GRAHAM ASH ARCHITECTS

CHARTERED ARCHITECTS TOWN PLANNING CONSULTANTS PROJECT MANAGERS

FOUR NEW DWELLINGS AT FORMER KITTIWAKE PUBLIC HOUSE SITE

1 SANDY POINT ROAD, HAYLING ISLAND, HANTS, PO11 9RP

MEANS OF ESCAPE IN EVENT OF FLOODING REPORT

16 FEBRUARY 2011

HAVANT BOROUGH COUNCIL
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REPORT

1. Purpose of Statement

This document will be issued to residents of the new dwellings. It is also submitted to Havant Borough Council in support of application APP/10/00619.

2. The Site and Risk

The dwellings are located in an area where there may be a chance of flooding.

The Environment Agency has designated this Zone 1 – Low Probability.

This is further defined in PPS25 as 'land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

The danger of flooding here is from the sea.

3. Measures Taken to Ensure Safety and Protection

The Environment Agency has been informed of the planning application and has recommended that a minimum ground floor level for the dwellings be 4.5m AOD. Accordingly this has been incorporated within the details submitted to Havant Borough Council as part of the application.

4. Flood Resilience and Resistant

As the incidence of flooding is likely to be low, the houses have been designed to be flood resilient.

This means that materials used for floors, wall and fixtures will be water resistant. Walls are designed to withstand water pressure.

Electrical cables will be served from high level, controls and appliances will be located at a higher level than usual.

There are ramps provided to enable access for frail and disabled persons in accordance with Part M of the Building Regulations.

5. Flood Evacuation Plan

5.1 The Environment Agency publishes several useful guides that apply to householders and communities and groups.

'Flooding – Minimising the Risks' is useful as it defines the information needed before, during and after a flood event.

It defines a list of contacts to be completed by the property owner from service companies to a list of friends and relatives. It is recommended that this information is completed. The key elements are included here as an appendix as are the most useful contact details for the Environment Agency.

Additional information encourages individuals to prepare their own personal flood plan (Appendix 2).

5.2 How to Prepare an Emergency Flood Plan

Flooding occurs quickly and often unexpectedly, leaving you little time to act. Creating an emergency flood plan will prepare you for the worst and help you avert any disaster.

5.3 Primed for Imminent Attack

Flood emergencies give you little time to action and prepare you family and your home. However, if an emergency flood plan has been carefully prepared in advance, everyone in the house will know what to do when the warning sounds and how to quickly prime the property for imminent attack.

5.4 Preparing the Flood Kit

A flood kit is a vital lifeline in case the worst comes to the worst and you are stranded in your home. If your electricity has been cut off, food and drink destroyed and means of communication disabled, then the kit should be able to provide sufficient aid. It therefore should contain at least these basic essentials:

- Bottled water and non-perishable foodstuffs.
- A torch with a spare set of batteries.
- A radio – either wind-up or one with a spare set of batteries. This is essential both to keep track of news reports and for morale-boosting entertainment.
- Warm and waterproof clothing, plus blankets.
- First aid kit, plus any appropriate health medication.
- All insurance documents sealed in a waterproof plastic bag.

The flood kit should be easily accessible but not stored in the ground floor part of the property, as this is a high flood risk. If there is no upstairs for it to be stored then it should instead be kept in a high place.

5.5 Provisions for Young Children

If young children are part of your family unit then you should prepare a flood kit especially for them. Make a list of all the essential items you will need in order to keep your youngster contented. This could include milk, nappies, baby food, sterilized bottles and spoons, extra clothing and even a favourite teddy or toy.

5.6 Turning off your Gas, Water and Electricity Supplies

A flood emergency is not the time to learn how to turn off your home's gas, water and electricity. You should already know how to do it with ease when the countdown begins. As a test, can you do it in the dark?

If you are unsure then ask the suppliers of the services how it is done and, if necessary, make taps and switches with explanatory stickers to help you remember.

5.7 Keep Hold of Emergency Contacts

The whole family should be involved with preparing the emergency plan. When the weather turns and the flood waters roll in, it's no use one person knowing what to do because that one person might not be at home.

Also, during the panic of any emergency, family members may be separated. It is therefore imperative to agree how everyone will keep in contact with one another.

In addition to this, decide on an emergency contact, such as a friend or relative, who can be kept informed of the status of each member of family and whose home could be used as a refuge. If the property needs to be evacuated then decide whether everyone head there or is thee an evacuation centre nearby?

Remember to keep a list of emergency contacts as part of your flood kit.

5.8 What can be Moved to Safety Now?

Besides a cellar, the part of the property that is at greatest risk from flood damage is the found floor. Therefore the emergency plan procedure also involves assessing what valuable and sentimental belongings are currently in this high risk area and whether they can be moved u to a higher floor, or at least a higher part of the room.

5.9 **What Things Will Need to be Moved on the Day?**

Of course, in order to carry on living a normal life, not everything can be moved upstairs in advance. So consider what 'living' items you would want to move when the flood strikes. Do you have a house pet that would need to be moved to safety? Would you be prepared to move furniture or electrical goods?

5.10 **Nearest Evacuation Centre**

The adjoining land levels in Creek Road and Sandy Point Road are in the region of 3.8m AOD. The safest place will be to remain within the dwelling.

If urgent attention is require contact emergency services using a mobile phone. Wait for assistance to arrive and they will escort you to the nearest place of refuge.

APPENDIX 1



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Landing Stage
MILL RYTHE HOLIDAY VILLAGE
Middle Marsh
Mill Rithe
G
D
CHICHESTER HARBOUR
Tourner Bury Marsh
Dip Rithe
Pilsey Sand
Tourner Bury
Tourner Bury Wood
CHICHESTER HAVANT
Stocker's Lake
Mengham Rithe
Slipway
Mengham Salterns
My Lord's Pond
Selsmore
SEA VIEW ROAD
LAKESIDE HOLIDAY VILLAGE
Old Oyster Beds
North's Salterns
Jetty
Yacht Harbour
Boat Yard
Slipway
Black Point
Sandy Point Sailing Club
Emsworth Channel
Boating Lake
FISHERY CREEK CARAVAN PARK
Council Depot
ST. HERMAN'S CARAVAN ESTATE
Foreland Court
Eastoke
Quay
Slipway
Jetty
Caravan Park
CREEK VIEW CARAVAN ESTATE
ELLIOTS CARAVAN ESTATE
GREENHAVEN CARAVAN PARK
HAVEN ROAD
SANDY POINT ROAD
WHEATLANDS AVENUE
Comm. Cen.
Picnic Area
Sandy Point Nature Reserve
Residential Home
Groynes
Eastoke Point
Tidal Pond
SITE
NNEL

APPENDIX 1

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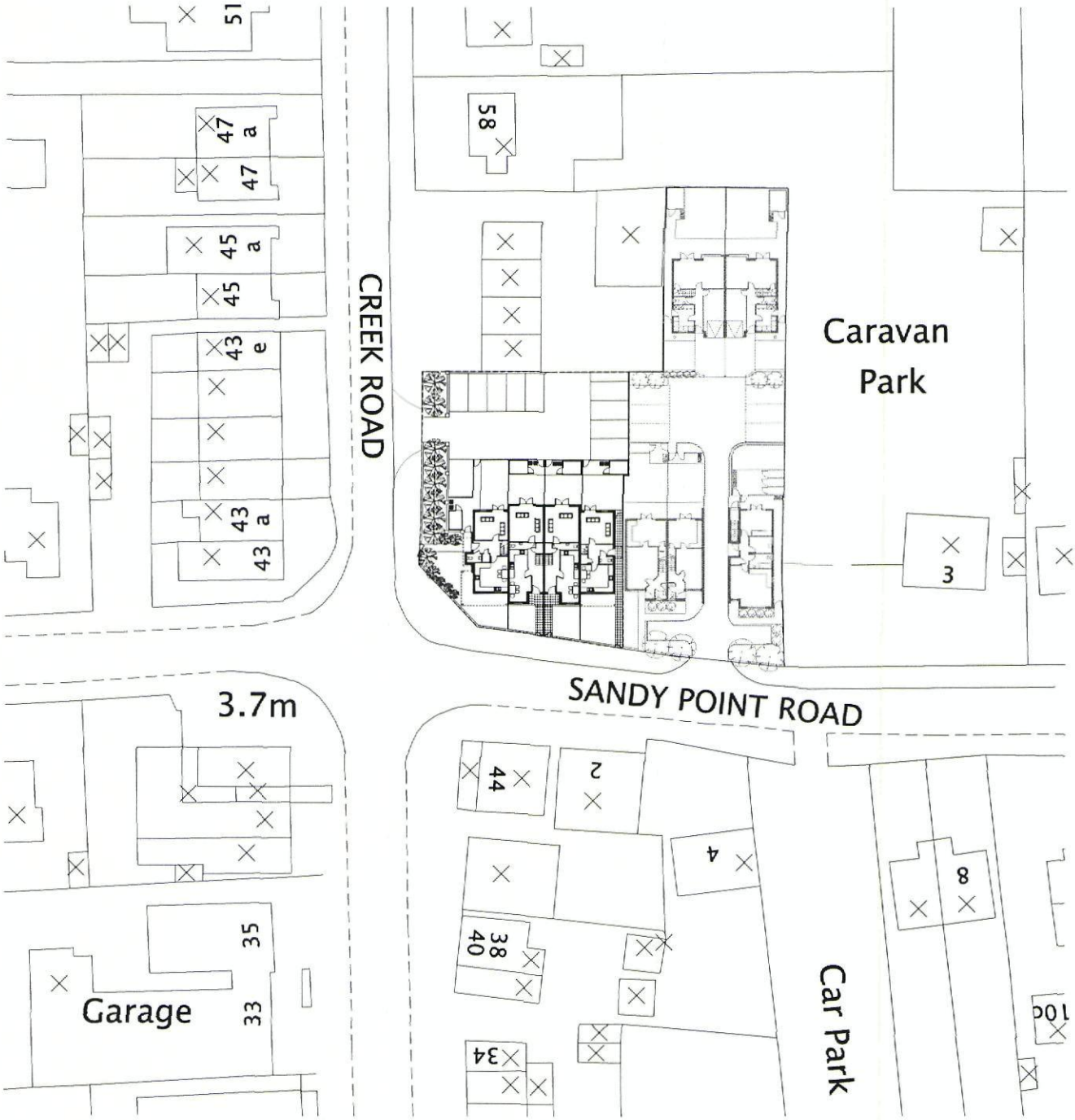

Block Plan @ 1:500 Scale

0 5 10 15 20 25m

Personal flood plan

What can I do NOW?

Environment Agency

- Put important documents out of flood risk and protect in polythene ☐
- Look at the best way of stopping floodwater entering your property ☐
- Find out where you can get sand-bags ☐
- Identify what you would need to take with you if you had to leave you home ☐
- Check your insurance covers you for flooding ☐
- Make a flood plan and prepare a flood kit ☐
- Identify who can help you ☐
- Understand the flood warning codes ☐

What can you do when you receive a flood warning?

Actions	Location
Home	
● Move furniture and electrical items upstairs	
● Put flood boards, polythene and sandbags in place	
● Make a list now of what you can move upstairs or away from the risk	
● Turn off electricity, water and gas supplies	
● Roll up carpets and rugs	
● Unless you have time to remove them hang curtains over rods	
● Move sentimental items to safety	
● Put important documents in polythene bags and move to safety	
Garden and outside	
● Move your car out of the flood risk area	
● Move any large or loose items or weigh them down	
Business	
● Move important documents, computers and stock	
● Alert staff and request their help	
● Farmers move animals and livestock to safety	
Evacuation - Prepare a flood kit in advance	
● Inform your family or friends that you may need to leave your home	
● Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons	

APPENDIX 2

Be prepared for flooding. Act now

Personal flood plan

Name

Environment Agency

Which flood warnings are you registered to receive?

River:

Quickdial no:

Reach:

General contact list	Company name	Contact name	Telephone
Floodline	Environment Agency		0845 988 1188
Electricity provider			
Gas provider			
Water company			
Telephone provider			
Insurance company and policy number			
Local council			
Local radio station			
Travel/weather info			

Key locations

Service cut-off	Description of location
Electricity	
Gas	
Water	

Who can help?

Relationship	Name	Contact details	How they can help?
Relative			
Friend or neighbour			

APPENDIX 3

Environment Agency

Flood warnings

Flood warnings from the Environment Agency

Flood warning codes	Meaning	General advice
	**Flooding of low-lying land and roads is expected. Be aware! Be prepared! Watch out!**	• Ring Floodline **0845 988 1188** for up to date flooding information • Stay tuned to local radio or TV for weather and travel bulletins • Make sure you have what you need to put your flood plan into action • Alert staff • Alert visitors, particularly the elderly • Drive carefully, roads may be flooded
	**Flooding of homes and businesses is expected. Act now!**	• Do as much as you can in daylight • Move visitors, pets, vehicles and other items to safety • Put sandbags and flood boards in place • Be prepared to turn off gas and electricity supplies • Be prepared to evacuate your site • Have warm blankets available and check you have adequate water and food available • Don't drive through water
	**Severe flooding is expected. There is extreme danger to life and property. Act now!**	Follow the actions as with a flood warning plus: • Be prepared to lose power supplies – gas, electricity, water, telephone • Try to keep calm and reassure others – especially children • Co-operate with emergency services and local authorities • Avoid contact with floodwater
	**Flood watches or warnings are no longer in force in this area.**	• Check it is safe to return • Keep an eye on the weather and water levels in case the situation deteriorates and new flood warnings are issued

Would you like to find out more about us, or about your environment?

Then call us on
08708 506 506 (Mon-Fri 8-6)

email
enquiries@environment-agency.gov.uk

or visit our website
www.environment-agency.gov.uk

incident hotline **0800 80 70 60** (24hrs)
floodline **0845 988 1188**

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APPENDIX 5

Table D.3[23]: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability classification (see Table D2)		Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone (see Table D.1)	Zone 1	✔	✔	✔	✔	✔
	Zone 2	✔	✔	Exception Test required	✔	✔
	Zone 3a	Exception Test required	✔	✗	Exception Test required	✔
	Zone 3b 'Functional Flood plain'	Exception Test required	✔	✗	✗	✗

Key:

✔ Development is appropriate

✗ Development should not be permitted

The Exception Test

D9. For the Exception Test to be passed:

a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared. If the DPD has reached the 'submission' stage – see Figure 4 of PPS12: *Local Development Frameworks* – the benefits of the development should contribute to the Core Strategy's Sustainability Appraisal;

b) the development should be on developable[24] previously-developed land or, if it is not on previously developed land[25], that there are no reasonable alternative sites on developable previously-developed land; and

c) a FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

[23] This table does not show: the application of the Sequential Test which guides development to FZ1 first, then FZ2, and then FZ3; *FRA requirements*; or the policy aims for each Flood Zone.

[24] Developable sites are defined in Planning Policy Statement 3 (*PPS3*) *Housing* as those sites which should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.

[25] Previously-developed land definition (commonly known as Brownfield Land). See Annex B of Planning Policy Statement 3 *Housing*.

APPENDIX 5

D7. The preparation and review of Regional Spatial Strategies (RSSs) and Local Development Documents (LDDs) should be used to review existing and proposed development in order to allocate land in lower flood risk zones suitable for existing vulnerable uses already in medium and high flood zones, and in doing so, to realise opportunities arising through redevelopment to improve the sustainability of communities.

D8. When seeking planning permission for individual developments on sites allocated in development plans through the application of the Sequential Test, informed by a SFRA, developers need not apply the Sequential Test, but should apply the sequential approach (see para. 14) to locating development within the site. The plan should specify requirements for Flood Risk Assessment (see Annex E).

Table D.1: Flood Zones

(Note: These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences)

Zone 1 Low Probability

Definition

This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

Appropriate uses

All uses of land are appropriate in this zone.

FRA requirements

For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a FRA. This need only be brief unless the factors above or other local considerations require particular attention. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage techniques.