



Flood Risk Statement



AEG0948_RH10_Turners Hill_01_Land Lying to NW of Copthorne Common Road

Site Address:

Land Lying to NW of Copthorne Common Road
Copthorne

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



Document Issue Record

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Reference: AEG0948_RH10_Turners Hill_01_Land Lying to NW of Copthorne Common Road

Site Location: Land Lying to NW of Copthorne Common Road, Copthorne

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1. Introduction

Site Overview

- 1.1. The address of the site is the Land Lying to NW of Copthorne Common Road, Copthorne (Figure 1).



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

- 1.2. This Flood Risk Statement (FRS) 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 FRS has been produced to address the requirements of Condition 2; and is informed by detailed breach modelling carried out by Aegaea.

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 Lying to NW of Copthorne Common Road, Copthorne 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 within the redline boundary in Figure 1 are located in the woodland area to the south of the highway (0.17m); with the highway area itself not being affected.
- 2.4. Such depths to the highway would not be anticipated to significantly affect travel on the highway.

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

- 2.5. 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 7hrs and 55 minutes for the water to arrive at the site, following the breach first occurring.

Do I need a Flood Emergency Evacuation Plan?

- 2.6. A FEED is not considered a requirement for the property, given that; maximum modelled depths of 0.17m are restricted to the woodland south of the highway with the highway not being affected – which would not be anticipated to significantly affect travel on the highway.

Summary

- 2.7. Given the aforementioned information, no significant Flood Emergency and Evacuation measures are considered necessary for the subject land title in the event of a breach of the proposed fishing lakes.