



Flood Risk Statement



AEG0948_RH10_Turners Hill_01_Land
on the North Side of Copthorne Way

Site Address: Land on the North Side of Copthorne Way,
Crawley

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



Document Issue Record

Project: Flood Risk Statement

Prepared for: Resident/ Landowner

Reference: AEG0948_RH10_Turners Hill_01_Land on the North Side of Copthorne Way

Site Location: Land on the North Side of Copthorne Way, Crawley

Issue	Date	Author	Check	Auth.	Comments
1	28/04/2026	Mace Latham	DMC	NDD	First issue

Please Note:

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from Aegaea Limited. All work has been carried out within the terms of the brief using all reasonable skill, care, and diligence. No liability is accepted by Aegaea Limited for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced. Where reference has been made to probability events, or risk probability, it does not ensure that there is no risk or that there is no residual risk from an extreme, unlikely, or unforeseen flood event over the lifetime of the development.

Table of Contents

- 1. Introduction.....1
 - Site Overview..... 1
- 2. Flood Risk Summary.....3
 - What is the risk and who is at risk?..... 3

1. Introduction

Site Overview

- 1.1. The address of the site is the Land on the North Side of Copthorne Way, Crawley (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 on the North Side of Copthorne Way, 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 within the redline boundary in Figure 1 are located in the woodland area to the south of the highway (2.03m); with depths in the highway area itself being limited to 0.34m. These depths would only affect the southern extent of the highway based on the mapped extent.
- 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 5hrs and 45 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 FEEP is not considered a requirement for the property, given that; maximum modelled depths of 2.03m are concentrated to the woodland south of the highway with the highway only experiencing depths of 0.34m – 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.