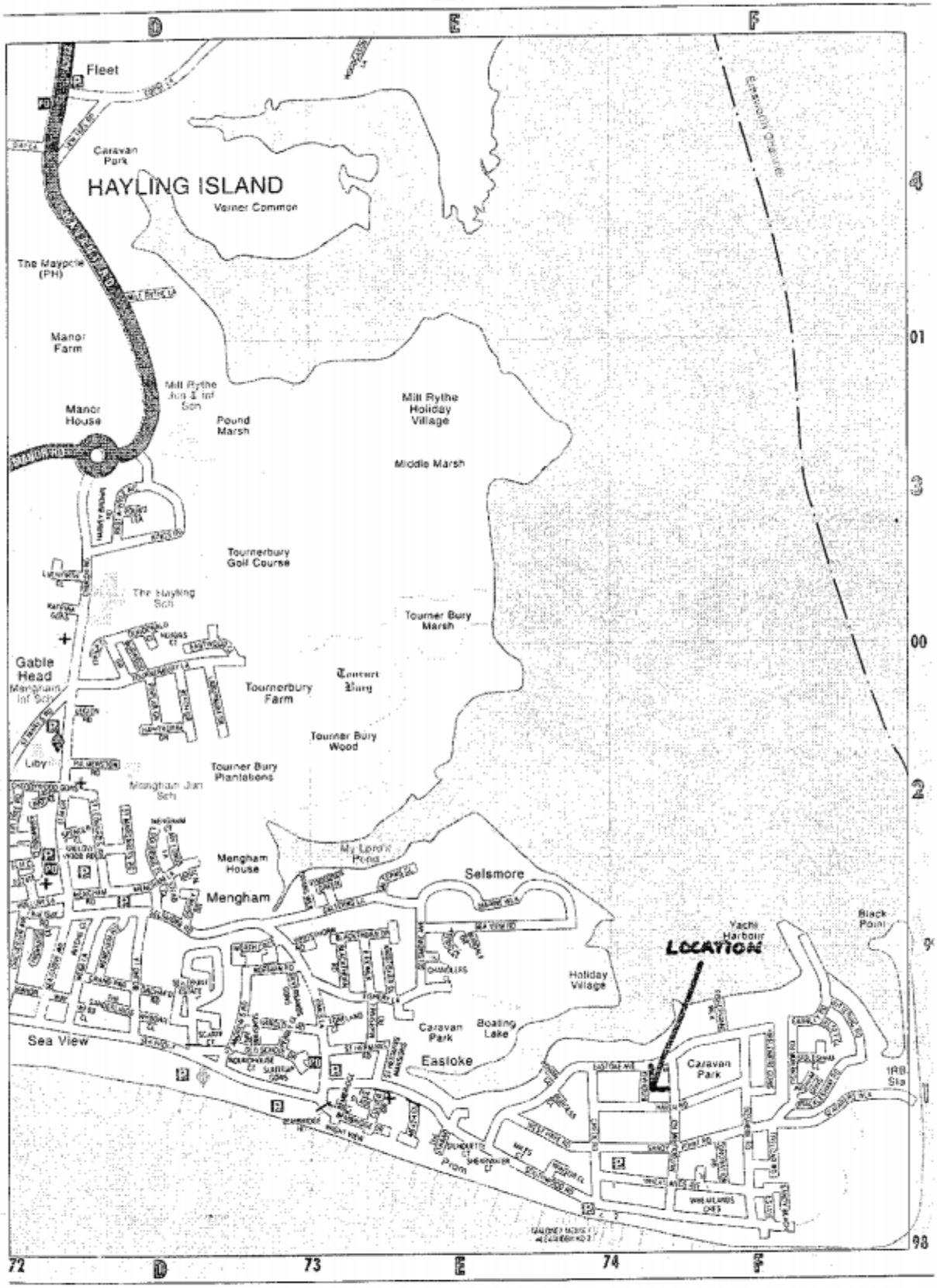
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APPENDIX 2.

creating a better place

Environment Agency

FAO: Mrs Fuller
Flat 5 St. Hermans Mansions
Marshall Road
Hayling Island
Hampshire
PO11 9NH

Date: 06/10/2009

Dear Mrs Fuller

Flood Risk information for Birdham Road, Hayling Island, Hampshire, PO11 9QY

Thank you for your enquiry dated 06 October 2009 regarding the above address.

The information on flood risk in the area relating to this address is as follows:

The property is in an area located within Flood Zone 3, shown on our Flood Map.

The likelihood of flooding in this area (taking into account defences) is

Low – The chance of flooding in your area is 0.5% (1 in 200 chance of flooding each year) chance or less

Note - This information relates to the area that the above named property is in and is not specific to the property itself.

Please find attached a copy of the Flood Risk map for the area relating to your address.

Information Warning

Please note:

- It is not possible to say for certain what the flood risk is but we use the best information available to provide an indication so that people can make informed choices about living with or managing the risks. The information we supply does **not** provide an indicator of flood risk at **an individual property / site level**. This is because we do not hold information such as the height of property above the ground.
- Any flood risk / likelihood information provided is for sites within the extent of an extreme flood and does not cover other sources of flooding such as from local drains.

The Environment Agency
National Customer Contact Centre, 99 Parkway Avenue, Parkway Business Park, Sheffield S9 4WF
Tel: 08708 506506 Fax: 0114 2626697
enquiries@environment-agency.gov.uk

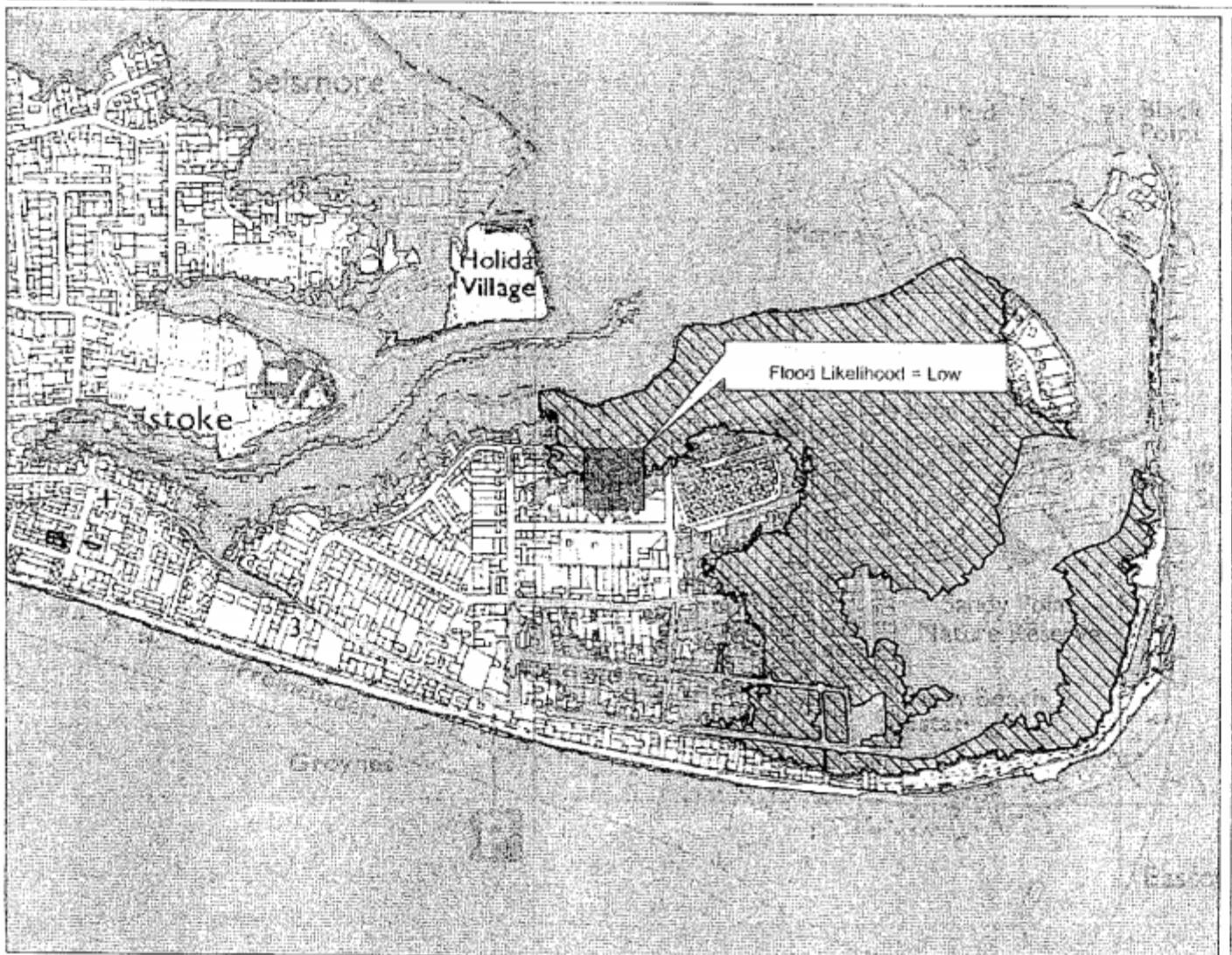
INVESTOR IN PEOPLE

Attached is a copy of our Standard Notice (Non-Commercial) which sets out our terms and conditions associated with use of our data.

Yours faithfully

Hannah Buswell
Customer Service Advisor

Flood Risk centred on Birdham Road, Hayling Island, PO11 9QY - Created 6 October 2009



Environment Agency

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Legend

- Flood Map - Defences
- Areas Benefiting from Flood Defences
- Flood Map - Flood Storage Areas
- Flood Map - Flood Zone 3
- Flood Map - Flood Zone 2

Flood Likelihood
(taking into account defences)

Low: The chance of flooding each year is 0.5% (1 in 200) or less.

Moderate: The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200).

Significant: The chance of flooding each year is greater than 1.3% (1 in 75).

Outside Blue Areas: Generally this means that the chance of flooding each year from rivers or the sea is 1 in 1000 or less.

Flood Map Areas (assuming no defences)

Flood Zone 3 shows the area that could be affected by flooding:
- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 08708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

APPENDIX 3.

Ms Susan Organ
61 South Street
Havant
Hampshire
PO9 1BZ

Our ref: HA/2009/108261/01-L01
Your ref: 091021SS11

Date: 09 November 2009

Dear Ms Organ

MOBILE HOMES
BIRDHAM ROAD, HAYLING ISLAND PO11 9QY

Thank you for your email dated 21st October 2009. enquiring about extending the period of occupancy at the above site.

Birdham Road lies within Flood Zone 3, defined by Planning Policy Statement 25 (PPS25): Development and Flood Risk as having a high risk of flooding at the present day, not taking into account the presence of defences. PPS25 requires that a Flood Risk Assessment (FRA) accompany any planning applications for development in such areas.

PPS25 sets out the standards for flood risk assessment and the circumstances in which development could be permitted in high flood risk areas such as Birdham Road. The essential elements to include in an FRA for a proposed extension of occupancy are identification of the type and amount of flooding in the next 100 years, comparison of the impact of this flooding with the current occupation restriction and that proposed and identification of any measures that can be taken to reduce flood risk.

The main flood risk to the area is from the sea. PPS25 requires that the flood risk to new development should be assessed across the lifetime of that development (currently considered to be 100 years for residential uses), and should therefore consider the risk of flooding to the site for the 1 in 200 year tidal event (an event with 0.5% probability occurring in any one year) up to 2115.

Taking into account the effects of climate change, it is predicted that the tide in this area will reach a level of 4.5 metres Above Ordnance Datum Newlyn (AOD) during the design event in 2115. This level is a still water level, which takes into account climate change, but does not allow for defences or wave heights.

We do not have accurate level information for the sites you refer to along Birdham Road, but suspect that extreme tidal flooding would cause both internal and external damage to the caravans, and probably make them incapable of being occupied. It is likely that escape routes

would be cut off for the duration of the flooding and people could be put at risk.

The recently completed Eastoke tidal defences constructed by the Environment Agency do offer a measure of protection to the area, however, this protection will become progressively reduced if sea level rise continues at its present rate of 6mm per year. It is for this reason that the Environment Agency advises that permanent occupancy should not be allowed. These defences were constructed to protect existing development and were not built to the standard required for new development to take place.

However, we have not objected to similar proposals to extend the period of occupancy of caravans in the area around Birdham Road. Therefore, subject to an FRA being completed as above, and a suitable flood warning and evacuation plan being produced in conjunction with Havant Borough Council, we would be prepared to accept an extension to the period of occupancy to 1st March-31st December inclusive. This would avoid occupancy during January and February, which are the months at highest risk of tidal surges.

If you would like any further information please contact George Woodward in our Development and Flood Risk team on 01962 764832.

We would encourage your clients, if they have not done so already, to sign up to receive flood warnings from us via our Floodline Warnings Direct service. Please visit www.environment-agency.gov.uk/floods or contact Floodline on 0845 988 1188 for more information.

Please note that the view expressed in this letter by the Environment Agency is a response to a pre application enquiry only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Miss Catherine McLeod
Planning Liaison Officer

Direct dial 01903 703858
Direct e-mail planning.southdowns@environment-agency.gov.uk

End