform Duty Manager/ Flood Warden of Flood Alert
- To lift all security barriers in case of loss of power, be prepared to lift manually
- Carry on with daily duties but be aware of the Flood Alert
- To carry on with park patrols and monitor water levels

9.3 FLOOD WARNING Issued

TOURING FACILITIES - Monitored by Maintenance/ designated Flood Warden

- Make announcement and help customers exit
- Go to assembly point at Main Reception for a roll call

SECURITY - Security Personnel

- To lift all security barriers in case of loss of power, be prepared to lift manually
- To drive round in vehicle with loud haler issuing the following warning :-

'There has been a FLOOD WARNING issued please be prepared for potential evacuation, we advise you to return to your holiday home, you may experience loss of services'

- To carry on with park patrols, monitor water levels & assist guests if safe to do so

9.4 FLOOD WARNING Issued (Night)

TOURING FACILITIES

- To be monitored by Security Personnel/ designated Flood Warden

SECURITY - Security Personnel

- To lift all security barriers in case of loss of power, be prepared to lift manually

- To drive round in vehicle with loud hater issuing the following warning :-

'There has been a FLOOD WARNING issued please be prepared for potential evacuation, we advise you to return to your holiday home, you may experience loss of services'

- To carry on with park patrols and monitor water levels and assist guests if safe to do so

9.5 SEVERE FLOOD WARNING Issued

TOURING FACILITIES - Monitored by Maintenance/ designated Flood Warden

- Make announcement and assist customers to the exit
- Report to the Main Reception for a roll call

SECURITY - Security Personnel

- To lift all security barriers in case of loss of power, be prepared to lift manually
- To drive round in Vehicle with Loud Haler issuing the following warning :-

'There has been a SEVERE FLOOD WARNING issued please evacuate the site if safe to do so, on exit you will be given a safe route out'

- To carry on with park patrols, monitor water levels & assist guests if safe to do so
- If people are unable to evacuate themselves i.e. due to disability, this should be arranged by park staff through company vehicles.
- Maintain a register of all those who have evacuated the site in order that any remaining occupants can be identified
- The emergency services should be notified of anyone missing from the register once evacuation has been undertaken and it is unsafe to remain at the site.

If the situation gets to a point where it is unsafe to remain where you are you should access a location as high as possible and contact emergency services.

- The highest point on the site is to the south of the site, through the buildings and on to the access road.
- Any occupants or staff remaining on site, following general evacuation, should exit the site via the main entrance and inform emergency services accordingly.

9.6 SEVERE FLOOD WARNING (Night)

TOURING FACILITIES

- To be monitored by Security Personnel/ designated Flood Warden.

SECURITY - Security Personnel

- To make the Duty Manager aware of any Warnings received.
- To lift all security barriers in case of loss of power, be prepared to lift manually.
- Shut off services in the order of Gas-Water-Electricity at request of the Duty Manager.
- To drive round in vehicle with Loud Haler issuing the following warning :-

'There has been a SEVERE FLOOD WARNING issued please evacuate the site if safe to do so, on exit you will be given a safe route out'

- To carry on with park patrols and monitor water levels and assist guests if safe to do so
- If people are unable to evacuate themselves i.e. due to disability, this should be arranged by park staff through company vehicles who will deliver occupants to the designated congregation area at St. Mary's Church.
- Maintain a register of all those who have evacuated the site in order that any remaining occupants can be identified.
- The emergency services should be notified of anyone missing from the register once evacuation has been undertaken and it is unsafe to remain at the site.

If the situation gets to a point where it is unsafe to remain where you are you should access a location as high as possible and contact emergency services.

- The highest point on the site is to the south of the site, through the buildings and on to the access road.
- Any occupants or staff remaining on site, following general evacuation, should exit the site via the main entrance and inform emergency services accordingly

9.7 BREACH SCENARIO

Should a breach of the tidal defences occur it is anticipated that the site will already be aware of the potential for a tidal flood via the EA flood warning system. A breach is likely to occur/result from an extreme high tide in conjunction with severe weather conditions implying that site staff and guests are likely to be on some state of alert with respect to flooding – however this is not necessarily the case.

The asset condition assessment of the defences along the frontage adjacent to the park identified that the along the majority of this length the defences are in a Good to Very Good condition. Consequently there is only a small chance that a breach would occur along this length.

Should a breach of the flood defences occur there is potential for park occupants and staff to become trapped in buildings, park homes or other sections of the site. If this was to occur it is recommended that staff should encourage any park occupants towards the access road to the south where ground levels are highest.

It is considered that the depth of flooding within the developed area during this breach scenario would be approximately 0.4m. Therefore the strategy of raising the static homes 0.5m from the ground level would site the caravans above this flood level.

Should a breach of the defences occur or appear imminent, the alarm should immediately be raised, emergency services contacted and the flood evacuation procedure enacted.

10.0 ROLES OF OTHER BODIES AND CONTACT INFORMATION

The following are the main points of contact:

Body	Name	Number	Contact Hours
Environment Agency	Flood Line	0845 988 1188	24 hours
	General Incident	0800 80 70 60	24 hours
	FWD Quick Dial Code	0345 988 11 88 111045	24 hours
Havant Borough Council	Careline	02392 474174	24 hours
Fire	Hampshire Fire and Rescue Service	999(WHEN LIFE IS AT RISK) or 101 or 023 8064 4000	24 hours Working hours
Ambulance	South Central Ambulance services	999(WHEN LIFE IS AT RISK) or 01962 898002	24 hours Working hours
Police	Hampshire Constabulary	999 (WHEN LIFE IS AT RISK) or 101 or 0845 045 4545	24 hours Working hours
Coastguard	Coastguard	999 (WHEN LIFE IS AT RISK) or 023 9246 3202	24 hours Working Hours

11.0 UPDATING

This plan should be reviewed at least annually, and the updated plan circulated to all contacts.

Date of Review	Changes to Plan	Issue To

11.1 Distribution

The Chief Planning Officer of Havant Borough Council, and also the Environment Agency, shall be kept informed of the outcome of the annual review and any changes that are made. The following organisations shall also be provided with an updated report on issue;

- Away Resorts, Hemel Hempstead
- Hampshire Police Hayling Island Police Station
- Hampshire Fire and Rescue Service, Hayling Island Station
- H M Coastguard, Hayling Island
- South Central Ambulance Service



SOLID SOLUTIONS IN A FLUID WORLD

Nijhuis H2OK Ltd. | Nanjerrick Court - Allet - Truro - TR4 9DJ - United Kingdom | T +44 (0)1872 542100 | www.h2ok.co.uk | info@h2ok.co.uk
Registered Office: Chy Nyverow - Newham Road - Truro - Cornwall - TR1 2DP | Registered in England No. 4785670

