

Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

P. McMahon
Laggon
Beech Lawn
Guildford
Surrey
GU1 3PE
2 December 2016

Reference: APP/16/01213
For attention of Mrs. J. Parkin

Dear Mrs Parkin,

Re: 67, Southwood Road, Hayling Island, PO11 9PT.

Thank you for your letter dated 22 November 2016, please see attached Flood Warning and Evacuation Plan in order to provide flood resilience for the above address. The Environment Agency advised me that the plan produced is something they would not sign off, apparently Havant Planning department would decide if the plan is acceptable.

Yours sincerely,



Flood Warning and Evacuation Plan for -

1. 67, Southwood Road, Hayling Island, Hampshire, PO11 9PT.
Proposed development:- extension and renovation of the existing building to provide a single storey residential dwelling.
Location of the site is shown on the attached Ordnance Survey plan.
The objectives of the flood warning and evacuation plan are to raise awareness of the risk of flooding to the address site, provide the owner/occupier with information on flood warnings issued and how to act on them, provide details of the evacuation procedure, and the organisations who will be involved.
2. The site is partially within flood zones 2 and 3, flood zone three has a 1 in 100, or greater, annual probability of river flooding. The 1 in 100 design flood level for the site is 3.500 Above Ordnance Datum (AOD), the existing floor levels of the current building are set at 3.500 AOD, hence the possibility of flooding. The Environment Agency (EA) have flood maps which can be accessed on the internet:- http://www.environment-agency.gov.uk/home_and_leisure/floods/31650.aspx. The factors that can lead to flooding are, heavy rainfall, tidal flooding due to a storm surge, or river (fluvial) flooding. The estimated lead time between a flood warning and the time flooding might occur can be obtained from the EA and will depend on the cause/type of flooding, velocity of flood, and potential depth of flood waters. The low area adjoining the estuary/marsh on the north of the site are in risk of floods.
3. The Environment Agency are the authority responsible for flood warning services, covering all areas at risk of flooding from any source, they can be contacted on the internet:- www.environment-agency.gov.uk, and the Hayling Island EA phone number is 01794 834586. The EA provides the Flood Warnings Direct Service, the 24 Hour Floodline Service, and the Quick-Dial Code to obtain location specific information. The site owner/occupiers should sign up with the EA to receive flood warnings and check which warning area contains the site.

3 (CONT) To obtain the correct flood information available at present call Floodline on 0345 988 1188, select option 1, and enter the Quick-Dial Code number 0122142 which covers Hayling Island only.

4. The evacuation procedure should be implemented when a Flood Warning has been issued by EA. This means flooding is expected and immediate action is required. This type of warning is issued when water levels are rising and further rain is expected, issue is usually between 30 minutes to one day in advance of flooding.

The warning is triggered by high tides and storm surges coupled with strong winds, and heavy rainfall forecast to cause flash flooding to rivers. The site owner/occupiers should move possessions, valuables, cars and pets to a higher level, lock windows and doors, and switch off gas, water, and electricity etc., put in place any flood protection measures. Contact Havant Borough Council, 023 9247 4174, to confirm if evacuation is necessary, if so, where they are providing safe refuge for evacuees.

Flood Alert



Flood Warning



Severe Flood Warning



Warning no longer in force



The Environment Agency Flood signs which are issued on circumstances.

EA Flood Alert means that be prepared flooding is possible, this status is usually issued between 2 hours and 2 days in advance of flooding dependant on the type of flood risk. This is triggered by forecasts that indicate that flooding from rivers or the sea are possible, due to high winds, intense rainfall or high tides. The issue is by the EA website and via the Flood Warnings Direct service, residents should be prepared to act on the Flood Warning and Evacuation Plan.

Flood Alert: continue - Prepare a flood kit-bag with a medical set of essential items, torch, whistle, warm and waterproof clothing, blankets, water, food, toys for children and pets, rubber gloves and wellingtons etc. Monitor water levels and forecasts on the EA website and local TV/radio stations, Contact Floodline, as previously detailed, and enter the Quick-dial code for information and advice on current circumstances.

EA Severe Flood Warning is used when flooding poses a significant threat to life. This warning is issued when there is actual flooding and the conditions cause widespread disruption to residents, a breach in defences or failure of a barrier spotted by onsite observations from flooded locations could cause risk to life.

This warning is issued through the EA website and Flood Warnings Direct Service, residents should stay in a safe place with a means of escape, and be prepared to evacuate the property. Co-operate with emergency services and dial 999 if you are in immediate danger, for up-to-date news contact Floodline as previously advised and enter the Quick-Dial code.

EA Warning No Longer in Force means flooding is not expected in your area and is issued when all other warnings are no longer in force.

Residents should check, with Havant Borough Council, if evacuated, that it is safe to return to their properties, if flood water is still around be aware that it may be contaminated. If there has been flooding to your property contact your insurance company or landlord, take photographs of any damage, and do not throw anything away until your claim has been acknowledged.

5. Evacuation Procedure and Safe Refuge.

Section 4 has covered the circumstances that will trigger an evacuation and what residents should do initially to prepare for the procedure.

Check with Havant Borough Council regarding directions to a safe refuge, or the nearest rest/health centre and request step by step directions and

5. (CONTINUE) :- instructions detailing where to go. The safe route should avoid flood hazards and lead to a location outside of the Flood Zone, and ask Havant B.C. how they will maintain the required welfare for residents which will depend on the expected duration of flooding on the site. Check also if any assembly points are to be established and signposts provided for directions. Safe refuge on site may be possible in the loft of the property via an access ladder, assuming the flood warning will not be more than a few hours, otherwise it would be advisable, if the Council have not allocated a rest centre immediately, to proceed to higher ground. In this instance walk to Southwood Road and turn right, walk along this road until you see Rails Lane to the right, follow this road to Selsmore Road and along this road is St. Peter and St. Andrew C of E church. The address is 29 Selsmore Road, Hayling Island PO11 9JZ, phone number 023 9246 1980, the site has parking area, this church is approximately 400 metres from 67, Southwood Road. The Hayling Island Health Centre is about half a mile further away, at the end of Selsmore Road turn right onto Elm Grove, the address of the Health Centre is 78 Elm Grove PO11 9AP, phone number 023 9246 2719. The Centre has two practices sharing the building, Waterside and Elms, parking is available.

6. The response to a major flood event will involve a number of organisations working together, including emergency services, Havant Council, the police, the Environment Agency and utility companies to provide a co-ordinated multi-purpose agency response. Each organisation has its own specific list of tasks, but it is only natural that during their work it will involve a great deal of assistance, support and information between all involved.

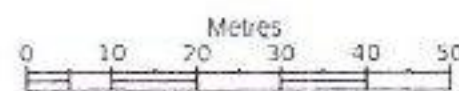
This Flood Warning and Evacuation Plan should be monitored and reviewed every six months by the site owner Mr. P.J. Street, and his son Mr. C. Street. Contact phone numbers and personnel should be up-dated for all organisations mentioned in this plan, and checks should be made to ensure that the Environment Agency and Havant Borough Council have not changed any circumstances in their issuing of any flooding information.



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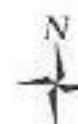
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1:1250

Supplied by: Latitude Mapping Ltd
Reference: 01393260
Centre coordinates:



67 SOUTHWOOD ROAD
HAYLING ISLAND
PO11 9PT

LOCATION MAP - FLOOD WARNING AND EVACUATION PLAN