

**FULL PLANNING APPLICATION FOR LINEAR HIGH
ROPES COURSE AT;**

MILL RYTHER HOLIDAY VILLAGE

HAVANT ROAD

HAYLING ISLAND

HAMPSHIRE. PO11 0PB

FLOOD RISK ASSESSMENT

PROJECT REF: 3944/SM
ISSUE: ONE
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INTRODUCTION

This Flood Risk assessment of drainage issues has been prepared on behalf of Away Resorts Ltd. to accompany the application for a new Linear High Ropes Course at Mill Rythe Holiday Village. The site currently has 260no. chalet units as well as the associated communal facilities for the users of the site.

The entire site area is circa 13 hectares. The application site is 0.086 hectares.

Inspection of the Environment Agency (EA) Flood Mapping shows the site to be located within Flood Zone 3 (defended).

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 Rythe.

The site lies in an area of defended, tidal, Flood Zone 3.

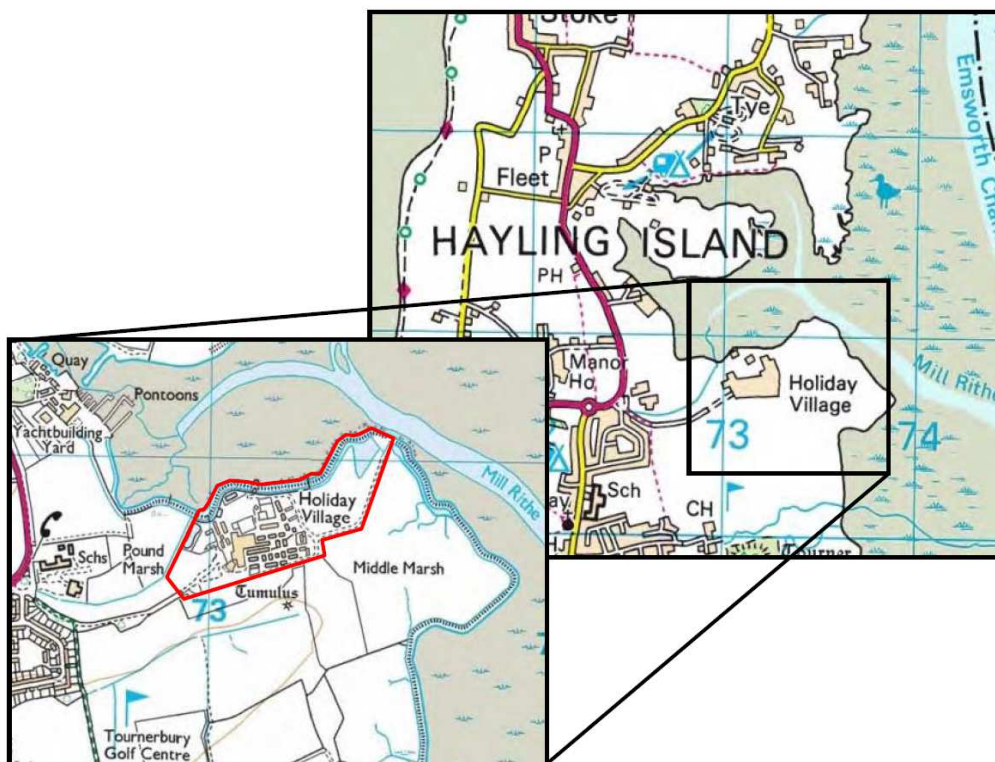


Figure 1.1: Mill Rythe – Site Location

ASSESSMENT OF FLOODING

The EA flood map extract shown in Figure 1.2 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 a defended Flood Zone 3. The site is protected by an embankment which runs along the northern boundary.

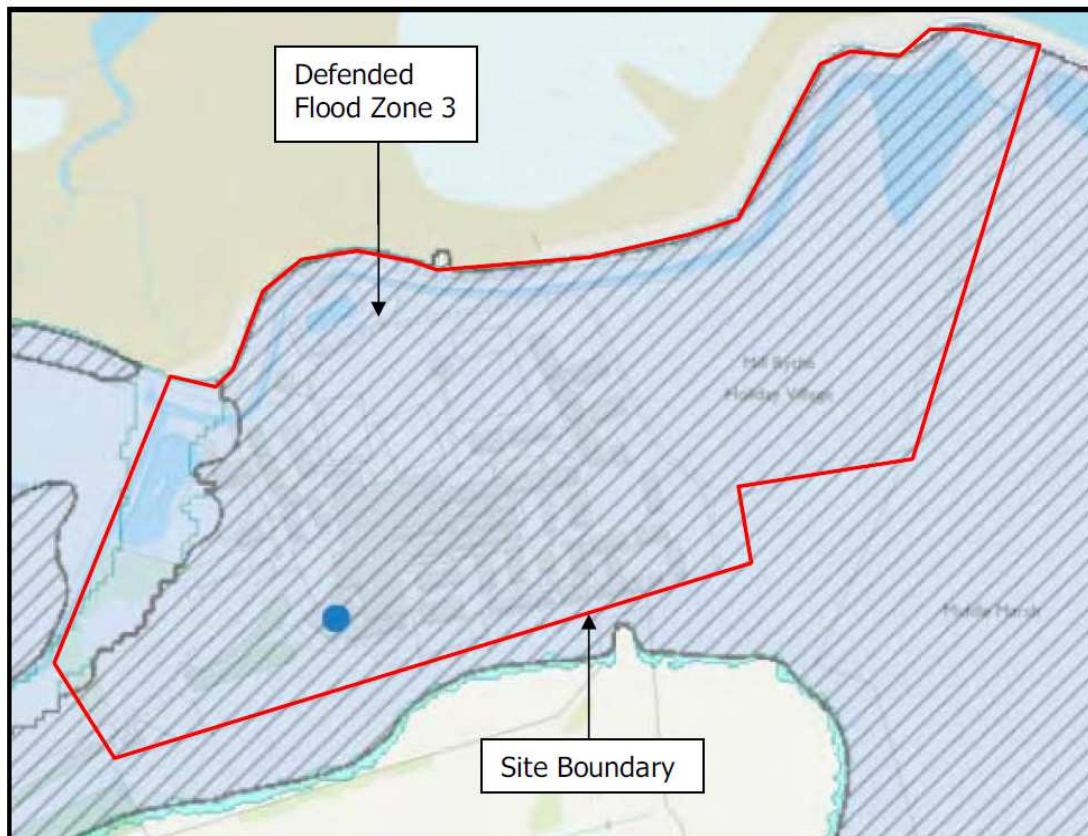


Figure 1.2: Environment Agency Flood Map

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.

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.

Evacuation Procedure

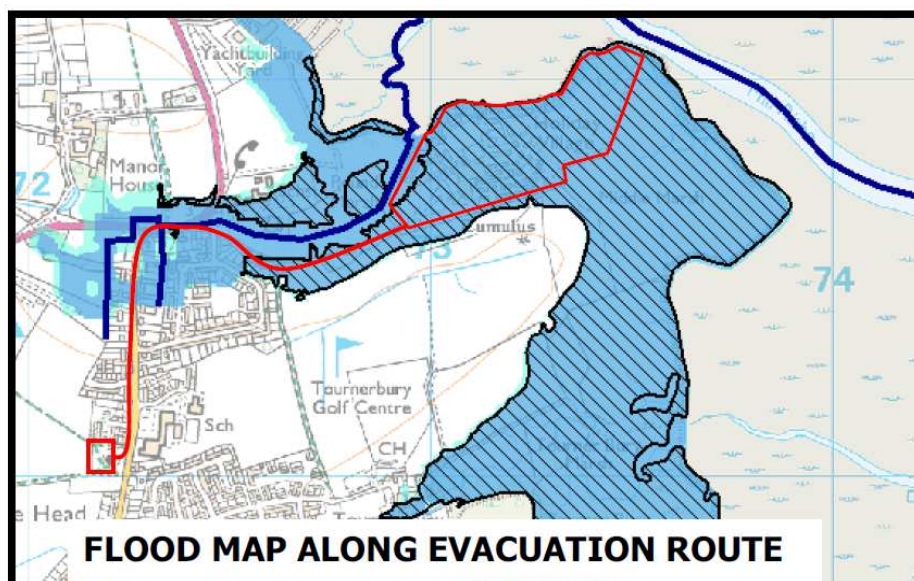
Evacuation of vehicles from the site will take place once the EA Flood Warning level has been reached. The responsibility for moving cars will rest with the car owners themselves. The vehicular access/egress would be along the main holiday park entrance route-way, then onto Havant Road and continue to the south.

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 Village has also been outlined. This would utilise the Tournerbury 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.

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 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.

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.



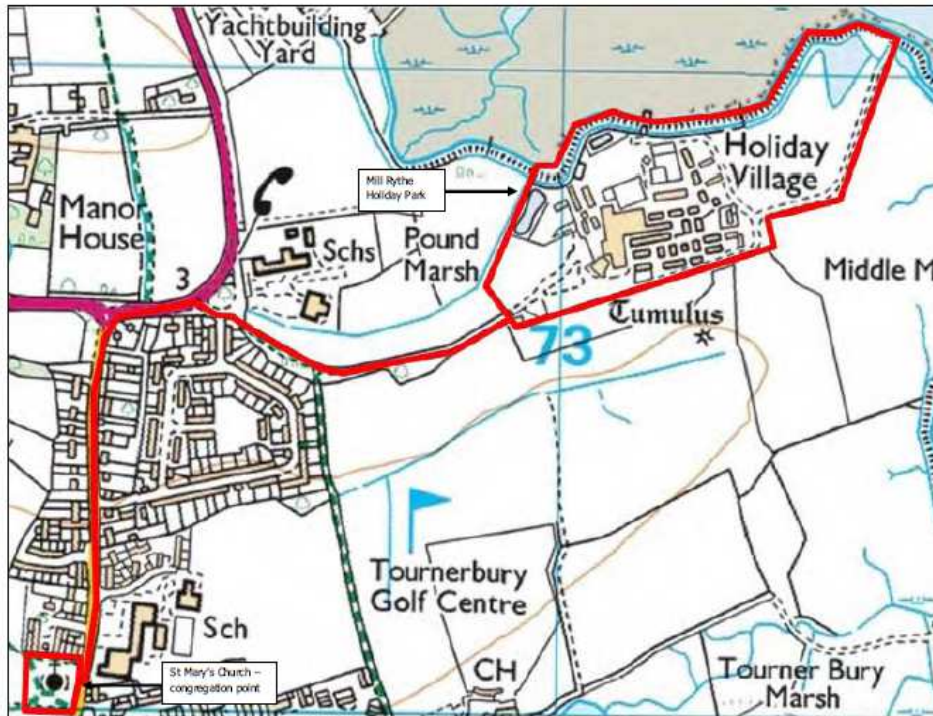


Figure 1.3: Flood Evacuation Route

Conclusions:

Based on The Environment Agency flood map and the topographical level of the site, it would appear that the proposed development is not at risk from flooding. 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 which is below the ground level of the proposed high ropes course.

In the unlikely event of flood evacuation taking place, measures can be fully implemented and overseen as the entire site facilities are owned and operated by Away Resorts Ltd.