

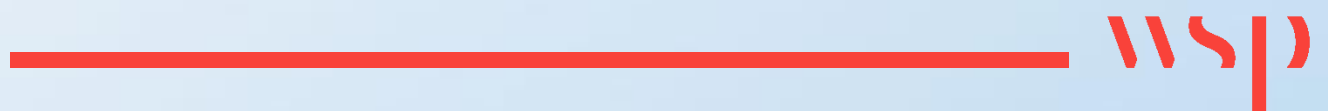
Appendix E

CORRESPONDENCE EMAILS



Appendix E.1

THE ENVIRONMENT AGENCY



Denny, James

From: SSD Enquiries <SSDEnquiries@environment-agency.gov.uk>
Sent: 17 May 2021 11:20
To: Denny, James
Subject: 210517 SSD217223 - Long Copse Lane, Emsworth - Flood Risk Assessment Enquiry
Attachments: Risk of Flooding from Surface Water - SSD217223.pdf; Product 4 FZ1 letter - SSD217223.pdf

Dear James,

Further to our email below, please see the below responses from our technical teams:

- **Flood risk**
 - o Please be advised that your requested site is within Flood Zone 1 therefore please see the attached letter and map that will provide further information.
- **Groundwater**
 - o The site is situated underlain by a bedrock of London Clay. The clay is impermeable and considered a 'non-productive' formation in terms of hydrogeology. As such, we do not have any records of groundwater flooding, nor are we able to monitor groundwater level. More information - including the aquifer designation, soil classification, Source Protection Zones and groundwater vulnerability – is available on magic map (<https://magic.defra.gov.uk/MagicMap.aspx>)

This information is supplied subject to the notice which can be viewed via the following link:
<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Please get in touch if you have any further queries or contact us within two months if you would like us to review the information we have sent.

Kind regards

Nick

Customers & Engagement Team | Environmental Planning and Engagement | Solent and South Downs Area |
Environment Agency | Romsey District Office, Canal Walk, Romsey, SO51 7LP

SSDEnquiries@environment-agency.gov.uk
National Customer Contact Centre 03708 506506



From: SSD Enquiries
Sent: 14 May 2021 10:22

To: James.Denny@wsp.com

Subject: 210514 SSD217223 - Long Copse Lane, Emsworth - Flood Risk Assessment Enquiry

Dear James

Thank you for your email of 30 April 2021; I can confirm that we have received your request below. Please be advised it has now been logged and sent to our technical team for investigation; it has also been assigned the reference number SSD217223

In line with government advice on the coronavirus (COVID-19) pandemic, many of our teams are working from home which can bring with it certain challenges such as access to emails and other IT systems. We always aim to provide the best service we can and are working hard to provide responses to all of our customers as soon as we can, but in the current circumstances we are unable to acknowledge and process enquiries within normal timescales, so please expect there will be significant delays to our response.

In the meantime you may want to visit our website at [Gov.uk](https://www.gov.uk) and data.gov.uk to see if there is information available that can assist you.

Thank you for your patience.

Kind Regards

Customers & Engagement Team

Environmental Planning and Engagement | Solent and South Downs Area |
Environment Agency | Guildbourne House, Chatsworth Road, Worthing, West Sussex, BN11 1LD

SSDEnquiries@environment-agency.gov.uk

National Customer Contact Centre 03708 506506

	For the latest guidance: - INTRANET.EA.GOV - NHS.UK/coronavirus - GOV.UK/coronavirus	
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From: Denny, James [<mailto:James.Denny@wsp.com>]

Sent: 30 April 2021 17:32

To: Enquiries, Unit <enquiries@environment-agency.gov.uk>

Subject: Ref 210510/JC06 Long Copse Lane, Emsworth - Flood Risk Assessment Enquiry

Dear Sir/Madam,

Long Copse Lane, Emsworth
Flood Risk Assessment – Enquiry

We have been instructed by our client to carry out an assessment of flood risk at the above site.

We are writing to request the Environment Agency provide any flood risk and flood defence data and information with respect to the above site and any other pertinent information or opinion regarding development at the application site.

The site is shown to be located entirely within Flood Zone 1. The OS grid reference for the site is SU 75074 08082 and the nearest post code is PO10 8SU Please find enclosed a location map for your reference.

Please could the Environment Agency provide the following information, where available:

1. Predicted flood levels for the site. If predicted flood levels are available (Product 4 data), please could the Environment Agency confirm the origin of these levels and that the supplied levels are suitable for use in a formal Flood Risk Assessment.
2. Confirmation of the date and type of any hydraulic modelling undertaken by the Environment Agency to inform the flood mapping currently shown on its website.
3. Historical records of flooding at or within the vicinity of the site from all sources of flooding. If the Environment Agency does not hold any records, please can you confirm that the site has no record of flooding in the past.
4. Details of any flood defences in the area that might influence flooding at the site / surrounding area.
5. Please could the Environment Agency confirm whether they have any specific water quality requirements for surface water runoff within Emsworth.
6. Groundwater levels on or within 500m of the site (including details of the strata in which the groundwater level observations are made).
7. Does the Environment Agency have any critical drainage areas that cover the development site and have these been notified to Hampshire County Council?
8. Any additional flood data the Environment Agency considers useful for the above site.

We trust the above is clear, however, should you have any queries or require any further information from WSP to be able to answer the above queries, please do not hesitate to get in contact.

Kind regards,

James Denny MEng

Graduate Engineer, Water Risk Management and Engineering, WEI



T+ 44 (0)1256 318515

Mountbatten House, Basing View,
Basingstoke, Hampshire,
RG21 4HJ

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Our reference: SSD217223

SENT BY EMAIL ONLY: James.Denny@wsp.com

17 May 2021

Dear James,

Thank you for your request of 30 April 2021 to use Environment Agency Product 4 data, for the site at Long Copse Lane, Emsworth

Response to your request

The Environment Agency's records indicate that the above site is located in Flood Zone 1 (land assessed as having less than 0.1% (1 in 1,000) chance of flooding in any given year from **rivers or the sea**). Therefore, the likelihood of flooding from rivers and sea in this area is estimated as 'very low'.

Proximity to Flood Zones 2 or 3

The above site is approximately 400 metres away from Flood Zone 2. We are therefore unable to provide data from our detailed fluvial or tidal models which is relevant to your site.

More information on Flood Zones can be found on the GOV.UK website:

<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/>

Surface water flooding

Our mapping indicates that this site is at risk of surface water flooding.

For information on flooding from all other sources, such as surface water, please contact the Lead Local Flood Authority, which in this case is Hampshire County Council. A link to their information available online is shown below:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies>

Please note that the above is a link to an external website which the Environment Agency does not control or maintain. Therefore, the link may not be the most up-to-date at the date of this letter. If the link does not work, and you are unable to find the information about surface water flooding on the relevant website, please contact the authority named above directly.

Where you can find further information

- Detailed long-term flood information and maps can be found on the GOV.UK website:
<https://flood-warning-information.service.gov.uk/long-term-flood-risk/>
- Flood maps for planning can be found on the GOV.UK website:
<https://flood-map-for-planning.service.gov.uk/>
- Please be aware that in February 2016 the Environment Agency updated its guidance on climate change allowances. The standard allowance of adding 20% to peak flows – as per previous guidance in the National Planning Policy Framework, may not be applicable for the purposes of informing development proposals. It is possible that our current modelling has under estimated flood risk when taking climate change into consideration. This does not however have an effect on Flood Zones 2 or 3. For further information please visit:
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>
- 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>

If you have any queries or would like to discuss the content of this letter further please call us on 03708 506 506, or reply to the email sent to you with this letter attached.

Please get in touch if you have any further queries or contact us within two (2) months if you would like us to review the information we have sent.

For information on what you can expect from us and our full service commitment to you, please click on this link:

<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment--2/environment-agency-customer-service-commitment>

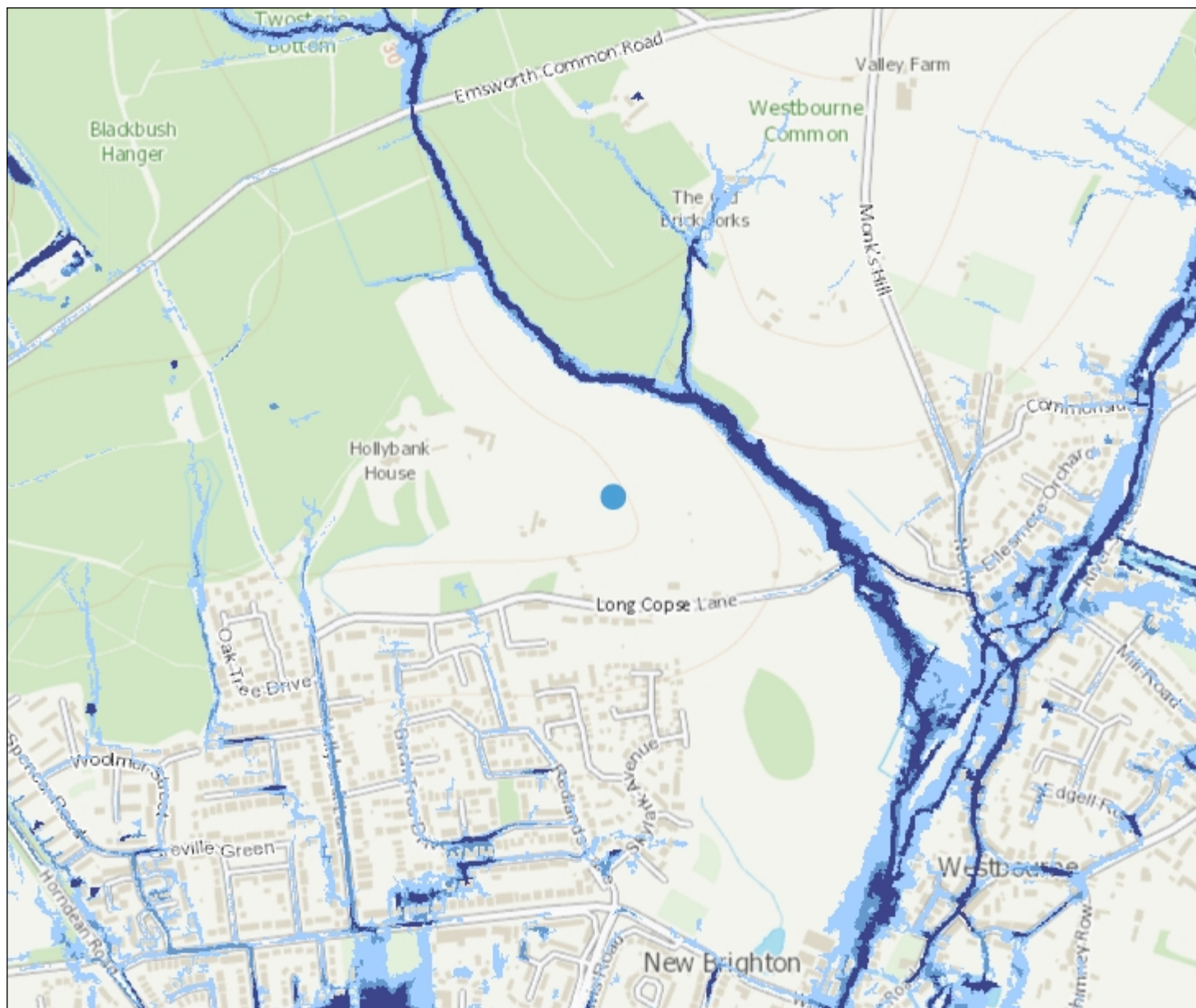
Yours sincerely,

Nick Allen

Customers and Engagement Officer

Environment Agency | Romsey District Office, Canal Walk, Romsey, SO51 7LP

Risk of flooding from Surface Water - Long Copse Lane, Emsworth



1: 10,000

0 Metres 250



Likelihood of flooding from Surface Water

- High ($\geq 3.3\%$)
- Medium (3.3% - 1%)
- Low (1% - 0.1%)
- Very Low
- Flood Extent 1 in 30
- Flood Extent 1 in 100
- Flood Extent 1 in 1000

Likelihood of flooding from Surface Water

- High:** Greater than or equal to 3.3% (1 in 30) chance in any given year
- Medium:** Less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year
- Low:** Less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance in any given year
- Very Low:** Less than 0.1% (1 in 1,000) chance in any given year

This information is shown on the Risk of Flooding from Surface Water map on GOV.UK.

Appendix E.2

SOUTHERN WATER



Denny, James

From: EIR - Environmental Information Regulations <sm_eir@southernwater.co.uk>
Sent: 26 May 2021 16:15
To: Denny, James
Subject: RE: Long Copse Lane, Emsworth - Flood Risk Assessment Enquiry (EIR ref: 621)
Attachments: EIR 621 - James Denny.pdf

Dear James,

In response to your request, please see the attached letter.

Kind Regards

EIR Officer

southernwater.co.uk



From: EIR - Environmental Information Regulations
Sent: 04 May 2021 11:55
To: 'James.Denny@wsp.com' <James.Denny@wsp.com>
Subject: RE: Long Copse Lane, Emsworth - Flood Risk Assessment Enquiry (EIR ref: 621)

Dear James,

Thank you for your request. It will be dealt with under the Environmental Information Regulations 2004.

As required by the regulations, we aim to answer your request within 20 working days from the date we received it. If for any reason we are unable to meet this deadline, we will keep you fully informed of the reasons for this.

Kind Regards

EIR Officer

southernwater.co.uk



From: Denny, James [<mailto:James.Denny@wsp.com>]
Sent: 30 April 2021 15:49
To: Searches <Searches@southernwater.co.uk>
Subject: Long Copse Lane, Emsworth - Flood Risk Assessment Enquiry

Dear Sir/Madam,

Long Copse Lane, Emsworth
Flood Risk Assessment – Enquiry

WSP has been commissioned to carry out an assessment of flood risk at the above site.

We are writing to request historic sewer records and flood risk and defence information with respect to proposed development at the above site.

The OS grid reference for the site is SU 75074 08082 and the nearest post code is PO10 8SU. Please find enclosed a location map for your reference.

Please could Southern Water provide the following data:

- Historic Records of flooding within the vicinity of the proposed development,

Once a quotation has been received, I will arrange payment for the above.

We trust the above to be satisfactory, however, should you have any queries or require any further information from WSP to be able to answer the above queries, please do not hesitate to contact the undersigned.

Kind regards,

James Denny MEng
Graduate Engineer, Water Risk Management and Engineering, WEI



T+ 44 (0)1256 318515

Mountbatten House, Basing View,
Basingstoke, Hampshire,
RG21 4HJ

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

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James.Denny@wsp.com

Date

26th May 2021

Contact

Tel 0330 303 0368

Dear Mr Denny

**The Environmental Information Regulations 2004
Request for Information**

Thank you for your request for information which we received on 30th April 2021. We have dealt with your request under the Environmental Information Regulations 2004. This letter provides the response to your request, as follows:

"Dear Sir/Madam,

*Long Copse Lane, Emsworth
Flood Risk Assessment – Enquiry*

WSP has been commissioned to carry out an assessment of flood risk at the above site.

We are writing to request historic sewer records and flood risk and defence information with respect to proposed development at the above site.

The OS grid reference for the site is SU 75074 08082 and the nearest post code is PO10 8SU. Please find enclosed a location map for your reference.

Please could Southern Water provide the following data:

- Historic Records of flooding within the vicinity of the proposed development,*

Once a quotation has been received, I will arrange payment for the above.

We trust the above to be satisfactory, however, should you have any queries or require any further information from WSP to be able to answer the above queries, please do not hesitate to contact the undersigned."

We can confirm that Southern Water does hold information of the type you have requested as follows:

We have searched our database in relation to the referenced site and surrounding area and can confirm there are zero reportable flooding incidents.



We are entitled to make a reasonable charge for information provided under the Regulations. Details of our charging scheme can be found on our website: <https://www.southernwater.co.uk/water-for-life/protecting-the-environment/environmental-information>. In this case we have decided to waive our charge.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within forty working days of the date of receipt of this response and should be addressed to Head of Legal, Southern Water Services Ltd, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX or you can email EIR.Internal.Review@southernwater.co.uk.

If you are dissatisfied with the outcome of the internal review, you can apply, without charge, to the Information Commissioner, who will consider whether Southern Water has complied with its obligations under the Regulations, and can require Southern Water to remedy any problems. You can find out more about how to do this, and about the Regulations in general, on the Information Commissioner's website at: www.ico.org.uk. Complaints to the Information Commissioner can be made via the "report a concern" section of the Information Commissioner's website.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

EIR Officer

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of
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O.S. REF: SU7407NE

Scale: 1:2500



Printed By:	Mercy
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Site Plan

Requested By:

Date: 6-5-2021

Sewer Plot

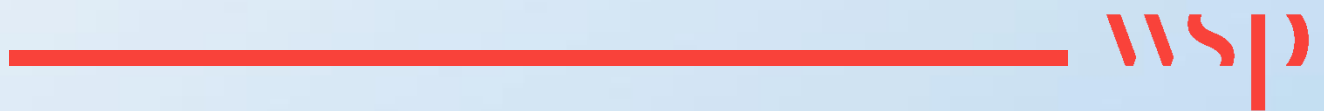
WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Appendix E.3

HAVANT BOROUGH COUNCIL



dos Santos Gil, Joao

From: Weaver, Steve <Steve.Weaver@havant.gov.uk>
Sent: 30 June 2021 08:22
To: dos Santos Gil, Joao
Cc: Boulter, Jacqueline; Mountain, Steve
Subject: FW: HBC - Land North of Long Copse Ln - Flood Risk Assessment - Enquiry (GEN/17/01269?)
Attachments: 2250-LOC-001.pdf

Dear Joao

I write further to your emails below and your follow up telephone call of yesterday's date and apologise for the delay in replying, which is the result of current high workloads within the Council.

Turning to the issues you have raised:

- Drainage Strategy – I understand that this has progressed previously with input from Hampshire County Council as Highways Authority and Lead Local Flood Authority, and the Council's Civil Engineering Team Leader, Steve Mountain. I anticipate that in order to get the previous drainage strategy reviewed, to see if it remains suitable some 3 years after it was devised, you will need to engage with HCC's paid-for pre-application service. My understanding from Mr Mountain is that the initial plans and strategy were developed as a possible solution only of what might be appropriate at that location; albeit that what was agreed did appear to have the benefit of overcoming most of the drainage issues which exist along Long Copse Lane, and also appeared to have biodiversity value.
- Historic records of flooding in the vicinity of the site – The Council does not hold up to date records in this regard. We would refer you to the Lead Local Flood Authority and the Environment Agency in order to obtain such information.
- Assets or features affecting local flooding – Geology specifically will be a major influence, as is land management.
- Critical Drainage Areas – We would refer you to the Lead Local Flood Authority and the Environment Agency in order to obtain such information.
- Interpretation of climate change guidance – We would refer you to the Lead Local Flood Authority in order to obtain such information.
- Hydraulic modelling maps - We would refer you to the Environment Agency in order to obtain such information.

I am sorry I am not able to be more helpful in my reply; however you will appreciate that much of the advice on drainage matters that the Council will consider in relation to any forthcoming planning application will derive from the consultation responses of Hampshire County Council as Highways Authority and Lead Local Flood Authority, and the Environment Agency.

Please note that the above advice is given without prejudice to the position which may be reached by the Council in considering any future planning application for the site.

Kind regards

Steve Weaver
Development Manager
Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Tel: (023) 9244 6512
WORKING PATTERN – Monday, Tuesday, Wednesday, Thursday, Friday.