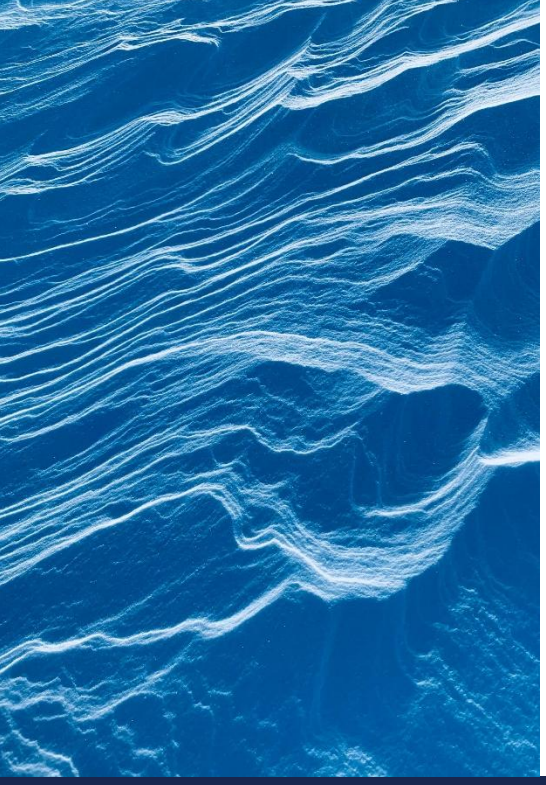

Flood Emergency and Evacuation Plan

AEG0948_RH10_Turners Hill_01_ Land at Rowfant

Site Address: Land at Rowfant
Crawley

UK Experts in Flood Modelling, Flood Risk Assessments, and Surface Water Drainage Strategies

Document Issue Record

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Table of Contents

1. Introduction 1

Site Overview 1

2. Flood Risk Summary 3

What is the risk and who is at risk? 3

3. Flood Emergency/Evacuation Plan (FEEP) 5

What Flood Warnings will be made available and how will they be triggered? 5

Responsibilities – who is responsible for maintaining the lakes and the warning systems? 5

Preparation for Flood Events 5

What to do to prepare/ during flooding 7

Proposed Flood Evacuation Route (where appropriate/ required) or Emergency Procedures 7

4. Summary for Site Occupants and Users 10

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1. Introduction

Site Overview

1.1. The address of the site is the Land at Rowfant, Crawley (Figure 1).

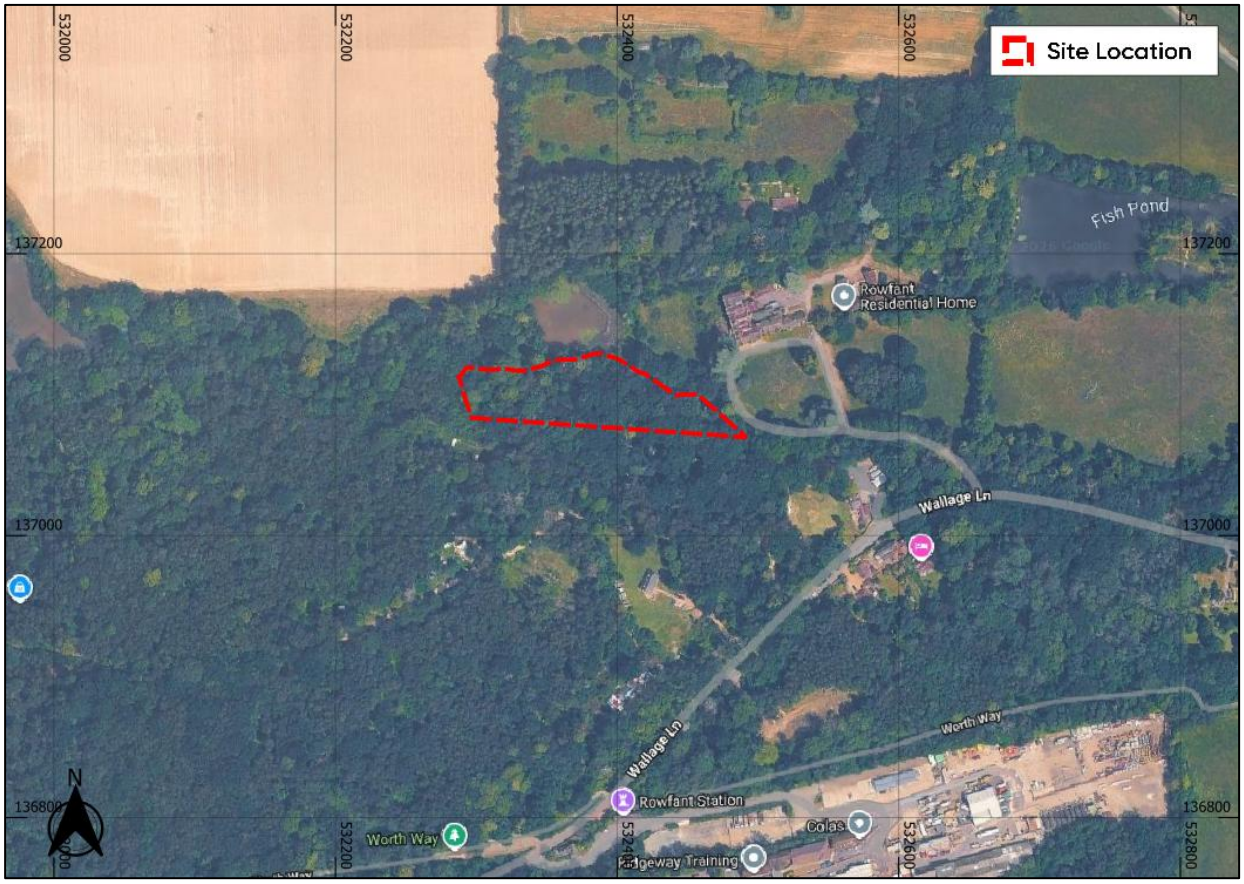


Figure 1: Site Location (Base map from Google Hybrid).

1.2. This Flood Emergency/Evacuation Plan (FEEP) has been prepared following the approval of planning permission being granted for three fishing lakes for leisure use on land at Tulleys Farm (Mid Sussex District Council planning ref: DM/21/2136). The permission was varied under DM/25/0858 to enable the construction of the access road ahead of the wider works.

1.3. Condition 2 (revised wording under DM/25/0858) states:

> *2. No development hereby permitted, except for the works to form the revised means of access on to Turners Hill Road for construction works and the associated haul route, shall commence unless and until details of the Flood Emergency and*

*Evacuation Plan have been submitted to and approved in writing by the local planning authority in conjunction with West Sussex Lead Local Flood Authority. The Flood Emergency and Evacuation Plan shall follow the format set out within the Flood Emergency and Evacuation Plan Framework submitted as part of the planning [*application*] and cover the lifespan of the development and needs to follow the best practice guidance set out in ADEPT and EA (2019) flood risk emergency plans for new development. In addition, the Flood Emergency and Evacuation Plan shall include evidence of engagement with stakeholders, including the results thereof.*

The development shall not be brought into use until all elements of the approved Flood Emergency and Evacuation Plan have been brought into effect. The Flood Emergency and Evacuation Plan shall be reviewed annually (or as agreed as part of the Plan) by individuals with the relevant knowledge, skill, and experience and is to remain in effect for the lifetime of the development.

Reason: To ensure that the development is safe and emergency measures are in place for the lifetime of the development and to comply with policy DP41 of the Mid Sussex District Plan (2014 - 2031)

1.4. As such, this FEEP has been produced to address the requirements of Condition 2; and is informed by detailed breach modelling carried out by Aegaea.

1.5. A breach event should be mitigated through appropriate design, maintenance, and monitoring that will be undertaken at the lakes. Notwithstanding this, best practice recommends the production of a FEEP, and this has been prepared on this basis.

2. Flood Risk Summary

What is the risk and who is at risk?

2.1. Detailed flood modelling has been prepared to show what would occur in the 'residual risk' event of a breach at one or more of the proposed fishing lakes. The modelled effect that a breach would have to Land at Rowfant, Crawley has been further discussed below.

What does the breach modelling show for my land?

2.2. Based on the detailed flood modelling conducted by Aegaea, the site is affected by a maximum breach flood extent that is presented in Figure 2.

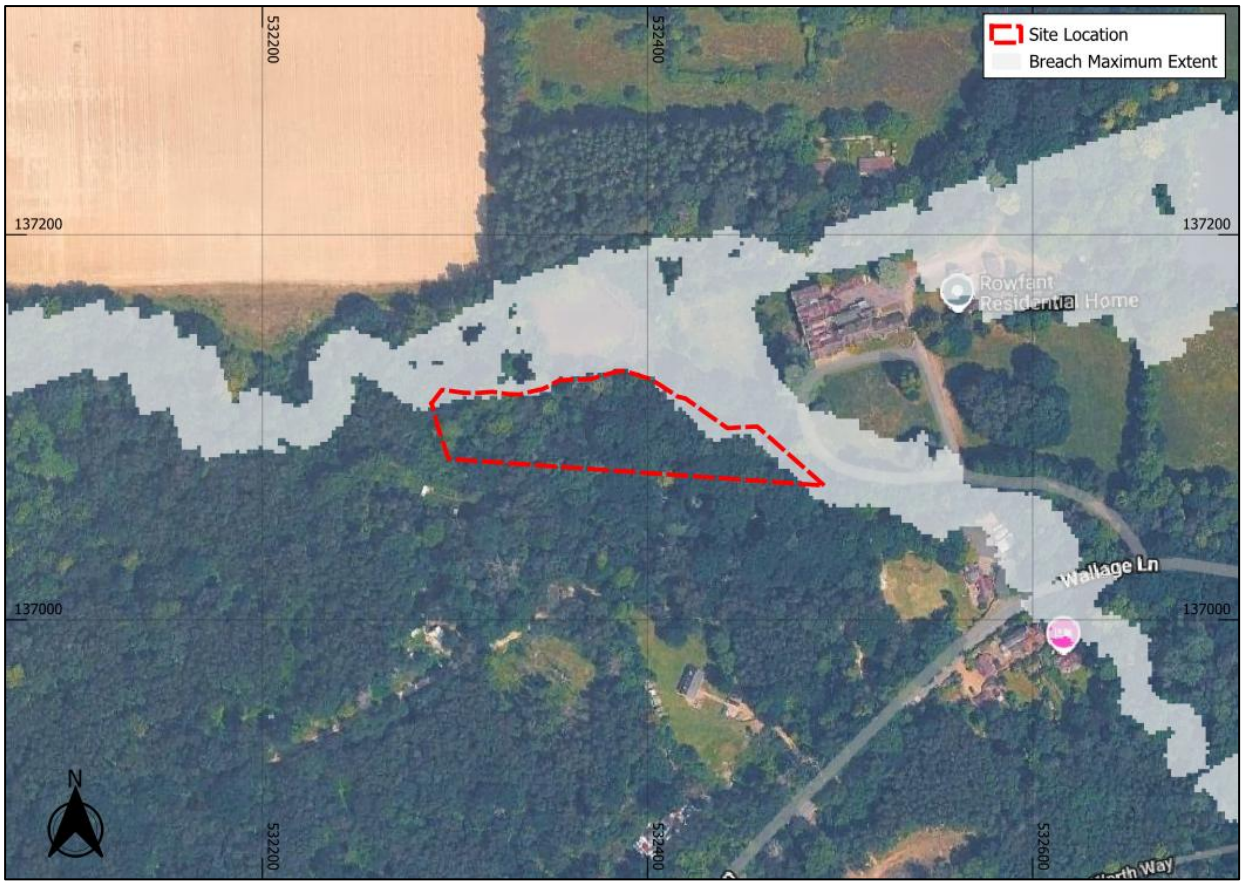


Figure 2: Maximum Modelled Flood Extent (Base map from Google Hybrid and data from Aegaea Modelled Breach Outputs)

What are the flood depths?

2.3. Based on the modelled depth mapping, the maximum flood depths at the site are restricted to the northern boundary associated with the watercourse (1.05m).

2.4. **The site does not include any buildings based on Google Satellite Imagery that are impacted by the breach event.**

2.5. The flood depth mapping shows a different outline to the previous extent mapping due to it filtering out depths below 0.01m, which are considered negligible.

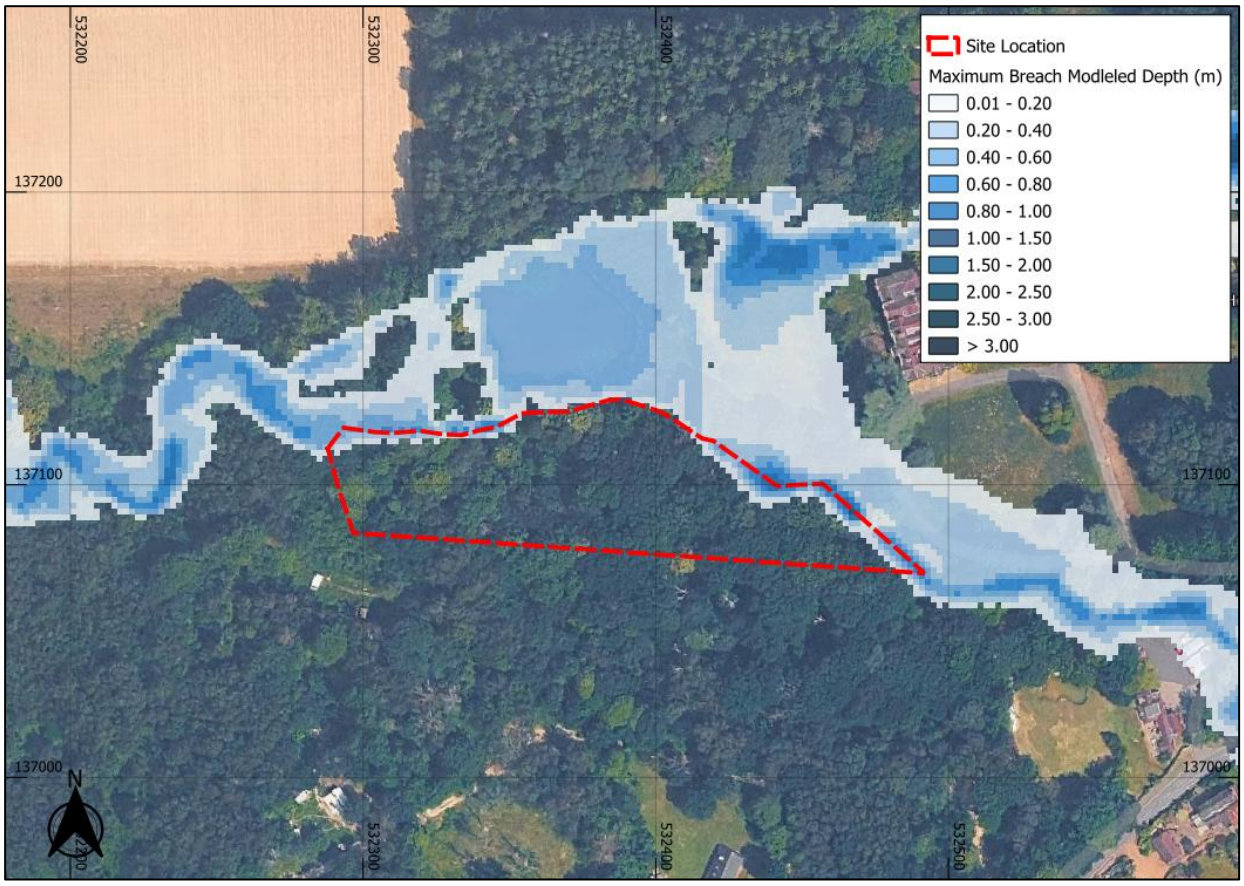


Figure 3: Maximum Modelled Flood Depth (Base map from Google Hybrid and data from Aegaea Modelled Breach Outputs)

How long will it take for flooding to reach my land?

2.6. The detailed modelling also shows the time it would take for the flood water from the breached lakes to reach the site. **Based on this information it would take approximately 2hr for the water to arrive at the site,** following the breach first occurring.

3. Flood Emergency/Evacuation Plan (FEEP)

What Flood Warnings will be made available and how will they be triggered?

3.1. As part of the construction of the fishing lakes, water level sensors will be installed to detect a rapid drop in water levels. The system will be conveyed to the at-risk properties through texts/phone calls, where such contact details have been provided to Tulleys by the landowner.

Responsibilities – who is responsible for maintaining the lakes and the warning systems?

3.2. It is the responsibility of Tulleys Farm to maintain and monitor the lakes and to convey a notification of breach to the at-risk properties in the scenario where a rapid drop occurs.

3.3. It is the responsibility of the homeowner/landlord/management company to communicate this FEEP to residents, occupants and visitors.

3.4. It is the responsibility of the individual property owners to make the FEEP procedures available and communicated to tenants where appropriate. Where properties are rented, the owners should ensure the occupants have access/ means to receive the aforementioned notification of a breach – for example, Tulleys should also have tenant contact phone numbers, provided by the property owners.

3.5. It is the responsibility of the individual occupants/residents to implement the FEEP at the trigger event of receiving a notification of a breach.

Preparation for Flood Events

3.6. Based on the modelled flood data, the majority of the site is outside the residual risk flood extents, furthermore the site does not include any buildings based on Google Satellite Imagery. Therefore, evacuation is only considered necessary if required by potential people present on site.

3.7. In line with EA ADEPT advice, guidance of how to prepare for a flood event has been outlined below if required.

3.8. There are a multitude of ways that a resident can prepare for the potential of a flood event. These are set out as follows:

- Important documents (such as passports and insurance certificates) can be placed into sealable polythene bags to protect them from flood water or can be placed in a high and secure location.
- Ensure that the insurance policy for the property covers for flood damage.
- Identify who can assist during a flood event – neighbours that can help you store work equipment and stay somewhere safe when flooding is imminent. Similarly, you can look out for neighbours who may need help themselves during a flood event.
- If there are cars within the site, identify somewhere safe they can be moved prior to a flood event. Do not attempt to move your car if it is already in flood water. It is recommended that cars should be parked outside of the Breach extents.

3.9. In addition, it is advised you prepare a flood kit which can be quickly accessed when flooding is imminent to equip you with everything you may need. You should consider the following:

- Important documents such as insurance certificates – if these cannot be safely stored within the property it would be advised to take them with you as they are expensive to replace.
- Bottled Water – Water from the tap could become contaminated during a flood so bottled water should be available.
- First Aid Kit – Keep a first aid kit to hand in case of minor injuries. Put any prescription medication in your kit so that you can have easy access to it.
- Mobile Phone – Keep a fully charged mobile with you so that you can contact people in an emergency or call for help. If the phone has internet access, you can use it to monitor the local news and latest flood situation.
- Waterproof Clothing – Keep wellies and rubber gloves available should you need to enter the flood water.

3.10. In the event of a flood, you may not be able to find these essential items, so it is important to prepare in advance. Completing an individual flood plan (using the information provided within this document) will assist in helping you decide what practical actions to take before and during a flood which will help reduce the damage flooding could cause).

What to do to prepare/ during flooding

3.11. This FEEP should be communicated to and provided to all property owners and tenants. The summary (Section 4) should be displayed in communal areas within the site where appropriate and also distributed to occupants and tenants through deeds/ rental agreements/ hard copy leaflet drop.

3.12. The main priority during a flooding event is the safety of all site users. As such a key part of protecting everyone is making sure that you are fully aware of the ongoing situation and know where to access the most up to date information. Below is a list of advised actions that could be taken during a flood event (where appropriate). **These however are not considered essential given the land use on site is non-residential and majority of site is outside extents.** They are included here for completeness and reflect the relevant best practice guidance for FEEPs:

- Where possible, switch off all electrical and gas appliances at the mains.
- Monitor local press, radio, and regional TV.
- Pay close attention to the advice given by emergency services and local authority. Take the notification of breach seriously and respond quickly.
- Do not drive through flood water. Less than two feet of flood water can be enough to float a vehicle.
- Avoid contact with flood water when possible. Flood water is typically contaminated with sewage and other hazardous substance. Wear rubber gloves and boots, and wash thoroughly if you do come into contact with flood water. Do not attempt to swim through flood water.
- Do not enter a property that has been flooded unless you are sure if is structurally safe. If in doubt, have the property checked by a professional.
- Do not turn on your electrical or gas supplies until they have been checked by a professionally qualified electrician or engineer. Take care of gas leaks – do not smoke or use open flames.
- Do not use petrol or diesel generators indoors as they produce carbon monoxide.

3.13. Based on the modelled flood data, the site is within the residual risk flood extents. Therefore, evacuation is required if flooding were to occur at the site.

3.14. Furthermore, as per the previously discussed modelling, flooding is not expected to occur instantaneously, and it should take approximately 2hr for water to arrive at the site. This is expected to give sufficient time for occupants to prepare if required.

3.15. The evacuation route shown in the following section should be used as a guide. If flooding has occurred in the surrounding area alternative routes may be more appropriate.

Proposed Flood Evacuation Route (where appropriate/ required) or Emergency Procedures

3.16. The requirements for safe access and egress in flood risk areas are as follows, in decreasing order of preference:

- Safe dry route for people and vehicles;
- Safe dry route for people;
- If a dry route for people is not possible, a route for people where the flood hazard (in terms of depth and velocity of flooding) is low and should not cause a risk to people; then,
- If a dry route for vehicles is not possible, a route for vehicles where the flood hazard (in terms of depth and velocity of flooding) is low to permit access for emergency vehicles. However, the public should not drive vehicles in floodwater.

3.17. Where a dry route is not possible and a route with low flood hazard is identified, the route should not have any service covers that could be removed, or other underwater hazards. It is often difficult to see underwater hazards even in shallow water, particularly at night or if the water is silty.

Safe Refuge and Access/Egress

3.18. As per the outputs of the modelling previously discussed, **the majority of the site is outside of the flood depth and extent mapping.**

3.19. Therefore, evacuation may not be necessary and safe refuge is available on site.

3.20. However, if the site user wishes to evacuate then, the fastest, safest route out of the area, that is least affected by floodwater, is to travel generally in a southwest direction from the site. The route travels along the access tracks and Wallage Lane, and **remains dry throughout the whole**

breach event, meaning dry access/egress is considered to be achievable if the occupant wanted to leave the site (as shown on Figure 4).

3.21. The evacuation route meets Turners Hill Road which provides connections to the wider area away from the flood extent.

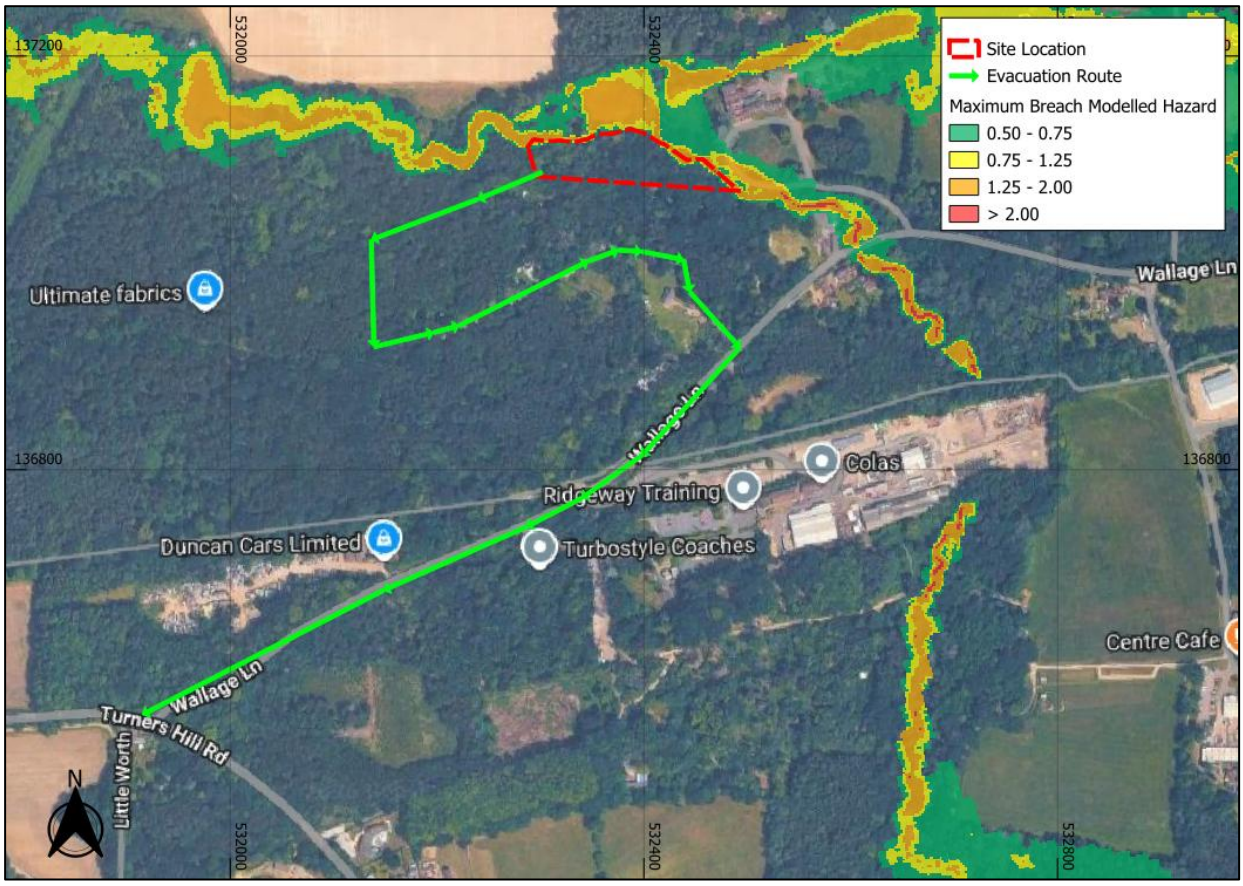


Figure 4: Evacuation Route Overlain Modelled Flood Hazard (Base map from Google Hybrid and data from Aegaea Modelled Breach Outputs)

4. Summary for Site Occupants and Users

Property:	Land at Rowfant, Crawley
Risk summary:	Based on the modelled depth mapping, the maximum flood depths at the site are restricted to the northern boundary associated with the watercourse (1.05m). The site does not include any buildings based on Google Satellite Imagery that are impacted by the breach event. Based on the modelling undertaken, it would take approximately 2hr for the water to arrive at the site. Given the majority of the site is outside the breach extents, prior evacuation is not considered required upon receipt of a notification of a breach. However, a safe evacuation route has been identified should the potential site users seek to leave.

Preparedness:

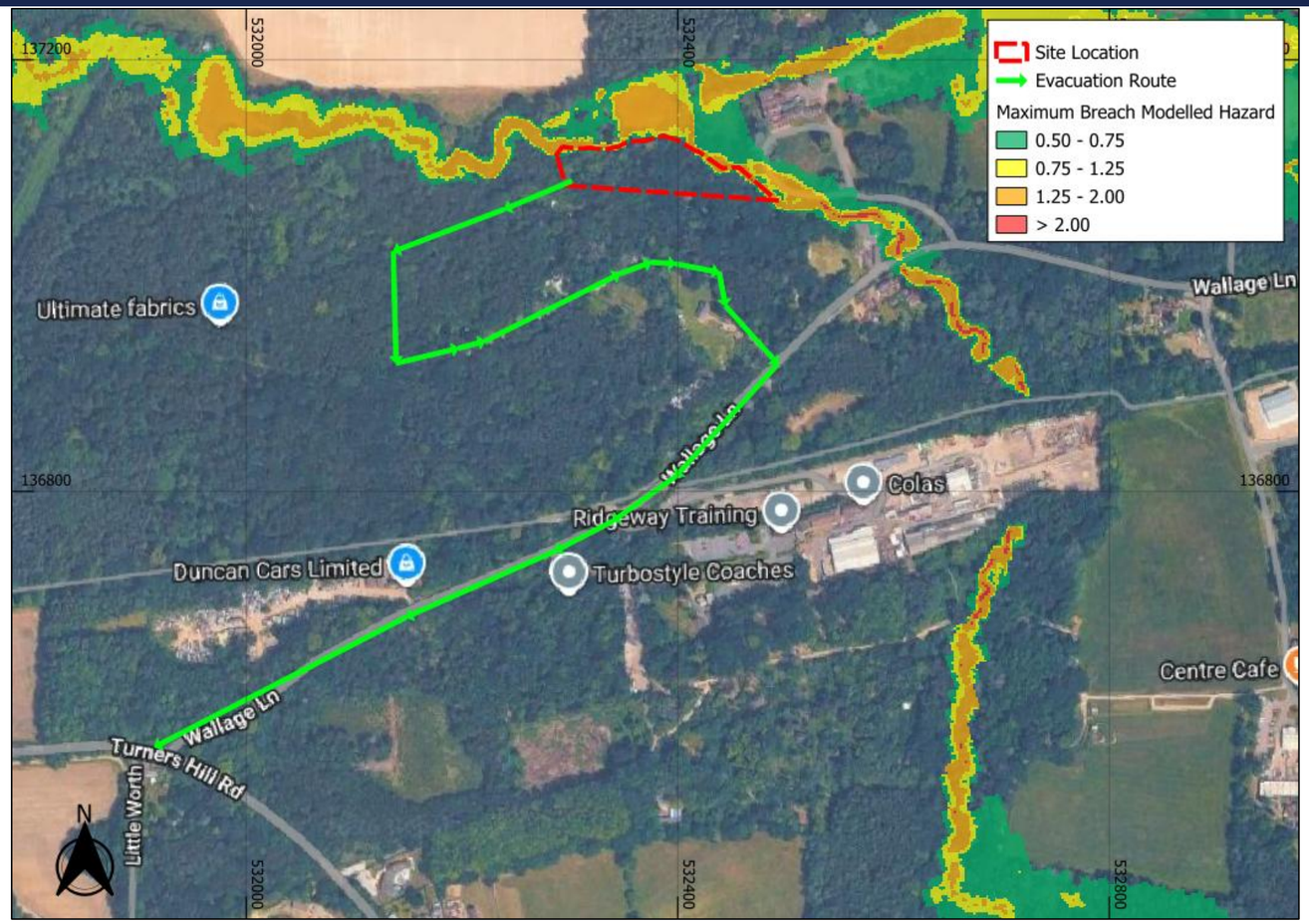
- Prepare a flood kit (first aid, medication, torch, warm clothes, wellington boots, long-life food)
- Make a list of emergency contacts and consider alternative options for accommodation.
- Review FEEP periodically

Notification of breach actions:

Text/Phone Call inforaming of a rapid drop in water level at the lakes.	As per the outputs of the modelling previously discussed, the majority of the site is outside of the flood depth and extent mapping. Therefore, evacuation may not be necessary, and safe refuge is available on site within the site. However, if the potential site users wishes to evacuate then, the fastest, safest route out of the area, that is least affected by floodwater, is to travel generally in a southwest direction from the site. The route travels along the access tracks and Wallage Lane, and remains dry throughout the whole breach event, meaning dry access/egress is considered to be achievable if the occupant wanted to leave the site

The emergency services (blue light responders) become the first responders during a flood event. The instruction they give should be followed at all times, even if it contradicts the details of this FEEP report.

Recommended evacuation route:



If flooding has already occurred, dry access/egress should be possible away from the flood extent.

IN AN EMERGENCY, CALL 999.

Emergency Contacts:		Emergency cut-off locations:	
Electricity provider:		**Electricity cut-off location:**	
Gas provider:		**Gas cut-off location:**	
Water Company:		**Water cut-off location:**	
Insurance Company:		**Insurance policy number:**	
Managing Agent:		**Location of Flood Kit:**	

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