

Planning Statement

**Creation of 3 Fishing Ponds for Leisure Use - Application for Discharge
of Condition 2 of DM/25/0858 in respect of Flood Emergency and
Evacuation Plan**

Tulleys Farm, Turners Hill Road, Turners Hill

Prepared for

BA Beare and Sons



Document: **Planning Statement**
Site: **Tulleys Farm, Turners Hill Road, Turners Hill**
Client: **BA Beare and Sons**

Reference: **260-24-20-05**

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1. INTRODUCTION

- 1.1. This Planning Statement is submitted in support of an application to discharge details reserved by planning condition attached to the grant of consent for the creation of 3 fishing lakes for leisure use on land at Tulleys Farm, Turners Hill Road, Turners Hill.
- 1.2. The application relates to a planning condition which requires a Flood Emergency and Evacuation Plan (FEEP) to be submitted to, and approved by, the Local Planning Authority (LPA).
- 1.3. Planning permission for creation of the fishing lakes was initially granted in November 2022, under LPA reference DM/21/2136. Condition 2 of the planning permission required approval of the FEEP prior to the commencement of development.
- 1.4. Subsequently, a Section 73 application to vary the terms of Condition 2 (FEEP) of the planning permission, was granted on 27th May 2025 (LPA reference DM/25/0858). This authorised the formation of the access to the site, prior to the approval of the FEEP. This access has now been constructed.
- 1.5. This application seeks approval of the terms of Condition 2 of planning permission DM/25/0858. It comprises the submission of FEEP's insofar as they relate to property that has been identified as potentially affected in the event of a 'worst-case' scenario breach of the fishing lakes, resulting in the discharge of water from the lakes to the local area, and in particular watercourses.
- 1.6. The FEEPs have been prepared by drainage specialists Aegaea, in accordance with best practice guidance. Their preparation has followed engagement with local residents and property owners in the vicinity of the site.
- 1.7. This statement, sets out a brief description of the site and its surroundings, background to Tulleys and the application scheme, requirements of the planning condition, describes the background work and stakeholder engagement that has been undertaken in relation to the FEEPs, and summarises the details of the FEEPs.

2. SITE DESCRIPTION

- 2.1. Tulleys Farm is located to the east of Crawley, south of the village of Copthorne, and northwest of Turners Hill. The site of the fishing lakes is located to the north of Turners Hill Road, and to the west of the B2028 (also known as Turners Hill Road at this point).
- 2.2. It is in a rural context, and is bordered to the north by woodland, a covered reservoir, and agricultural land; to the east by woodland; to the south by a treeline, beyond which is agricultural land; and to the west by a double line of trees, beyond which is grassland.
- 2.3. Beyond the woodland to the north of the site is a commercial industrial estate known as the 'Rowfant Business Centre', accessed from the north, via Wallage Lane.
- 2.4. Land to the south and west of the site falls within the applicant's ownership. This includes land immediately to the north of Turners Hill Road that has a lawful leisure use in association with the creation of an annual maize maze, and/or the growing of pumpkins for PYO, and an annual

Tulip Festival, with associated structures serving visiting members of the public to these attractions. Immediately to the north of this area and south of the application site is a woodland block, which contains a number of ponds, which is the subject of woodland walks as part of the adjoining leisure attractions.

- 2.5. The application site is set within an area of undulating topography. The local high point is located a short way to the south of the application site in an adjoining field parcel, and the application site is on sloping land that falls in a generally northerly direction, with the eastern part of the site also falling away in a northeasterly direction. Beyond the western boundary of the application site land also falls away in a westerly direction.
- 2.6. There are a limited number of Public Rights of Way (PRoWs) within the vicinity of the site. This includes a PRoW that runs adjacent to the western boundary of the application site leading from Turners Hill Road in a northerly direction. This is initially defined by a hardcore track which terminates adjacent to the southwest corner of the main application field parcel. At this point the PRoW becomes a pathway running between two treelines northward, into woodland. Beyond this it runs adjacent to the western boundary of the Rowfant Business Centre, and then along the access road to that site, to Wallage Lane. To the north of the Business Centre, the PRoW connects to the east-west Worth Way, which at this point is along the route of a former railway line.
- 2.7. A PRoW is located to the northeast of the application site beyond the covered reservoir connecting Turners Hill Road to Worth Way via a route through woodland and to the northeast of the Rowfant Business Centre.
- 2.8. A further PRoW is located immediately to the east and southeast of the approved haul route of the application site. This runs from Turners Hill Road in a broadly north easterly direction, connecting (through Butchers Wood) to the built up area of Turners Hill.

3. BACKGROUND

- 3.1. The application site comprises part of Tulleys Farm, and falls within the ownership of the Beare family. It is part of a family run enterprise that dates back to 1937.
- 3.2. The agricultural activities have evolved over time from an initial dairy herd operation into a market garden. In the early 1970s, the family commenced operation of PYO fruit and vegetables, available to visiting members of the public. This activity took place from 1972 until 2009. Crops grown on, and within the vicinity of, the application site over this period included strawberries, raspberries, potatoes, sunflowers, asparagus, tayberries, peas, broad beans and sweetcorn.
- 3.3. The overall holding includes land on either side of Turners Hill Road and contains a number of diversified activities. These include activities focussed on the farm buildings at Worth Hall Farm, located to the west, on the south side of Turners Hill Road.

- 3.4. The diversification activities at Worth Hall Farm initially comprised the creation of a farm shop approved in April 1991, This was followed by tearooms and wider facilities, including the creation of an all-weather car parking area.
- 3.5. The site at Worth Hall Farm has now become the focus for the annual ‘Shocktober Fest’ which takes place around halloween each year. The Shocktober Fest has repeatedly won the title of the UK’s No. 1 halloween attraction.
- 3.6. As a discrete, but related activity, the creation of a maize maze occurred on the field immediately to the west of the application site in 1998. In 2018, the site of the maze was first used for the growing of pumpkins. These are harvested on a PYO basis, focussed around halloween. More recently this part of the holding has also been used for an annual Tulip Festival, which takes place each Spring.
- 3.7. In June 2026, Members of the Mid Sussex District Council planning committee resolved to grant outline planning permission for the creation of a Visitor Centre, on land to the south-east of the fishing lakes site (LPA reference DM/24/1165).

4. FISHING LAKES SCHEME

- 4.1. The original application for the creation of 3 fishing lakes for leisure use on the application site was registered by the LPA on 24th June 2021 (LPA reference DM/21/2136).
- 4.2. The supporting submissions set out that the site comprises part of the wider Tulleys Farm agricultural enterprise, which comprises a number of diversified leisure uses.
- 4.3. It detailed that the application site and adjoining land to the south had previously been used in association with PYO activities and that evidence of this remained in the form of the hardcore track, which leads from Turners Hill Road to the southwest corner of the application site, and a timber building located in the field parcel immediately to the south of the application site.
- 4.4. It noted that the PYO soft fruit activities on the holding had ceased and that in their place alternative leisure activities had emerged in response to, and reflecting, customer preferences. It noted that this included an annual maze of maize, and more recently the growing of pumpkins for PYO, the associated Shocktober Fest activities and PYO sunflowers.
- 4.5. It was noted that whilst the leisure activities that support the wider Tulleys farm agricultural activities have evolved over time, they remain predominantly land-based (and in recent years increasingly seasonal in focus).
- 4.6. In order to broaden the extent of diversification activities at the holding, the application scheme proposed the introduction of a new land-based leisure use, comprising the the creation of fishing lakes.
- 4.7. It envisaged the creation of two main lakes, to be hydrologically linked (to ensure permanence of the western water body), together with a smaller lake that would be used for breeding and stocking purposes. The main water body would have an average depth of 1 metre with variation particularly around the lake margins.

- 4.8. The lakes would be accessed by visiting members of the public via the existing hardcore access route, leading from Turners Hill Road north to the southwest of the application site (with the access junction onto the public highway the subject of modest widening).
- 4.9. This route and the adjacent hard standing area formerly served the PYO soft fruit enterprises that existed on the land.
- 4.10. The fishing enterprise is to be operated throughout the year. It would have a low intensity of use amounting to a maximum of some 20 anglers at any one time. No other facilities beyond the car parking area would be provided in conjunction with the use.
- 4.11. The application submissions noted that, given the sloping topography of the land, the fishing lakes would be constructed using a cut and fill operation. It would also necessitate the importation of material amounting to some 94,000 cubic metres.
- 4.12. The proposed operational access route for the fishing lakes was not considered suitable for construction purposes. On this basis, the requisite material was proposed to be delivered to the site via a temporary construction access road. This would lead from Turners Hill Road over the applicant's land holding to the northern edge of the site. The routeway (but not the revised access junction onto the public highway) is to be removed upon completion of the construction of the scheme.
- 4.13. The application proposal set out works for a landscaping scheme around the margins of the lake to assist in integrating the development into its surroundings. These proposals include extending the woodland and tree line margins around the periphery of the lakes.
- 4.14. The proposal set out that the lakes would be filled and maintained using ground water extraction, with some modest overland flow arising via a watershed from the higher ground, immediately to the south of the application site.
- 4.15. The application submissions noted that in the drier summer months, it is likely water levels will drop through evapotranspiration. As a result, the two larger lakes are to be hydrologically linked, so that the water in the eastern lake can be used as a reservoir, to maintain the water level in the western lake. On this basis, only the western lake is to be stocked with fish. The potentially ephemeral nature of the eastern lake will provide a high quality ecological habitat. The smaller lake will be used for breeding fish and support stocking the main lake.
- 4.16. The design of the lakes has been influenced by the infrastructure pipeline that runs from the underground reservoir immediately to the north of the site, and across the application site in a broadly southerly direction. The scheme ensures that the pipeline would be unaffected by the proposed works.
- 4.17. Planning permission for the scheme was granted in a decision notice dated 24th November 2022.
- 4.18. The permission was the subject of a number of planning conditions.

- 4.19. In March 2023, an application was submitted for approval of details reserved by Condition 1 (timetable covering the construction of the vehicular and non-vehicular accesses), and Condition 3 (Construction Management Plan) in respect of the planning permission,.
- 4.20. These details were approved in a Decision Notice dated 11th April 2023 (LPA reference DM/23/0635).
- 4.21. In July 2023, a further application was submitted for approval of details reserved by Condition 4 (hard and soft landscaping) and Condition 5 (Public Right of Way surfacing details).
- 4.22. These details were approved in a Decision Notice dated 29th February 2024 (LPA reference DM/23/1991).

5. SCOPING OF THE FLOOD EMERGENCY AND EVACUATION PLAN

- 5.1. Condition 2 of the original planning permission (LPA reference DM/21/2136) related to the preparation of a Flood Emergency and Evacuation Plan.

- 5.2. The condition states:

“The development hereby permitted shall not 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....”

- 5.3. Flood risk consultants, Aegaea, were commissioned to undertake a breach assessment in order to inform the work of preparing the Flood Emergency Evacuation Plan. The consultants liaised with MSDC's Drainage Engineer in respect of the proposed breach model methodology. Hydraulic modelling was subsequently undertaken in accordance with the feedback received.
- 5.4. The results of the modelling were contained within a Hydraulic Model Technical Note dated April 2023. A copy of this is attached at Appendix 1.
- 5.5. The Note sets out that the aim of the modelling exercise was to establish the hydraulic consequences of a prospective series of embankment failure breach events of the approved lakes.
- 5.6. It summarises that consultation was undertaken with Mid Sussex District Council to agree the number and location of breach events for the model simulation. It was agreed that an individual embankment breach would be simulated at each of the three approved lakes. A further 'worst case scenario' simulation was agreed whereby the three individual lake breaches would occur simultaneously to understand the combined effect.

- 5.7. The modelling was based on a 'fast breach' event, in order to be precautionary. This envisaged a breach of each lake along a 20m section in agreed locations on the north, east, and west of each lake.
- 5.8. The Note detailed the model results for each individual lake comprising the Western Lake (Model B1), the Central Lake (Model B2), and the Eastern Lake (Model B3), together with all three lakes simultaneously (Model B-All).
- 5.9. The Note indicated that in the multiple breach worst-case scenario, water would flow from the lakes in a generally north-westerly direction (for the Western Lake), a northerly and then westerly direction (for the Central Lake), and an easterly direction, (for the Eastern Lake).
- 5.10. The modelling indicated that the water from the breach scenario would generally flow overland to existing water courses before following the route of these away from the site in a north-westerly and easterly direction. The extent of this flow to a maximum modelled depth of 1cm was included in the Technical Note.
- 5.11. Upon completion of this, MSDC were requested to provide feedback on the proposed scope and format of public consultation that was to be undertaken in accordance with the requirements of the planning condition.
- 5.12. In response, MSDC's Drainage Engineer requested further information prior to endorsing the proposed approach to public engagement. It was stated that this would need to include the flood modelling results and identification of the potential impact on third parties, together with a proposed engagement letter and details of a flood evacuation plan for each impacted landowner.
- 5.13. In light of this, further work was undertaken to identify all potential land ownership properties that might be affected, informed by the breach modelling exercise. The results of this and the proposed scope of stakeholder engagement as part of the preparation of the Flood Emergency and Evacuation Plan were submitted to MSDC, under cover of a letter dated 26th February 2024.
- 5.14. This detailed that the work had identified a total of 76 registered properties comprising land falling with the 'worst case flood risk modelled scenario'. It was noted that many of these properties comprises undeveloped land and/or woodland, and did not contain buildings.
- 5.15. Having regard to the varying character and nature of the 76 registered properties, it was proposed that 31 addresses be the subject of a bespoke 'Evacuation Plan' (with a number of these being wholly precautionary); 36 properties would be informed of risk, but would not be the subject of an Evacuation Plan on the basis that, for example, the extent of flood risk relates to a small area of agricultural land/ woodland only; whilst 9 addresses would not be the subject of contact, on the basis that it related to a small area of land with no perceptible risk.
- 5.16. Feedback on this proposed approach was requested, and it was confirmed that the subsequent flood evacuation plans and engagement letters would be prepared in light of comments received.

- 5.17. MSDC's Drainage Engineer confirmed they would review the submissions and revert with feedback. Despite this commitment, no meaningful feedback was received.

6. THE SECTION 73 APPLICATION

- 6.1. After seeking feedback on the proposed scope of stakeholder engagement from MSDC, over a period of some 12 months, the applicant sought to commence work on constructing the amended access and the associated haul route.
- 6.2. The wording of Condition 2 (FEEP) of the original planning permission prohibited this work until the details reserved by the condition, had been approved by the LPA.
- 6.3. Given this, and the need to commence construction of the revised access and haul route, a Section 73 application was submitted to seek a minor variation of Condition 2 of DM/21/2136.
- 6.4. The application sought variation of Condition 2 only insofar as it would allow the formation of the revised construction access and haul route prior to obtaining approval of details of the FEEP (LPA reference DM/25/0858).
- 6.5. The application was approved in a decision notice dated 27th May 2025.
- 6.6. Condition two of the planning permission (DM/25/0858) states:

"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)."

7. STAKEHOLDER ENGAGEMENT

- 7.1. Following the grant of planning permission DM/25/0858 contact was made with both Mid Sussex District Council and West Sussex County Council (as the Lead Local Flood Authority (LLFA)) in respect of the proposed stakeholder engagement in respect of the preparation of Flood Emergency and Evacuation Plans.
- 7.2. It was proposed that the engagement reflect the scope detailed in the letter to MSDC of 24 February 2024.
- 7.3. In response to this, the LLFA noted that the FEEP condition had been recommended by the then Drainage Engineer at MSDC. It was noted that the LLFA does not typically recommend such conditions, and the condition raises matters that are typically addressed by the District Council.
- 7.4. MSDC indicated that once the application for approval of details reserved by condition was formally submitted, the LPA would consider the application accordingly. No comments were made on the scope of the stakeholder engagement exercise.
- 7.5. Based on this, preparation was undertaken for stakeholder engagement with each property owner potentially affected in a worst-case scenario break event.
- 7.6. The stakeholder engagement was prepared in light of the work previously undertaken on the Hydraulic Modelling Note and the identification of 78 individual property owners that might be potentially affected.
- 7.7. In the interests of robustness, it was resolved to seek to contact all property owners potentially affected, even if the impact did not result in any perceptible risk. This represented a greater level of stakeholder engagement than envisaged and detailed in the letter to MSDC in February 2024.
- 7.8. The 78 land holding properties were grouped into three categories dependent upon the extent of impact and the type of land affected (Group A, Group B, and Group C).
- 7.9. For all properties affected, a letter was prepared that outlined the background to the project, the modelling exercise that had been undertaken, the extent to which the modelling indicated the identified property would be potentially affected, and an outline of the framework of the proposed FEEP.
- 7.10. A total of 33 properties were identified within Group A. These were sent letters by post on 22nd December 2025. The letters were sent to the postal addresses relating to the properties. Two properties did not have an associated postal address. On this basis, the owner(s) of the property was identified through a search of Land Registry. A letter was sent to the registered owner's address(es).
- 7.11. A list of the properties within Group A is attached at Appendix 2, and an example of the letter issued to property owners is attached at Appendix 3.
- 7.12. A total of 36 properties were identified within Group B. These were sent letters by post on 09th January 2026. Where possible the letters were sent to the postal addresses relating to the

properties. There were 25 properties that did not have an associated postal address. On this basis, the owner(s) of the property was identified through a search of Land Registry. A letter was sent to the registered owner's address(es).

- 7.13. There were 2 exceptions to this. The owner of 'land on the east side of Yew Tree Cottage' was also the owner of a property that had been sent a letter under Group A. As a result of receiving a letter under this group, they were in contact with representatives of the design team and applicant prior to the 09th January 2026, and were therefore not sent a further letter.
- 7.14. Following a Land Registry search it was established that 'Land at Wallage Lane Rowfant' comprises unregistered land. There was therefore no related postal address available for this property.
- 7.15. A list of the properties within Group B is attached at Appendix 4, and an example of the letter issued to property owners is attached at Appendix 5.
- 7.16. A total of 9 properties were identified within Group C. These were sent letters by post on 09th January 2026. None of the properties had associated postal addresses. On this basis, the owner(s) of the properties were identified through a search of Land Registry. The letter was sent to the registered owner's address(es).
- 7.17. Of the 9 properties, 8 were shown to be in the ownership of West Sussex County Council (as they comprised land adjoining/ associated with the public highway).
- 7.18. A list of the properties within Group C is attached at Appendix 6, and an example of the letter issued to property owners is attached at Appendix 7.
- 7.19. All of the issued letters offered a meeting/ call with representatives of the design team and applicant.
- 7.20. Stakeholders were requested to respond to this offer, initially via a dedicated email address. They were then contacted by the design team and arrangements made to meet/ call.
- 7.21. For the majority, this comprised in person meetings, held over a 2-day period in early February 2026, in offices at Worth Hall Farm, Turners Hill.
- 7.22. The meetings were attended by a representative of the Planning Consultant (dowsettmayhew Planning Partnership), Drainage Consultant (Aegaea) and Applicant (BA Beare and Sons). They included a presentation of the hydraulic modelling work that had been undertaken and a detailed explanation of the prospective impact on the property of each stakeholder. The meeting including opportunity for questions to be answered. The design team set out the proposed next steps.
- 7.23. A number of stakeholders requested meetings remotely. These were arranged either via Teams and/ or phone call. These were attended by a representative of the Planning Consultant (dowsettmayhew Planning Partnership), Drainage Consultant (Aegaea) and Applicant (BA Beare and Sons) and followed a similar format to the in-person meetings.
- 7.24. A number of respondents initially engaged with the design team, but then did not accept the offer of a meeting/ call.

- 7.25. A number of persons contacting the design team were not direct recipients of stakeholder letters, but had been informed through third parties. They were nonetheless invited to a meeting (for example a representative of the Rowfant Society).
- 7.26. A summary of the stakeholder response to the letters and meeting details is attached at Appendix 8.
- 7.27. Following the meeting, 1 landowners group wrote to the design team expressing a number of concerns at the scheme and the stakeholder engagement exercise. This letter was also sent to the LPA.
- 7.28. A response to this letter was issued on 25 February 2026. A copy of this letter is attached at Appendix 9.
- 7.29. Following the stockholder engagement meetings, the design team prepared individual FEEPs for all 78 properties that were identified as being potentially affected by the worst case breach scenario.
- 7.30. Following this, each affected property was contacted in writing (unless an email address from earlier engagement was known and available).
- 7.31. The letter summarised the work that had been undertaken to complete the hydraulic modelling exercise and whether this had resulted in a recommended requirement for the property to be the subject of an individual FEEP, and the actions recommended to be undertaken in such circumstances.
- 7.32. The letter included a summary of the FEEP and stakeholders were invited to review and provide feedback on the factual detail of the document.
- 7.33. These letters were issued in mid-May 2026.
- 7.34. A list of the properties that were issued a letter and summary of the FEEP, is attached at Appendix 10, and an example of the letter and its enclosure are attached at Appendix 11.
- 7.35. No responses were received to these letters.
- 7.36. Following this exercise, the FEEPs for each property were finalised.

8. FLOOD EMERGENCY AND EVACUATION PLAN

- 8.1. A FEEP has been prepared for the significant majority of the 78 individually identified land ownership properties that might be affected in the event of a worst-case breach scenario of the approved fishing lakes.
- 8.2. A small number, which are not the subject of a FEEP, are instead the subject of a Flood Risk Statement. The reasons for this are set out below.
- 8.3. The individual FEEP / Flood Risk Statements are submitted as part of this discharge of condition application.

- 8.4. The FEEP sets out an overview of the site and the reason for preparation of the document, having regard to the planning condition attached to the grant of consent for the creation of the fishing lakes.
- 8.5. Each FEEP contains:
- a flood risk summary that is bespoke to each individual land ownership parcel;
 - the geographic extent of flood risk and the prospective flood depths;
 - identification of whether any buildings would be affected the breach scenario ;
 - that the flood mapping extent is modelled down to a depth of anything greater than 0.01 metre, brackets i.e. 1cm); and
 - the time it would take in a worst-case rapid breach scenario for water to reach the land parcel.
- 8.6. Section 3 of the FEEP sets out a flood emergency and evacuation plan.
- 8.7. It sets out that the fishing lakes will be the subject of water level sensors which will be installed to detect any rapid drop in water levels. This will result in a trigger of the flood warning system.
- 8.8. The FEEP sets out recommended measures for property owners/ occupiers to undertake in the preparation for a flood event and what to do during such an occurrence.
- 8.9. It identifies a recommended evacuation route or appropriate refuge/ emergency procedures.
- 8.10. For the significant majority of the properties identified as potentially affected, the FEEP recommends that given the extent of the breach and the extent of impact on the individual property, that prior evacuation is not considered to be required upon a receipt of a notification of a breach.
- 8.11. This is primarily on the basis that the extent of impact is overall modest, and would not affect buildings of the site.
- 8.12. There are a total of 11 properties that it is recommended be the subject of evacuation in the event of a breach notification event.
- 8.13. For these 11 properties, the FEEP's detail the reasoning for recommending evacuation and an identification of an appropriate route to follow.
- 8.14. The reason for recommending evacuation is due to the prospective impact of the breach event on buildings within the site (though not necessarily residential dwellings), and/ or that the recommended evacuation route would be the subject of impact.
- 8.15. It should be noted that the majority of properties that are the subject of a recommended evacuation are located in areas that are already subject of flood risk from river flooding.

- 8.16. On this basis, the recommendation for an evacuation is a re-emphasising measures that should already be in place for that property in the event of a river flooding event (in respect of an existing risk that is unrelated to the application works).
- 8.17. In such a circumstances, the FEEP is therefore providing information/ recommendation that is likely to be beneficial to an existing and separate flood risk situation.
- 8.18. There are 9 properties that are not the subject of a FEEP. These are instead the subject of a Flood Risk Statement that is bespoke to the property. This sets out the extent of flood risk in relation to the property and details why a flood emergency evacuation plan is not considered to be required.
- 8.19. This is typically because it affects a modest area of land that is undeveloped. It primarily relates to land in the ownership of West Sussex County Council, where the impact on the highway either does not exist or is negligible.

9. SUMMARY

- 9.1. The applicant has undertaken a detailed and rigorous assessment of the prospective impact of a worst-case scenario simultaneous breach of the 3 approved fishing lakes. This commenced in 2023 via a detailed hydraulic modelling exercise, followed by the identification of all potentially affected land owners. These were all contacted in early 2026, with meetings offered to all interested parties. Following completion of the FEEP's all stakeholders were again contacted and invited to provide comment on the documents.
- 9.2. The applicants have endeavoured to carry out this work in accordance with both best practice, and in light of the views and feedback of the LPA and LLFA. Whilst initial feedback was provided by MSDC, which has significantly influenced the approach to the engagement exercise, no meaningful feedback has been received since early 2024. The work since that date has been conducted in accordance with the earlier recommendations of MSDC, and in accordance with the proposed methodology.
- 9.3. It is submitted that, having regard to the requirements of Condition 2 of DM/25/0858, the production of the FEEPs has followed recommended guidance and relevant MSDC feedback. The FEEPs set out the potential impact of a worst case scenario breach on each affected property, and the recommended actions of property owners in such a circumstance on an individual, bespoke basis.
- 9.4. The FEEP's are considered comprehensive, and appropriate for the risks identified.
- 9.5. On this basis, it is considered that details submitted in compliance with Condition 2 of DM/25/0858 should be approved.

APPENDIX 1

Hydraulic Model Technical Note - April 2023



Hydraulic Model Technical Note

AEG0948_RH10_TurnersHill_03



Flood risk, water and environment

Site Address:
Tulleys Farm
Turners Hill Road
Crawley
West Sussex
RH10 4PE

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



Flood risk, water and environment

Document Issue Record

Project: Hydraulic Model Technical Note

Prepared for: Matthews (Sussex) Ltd

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Site Location: Tulleys Farm Fishing Lakes, Turners Hill Road, Crawley, West Sussex, RH10 4PE

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1. Introduction

- 1.1. Aegaea have been commissioned by Matthews (Sussex) Ltd to undertake a breach event hydraulic modelling exercise of the proposed new fishing lakes at Tulleys Farm, Turners Hill Road, Crawley, West Sussex, RH10 4PE. The purpose of the study is to simulate a series of embankment failure breach events at the three proposed fishing lakes to determine maximum modelled flood extents and identify flow routes within the catchment to inform a flood response plan for the affected areas.
- 1.2. The site location is shown within Figure 1 below. The proposed fishing lakes within the site boundary are shown in Figure 2 and Appendix A.

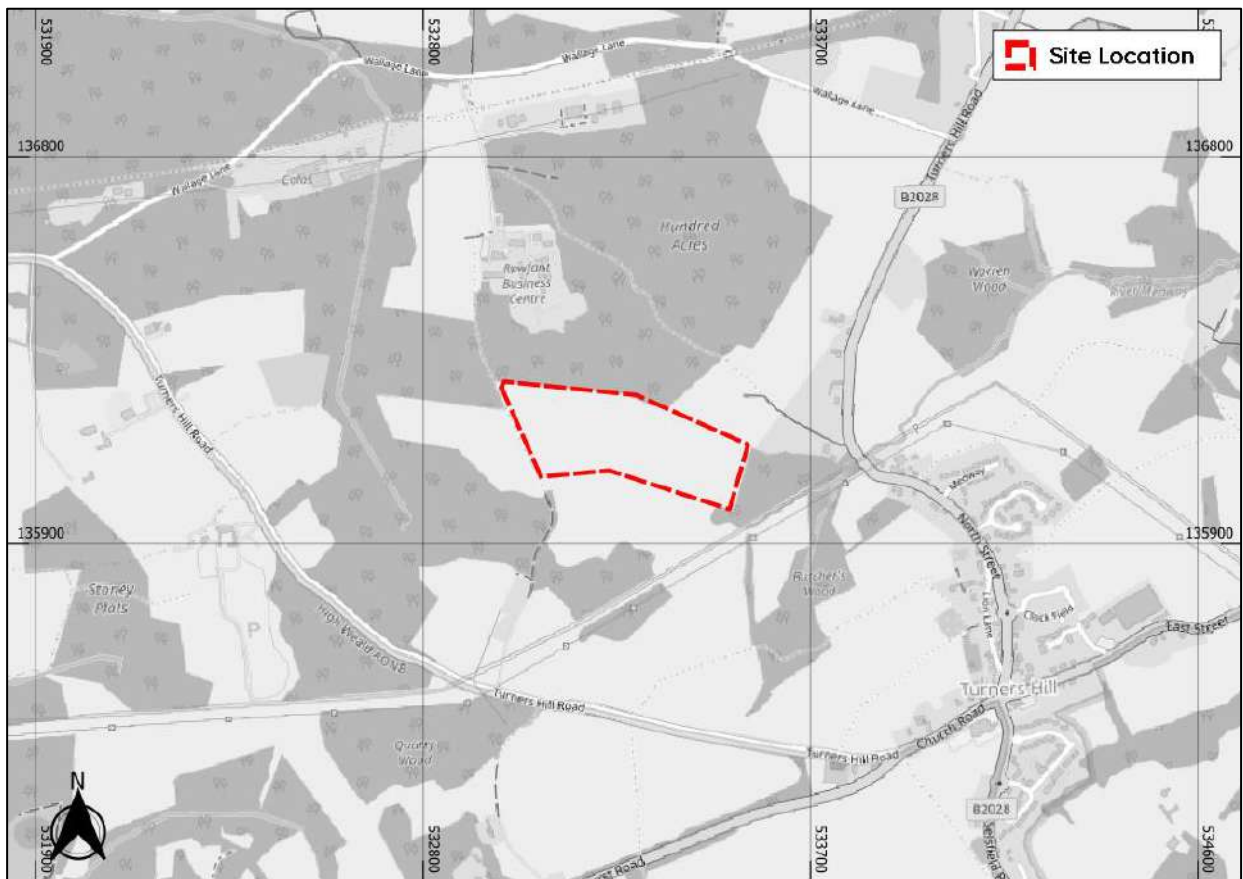


Figure 1: Area of Interest (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

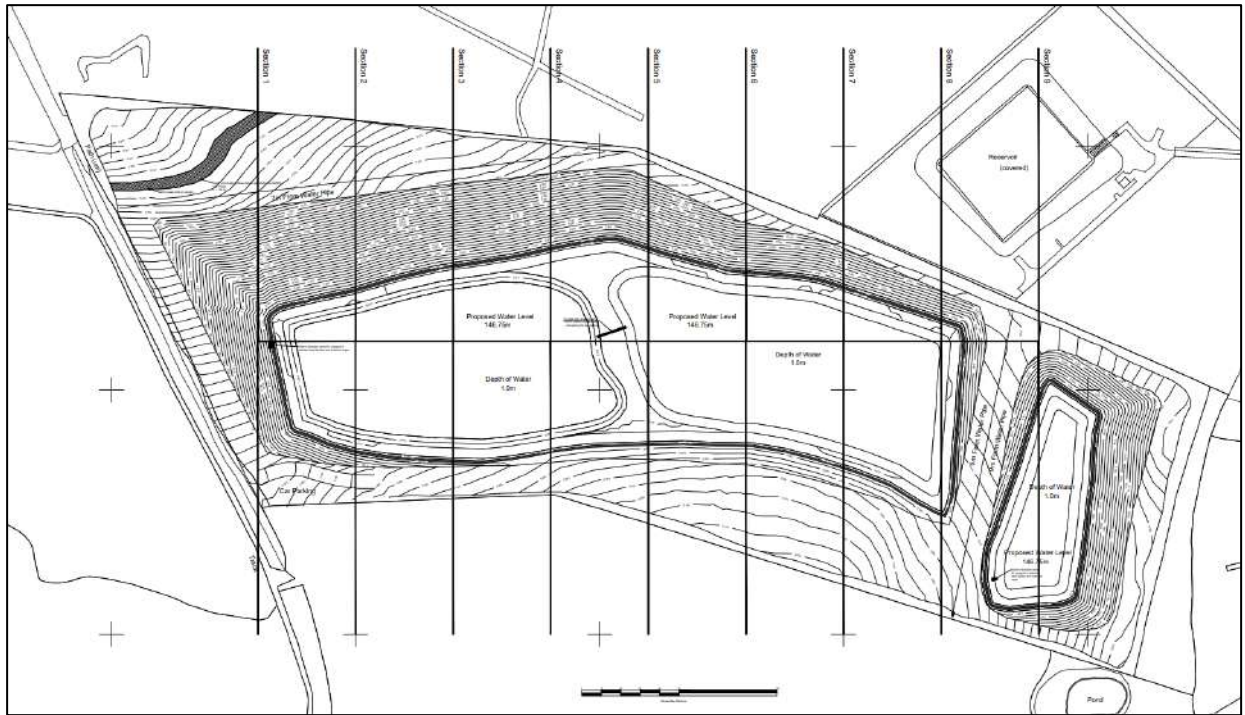


Figure 2: Proposed fishing lakes (See also Appendix A)

Aims and Objectives

- 1.3. The aim of this exercise is to establish a good hydraulic representation of a series of embankment failure breach events at the proposed fishing lakes.
- 1.4. To achieve this aim, the following objectives have been identified:
 - Construct a linked two-dimensional (2D) model domain representing the study site and the wider catchment with embedded 1D structures where appropriate.
 - Represent the proposed ground levels within the site location and establish a permanent water level within each of the lakes.
 - Simulate breach events representing embankment failures at each of the proposed lakes.

2. Available Data

Terrain Data

- 2.1. EA Light Detection and Ranging (LiDAR) data is available for the local area. This is in the format of a Digital Terrain Model (DTM) at 1m resolution. Environment Agency Composite LiDAR data, published in 2022, was used. Figure 3 shows the LiDAR elevations in the vicinity of the site. Ground levels generally fall to the northwest.

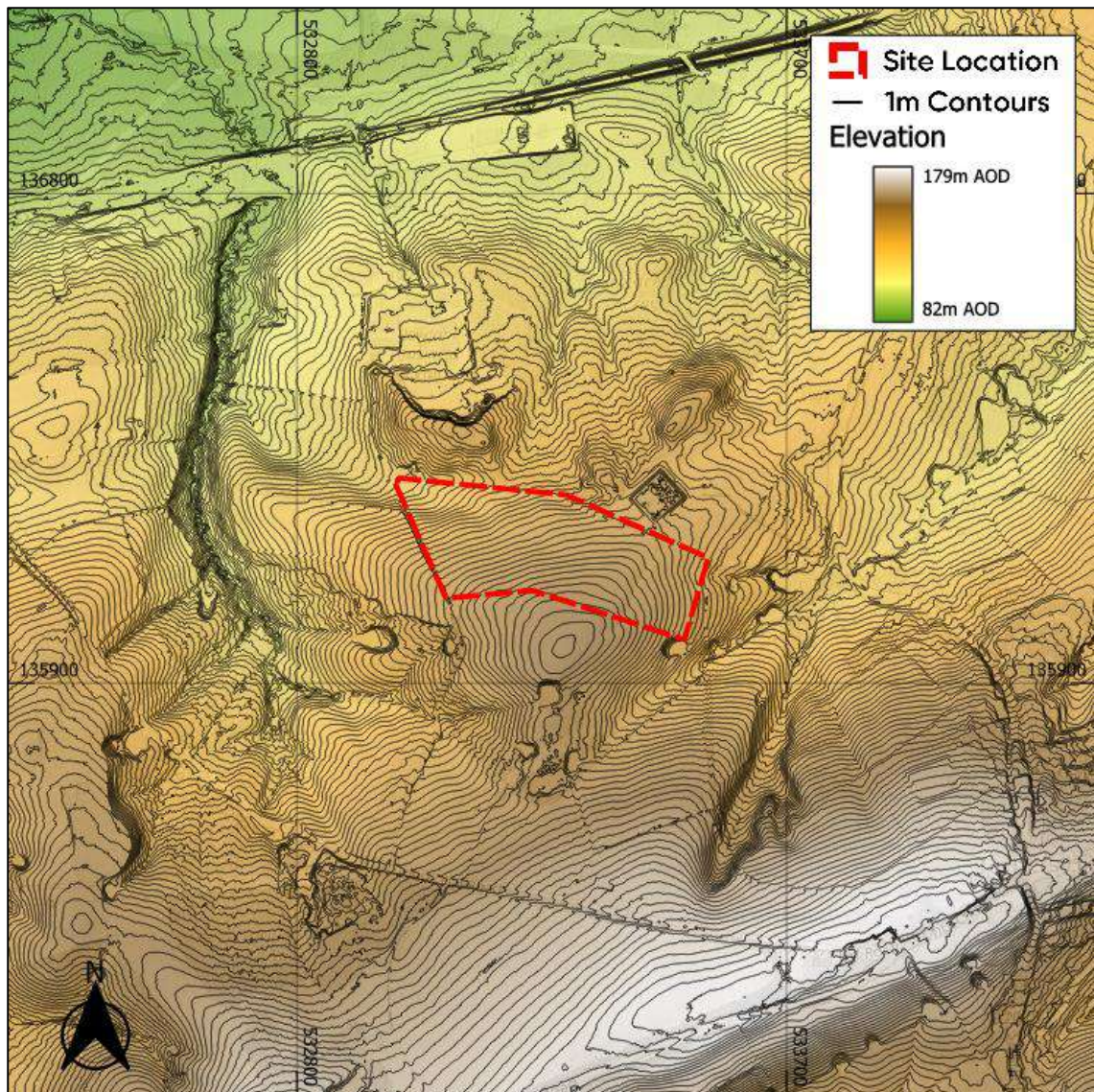


Figure 3: EA LiDAR Data (Source: OpenStreetMap Contains public sector information licensed under the Open Government License v3.0)

- 2.2. Furthermore, proposed ground levels were provided in 3D DWG format by the client. The drawing shows a proposed top of bank level of 147.50m AOD, a permanent water level of 146.75m AOD and a depth of water of 1.0m (necessitating a bottom of bank level of 145.75m AOD). The drawing also shows that the lakes will be perched significantly above existing ground levels, refer to Appendix A for the proposed ground levels within the site boundary (Figure 2).

3. Baseline Model

- 3.1. This section summarises the baseline hydraulic model build.
- 3.2. A 2D modelling approach was adopted using TUFLOW HPC solver (version 2023-03-AA-iSP-w64). TUFLOW HPC has been benchmarked by the EA.

2D Domain

- 3.3. EA 1m resolution LiDAR DTM (2022 composite DTM) data was used as the basis for the 2D floodplain and the initial in-channel conditions.
- 3.4. A base resolution of 8.0m was adopted for the TUFLOW domain, reduced to 2.0m using 'Quadtree' nesting to reduce the grid resolution to 2.0m at the site location and areas of interest. This is considered to be sufficient to provide a good representation of topography at the site whilst allowing for reasonable model run times. Sub Grid Sampling (SGS) was utilised with a cell sampling distance of 1m (the same as the underlying DTM resolution).
- 3.5. Proposed ground levels within the site boundary were represented by an Ascii grid that was interpolated from 3D elevations provided by the client. The grid elevations were then used to overwrite the base DTM within the site boundary. Top of bank levels were reinforced using a '2d_zsh' layer to prevent any artificial leaks through the embankment.
- 3.6. Any channels within have been represented in a 2D domain.
- 3.7. Roughness values were applied as informed by OS MasterMap and aerial photography. Chow (1959) was utilised as a method by which to assign values. A generalised Manning's 'n' roughness of 0.04 was applied to the floodplain based on aerial imagery.
- 3.8. The Green-Ampt method in TUFLOW was used to apply the soil infiltration. This method is appropriate as the catchment is predominately rural.
- 3.9. The losses due to soil infiltration were defined based on classification of clay loam, using the freely available Cranfield Soil and Agrifood Institute Soilscales soil types mapping¹.

¹ <https://www.landis.org.uk/soilscales/>

1D Domain

- 3.10. There are a large number of structures within the wider catchment, and downstream of the proposed fishing lakes. No survey information is available. Key structures closest to the proposed fishing lakes were embedded into the 2D domain through the use of '1d_nwk' and '2d_sx' layers. In the absence of survey information, diameter and invert levels have been assumed based on the upstream and downstream LiDAR elevations to preserve the general slope.
- 3.11. Any structures further downstream were considered to not have significant impact on the breach event flood extents and flooding mechanisms and were therefore not included within the model.
- 3.12. Table 1 described the embedded 1D structures within the 2D model domain.

Table 1: Surveyed Hydraulic Structures

Culvert 001 (532845.1,136925.9)			
Node Label		CULV_001	
Unit Type		C	
Number of Openings		1	
Upstream Invert Level (mAOD)		92.00	
Downstream Invert Level (mAOD)		90.50	
Diameter		450mm	
Comments		In the absence of survey information, diameter and invert levels have been assumed based on the upstream and downstream LiDAR elevations in order to preserve the general slope.	
Culvert 002 (532690.9,136916.8)			
Node Label		CULV_002	
Unit Type		C	
Number of Openings		1	
Upstream Invert Level (mAOD)		89.90	
Downstream Invert Level (mAOD)		89.70	
Diameter		450mm	
Comments		In the absence of survey information, diameter and invert levels have been assumed based on the upstream and downstream LiDAR elevations in order to preserve the general slope.	
Culvert 003 (532606.3,137007.6)			
Node Label		CULV_003	

Unit Type	C
Number of Openings	1
Upstream Invert Level (mAOD)	87.90
Downstream Invert Level (mAOD)	87.75
Diameter	450mm
Comments	In the absence of survey information, diameter and invert levels have been assumed based on the upstream and downstream LiDAR elevations in order to preserve the general slope.
Culvert 004 (533135.2,136900.0)	
Node Label	CULV_004
Unit Type	C
Number of Openings	1
Upstream Invert Level (mAOD)	102.00
Downstream Invert Level (mAOD)	98.80
Diameter	450mm
Comments	In the absence of survey information, diameter and invert levels have been assumed based on the upstream and downstream LiDAR elevations in order to preserve the general slope.
Culvert 005 (533229.8,136962.0)	
Node Label	CULV_005
Unit Type	C
Number of Openings	1
Upstream Invert Level (mAOD)	98.80

Downstream Invert Level (mAOD)	98.50
Diameter	450mm
Comments	In the absence of survey information, diameter and invert levels have been assumed based on the upstream and downstream LiDAR elevations in order to preserve the general slope.
Culvert 006 (533172.8,137037.7)	
Node Label	CULV_006
Unit Type	C
Number of Openings	1
Upstream Invert Level (mAOD)	96.75
Downstream Invert Level (mAOD)	96.00
Diameter	450mm
Comments	In the absence of survey information, diameter and invert levels have been assumed based on the upstream and downstream LiDAR elevations in order to preserve the general slope.
Culvert 007 (533823.2,136090.3)	
Node Label	CULV_007
Unit Type	C
Number of Openings	1
Upstream Invert Level (mAOD)	120
Downstream Invert Level (mAOD)	119.75
Diameter	450mm

Comments	In the absence of survey information, diameter and invert levels have been assumed based on the upstream and downstream LiDAR elevations in order to preserve the general slope.
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Boundary Conditions and Initial Water Levels

- 3.13. No fluvial or pluvial hydrological inflows have been applied to the model. Rather, initial water levels were applied to the proposed fishing lakes which were subsequently breached, allowing flow to propagate downstream through the 2D domain.
- 3.14. Additionally, a number of existing water bodies were identified within the 2D domain in the form of fishing lakes and ponds. In order to not overestimate storage capacity within the catchment, initial water levels were applied to these water bodies based on the maximum expected water level respectively.
- 3.15. An automated 'Head-Flow' (HQ) boundary has been applied at the downstream extent of the 2D domain where there is the potential for flow to glass wall. The location of the downstream boundary (DSB) is considered to be sufficient to determine maximum modelled flood extents and identify flow routes within the catchment.
- 3.16. The hydraulic model schematic is presented in Figure 4.

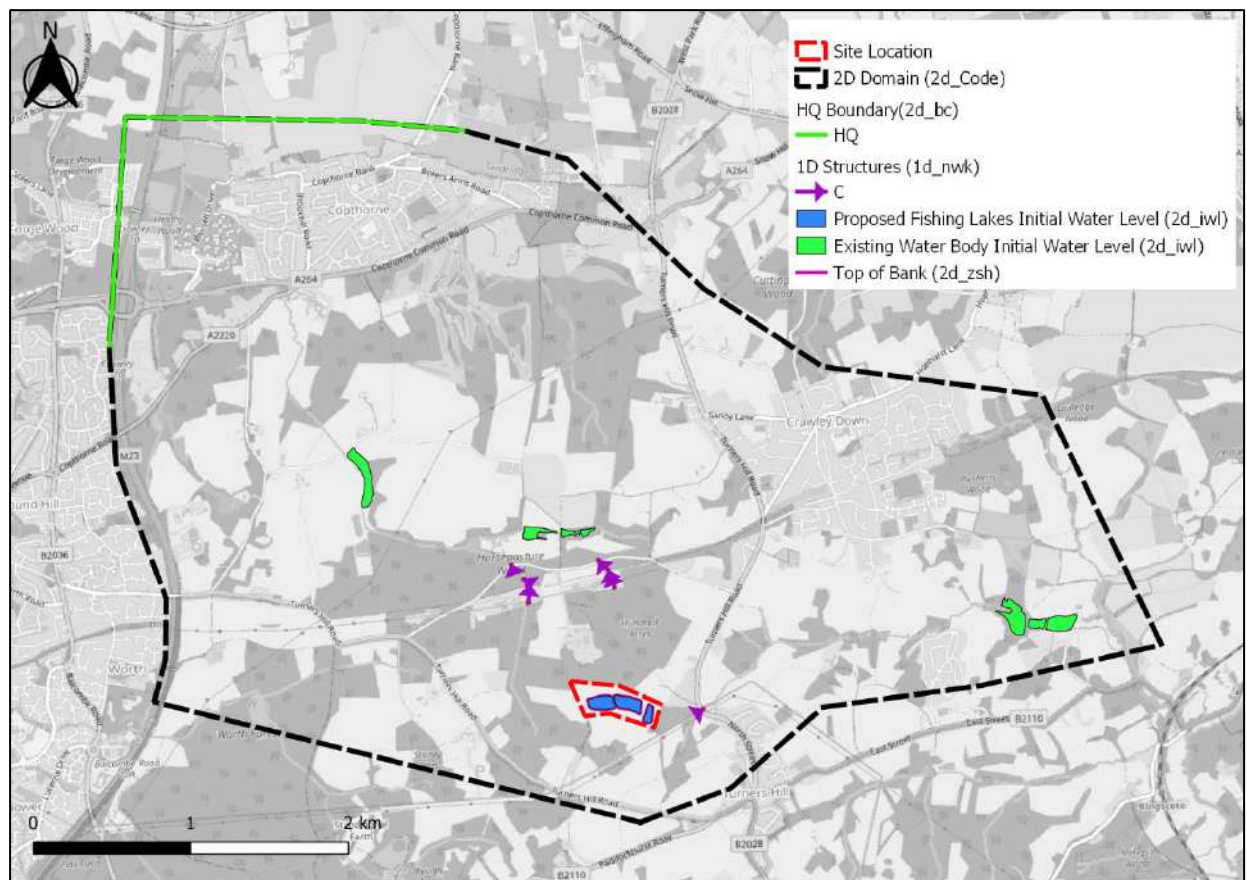


Figure 4: Baseline Model Schematic (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

Breach Events

- 3.17. Consultation was undertaken with Mid Sussex District Council to agree the number and location of breach events for the model simulations. It was agreed that an individual embankment breach event would be simulated at each of the three proposed fishing lakes. Furthermore, a worst-case scenario simulation was agreed whereby the three individual lake breaches would occur simultaneously to understand the combined impact.
- 3.18. The breach events were represented in the hydraulic model build using '2d_vzsh' layers, or variable z shapes. Variable z shape layers allow for the modification of elevations during a model simulation. For example, at T=0hours the proposed embankment remains unaltered, and at T=1hour the elevations within the specified '2d_vzsh' region are lowered to represent an embankment failure. A final Z value of 145.50mAOD was applied to the variable z shape layers, representing a total embankment failure to a level 0.25m lower than the base level of the

proposed lakes, allowing them to empty fully. The elevations from the top of bank /failure locations are graded to meet natural ground levels. The period over which elevations are decreased was specified as 1 hour. This represents a fast breach event and is considered to be a precautionary approach. No recovery time was specified and therefore the lakes remain breached for the duration of the simulation.

3.19. The agreed breach locations are shown in Figure 5 below. The width of each breach is 20m.



Figure 5: Breach locations

3.20. The following breach events were simulated.

- B1
- B2
- B3
- B1, B2, B3 simultaneously (B_ALL)

4. Model Results

B1

4.1. The maximum modelled flood depths are included within Figure 6 below.

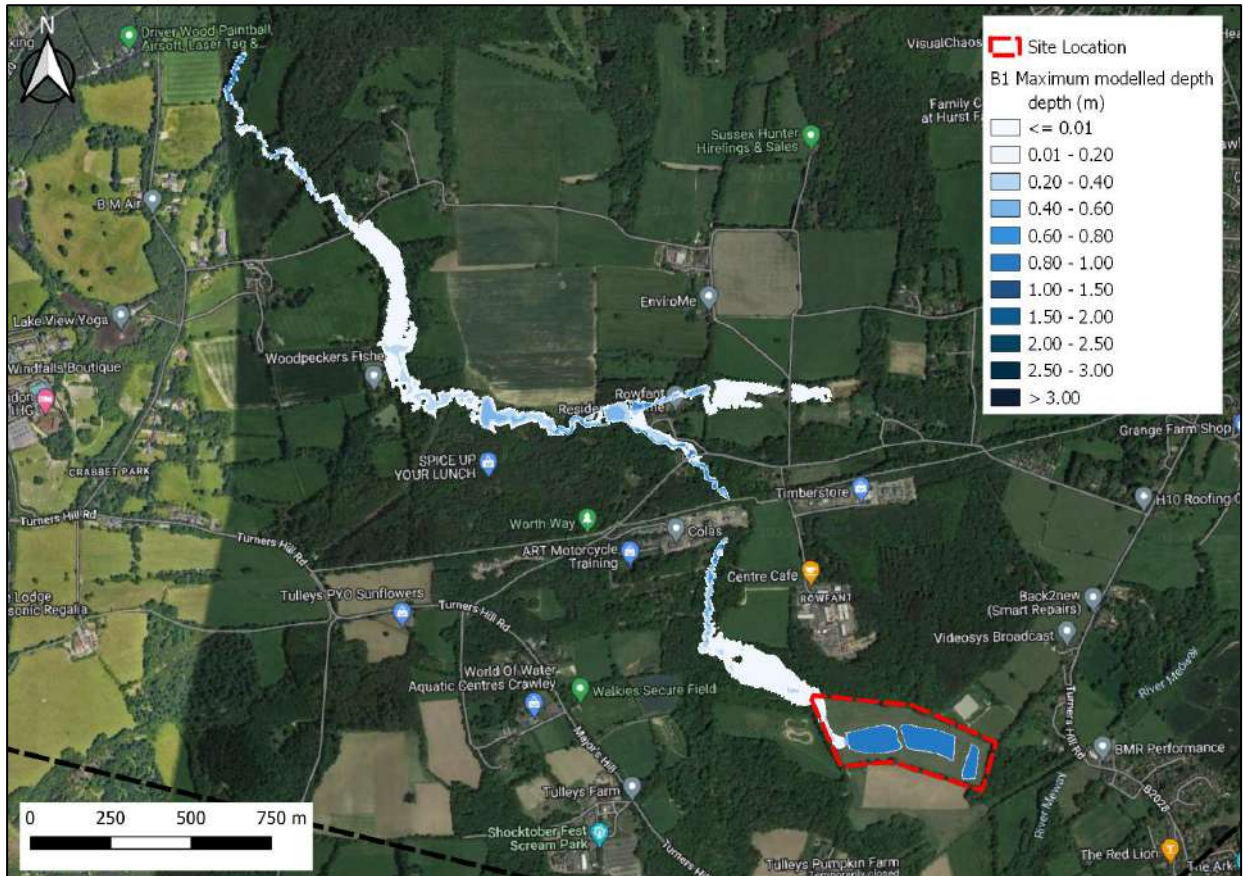


Figure 6: B1 Model Floodplain Extent (Base map and data from Google 2023)

4.2. Key flood mechanisms associated with the breach event throughout the model duration are presented below:

- T = 0hr: Water level within proposed lakes is 146.75m AOD and depth is 1.0m.
- T = 1hr: Embankment breach initiated at B1. Water begins to spill to the west.
- T = 2hr: Embankment breach reaches final z level of 145.25m AOD. Water continues to spill west. Flow then propagates at a fast pace to the north, following unnamed ordinary watercourse through culverts. Floodplain extents are not extensive.

- T = 5hr: Flood wave has propagated approximately 2.5km from breach location, in a north-westerly direction. Interactions with standing water bodies are noted and speed of propagation has reduced.
- T = 7hr: Fishing lake is empty, all water has spilled through the embankment breach at B1.
- T = 10hr: Propagation has slowed to negligible speed. Flow is generally confined to watercourse extents. Out of bank flooding is generally limited.

B2

4.3. The maximum modelled flood depths are included within Figure 7 below.

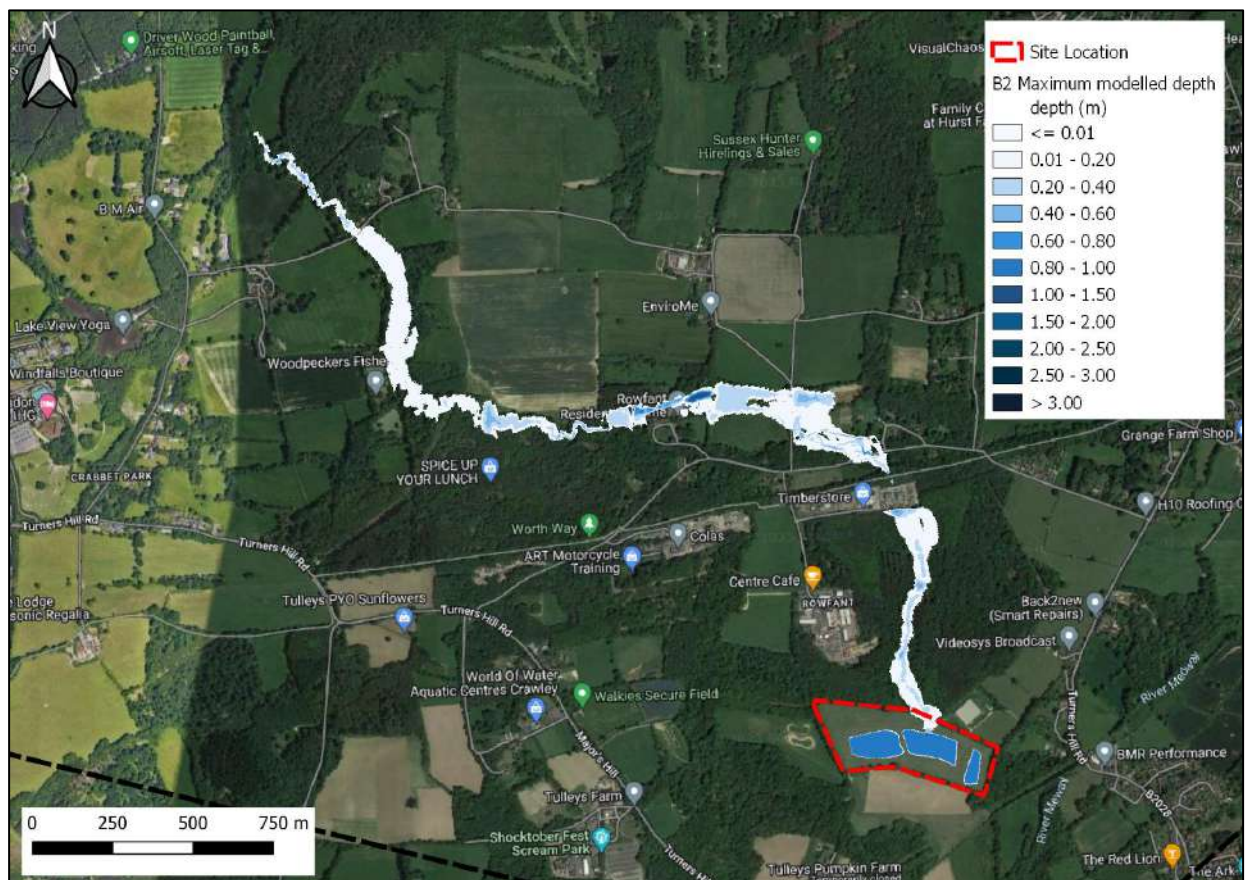


Figure 7: B2 Model Floodplain Extent (Base map and data from Google 2023)

4.4. Key flood mechanisms associated with the breach event throughout the model duration are presented below:

- T = 0hr: Water level within proposed lakes is 146.75m AOD and depth is 1.0m.

- T = 1hr: Embankment breach initiated at B2. Water begins to spill to the north.
- T = 2hr: Embankment breach reaches final z level of 145.25m AOD. Water continues to spill north through culverts. Flow then propagates to the west, interacting with standing water bodies.
- T = 5hr: Flood wave has propagated approximately 2.1km from breach location, beyond the standing water bodies in a north-westerly direction. Speed of propagation has reduced.
- T = 7hr: Fishing lake is empty, all water has spilled through the embankment breach at B2.
- T = 10hr: Propagation has slowed to negligible speed. Flow is generally confined to watercourse extents. Out of bank flooding is generally limited.

B3

4.5. The maximum modelled flood depths are included within Figure 8 below.

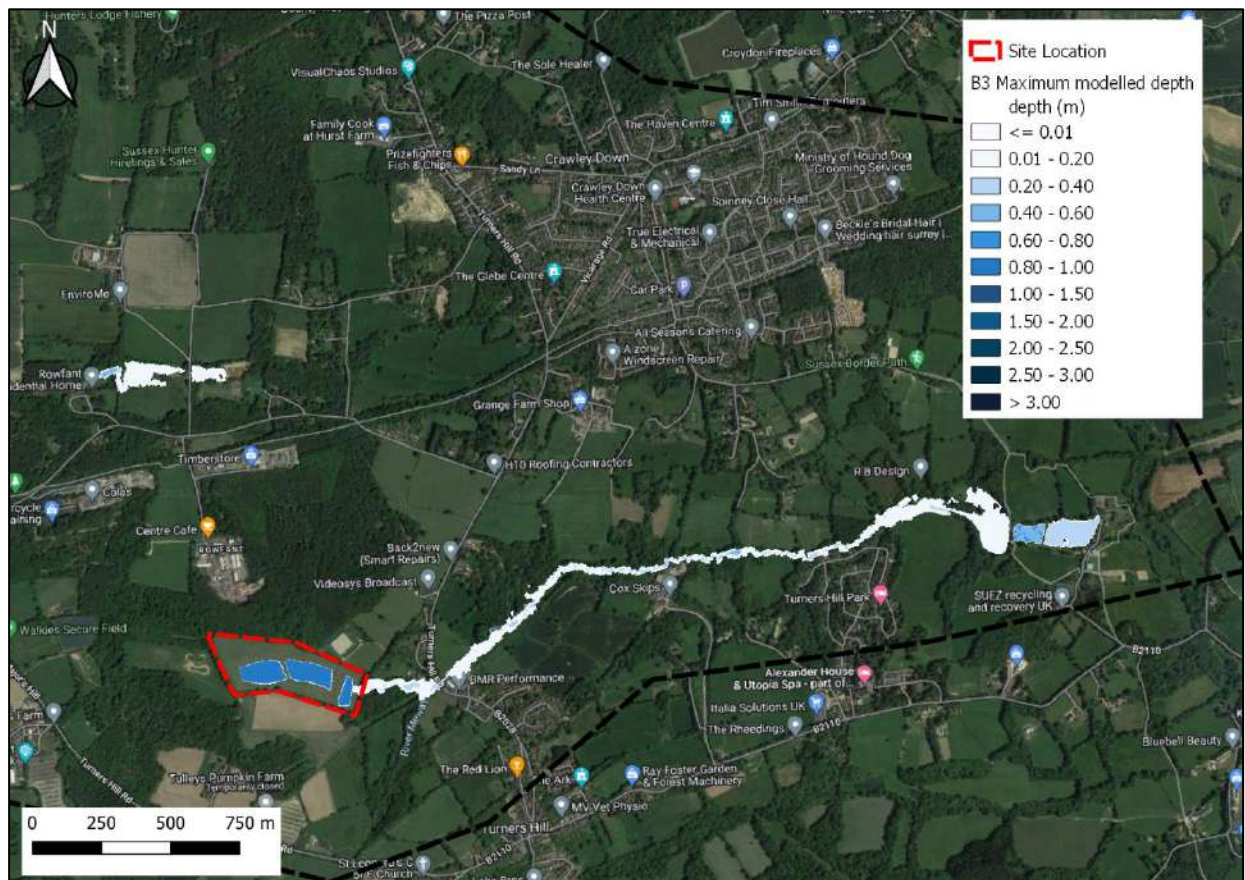


Figure 8: B3 Model Floodplain Extent (Base map and data from Google 2023)

4.6. Key flood mechanisms associated with the breach event throughout the model duration are presented below:

- T = 0hr: Water level within proposed lakes is 146.75m AOD and depth is 1.0m.
- T = 1hr: Embankment breach initiated at B3. Water begins to spill to the east.
- T = 2hr: Embankment breach reaches final z level of 145.25m AOD. Water continues to spill east at a fast pace. Some backing up of water is noted upstream of CULV_007. Flood wave confluences with River Medway and follows the watercourse downstream. Out of bank flooding is very limited.
- T = 5hr: Flood wave has propagated approximately 2.3km from breach location, interacting with standing water bodies. Speed of propagation has reduced greatly.
- T = 7hr: Fishing lake is empty and all water has spilled through the embankment breach at B3.
- T = 10hr: Propagation has slowed to negligible speed. Flow is generally confined to watercourse extents and water bodies. Out of bank flooding is limited.

B ALL

4.7. The maximum modelled flood depths are included within Figure 9 below.

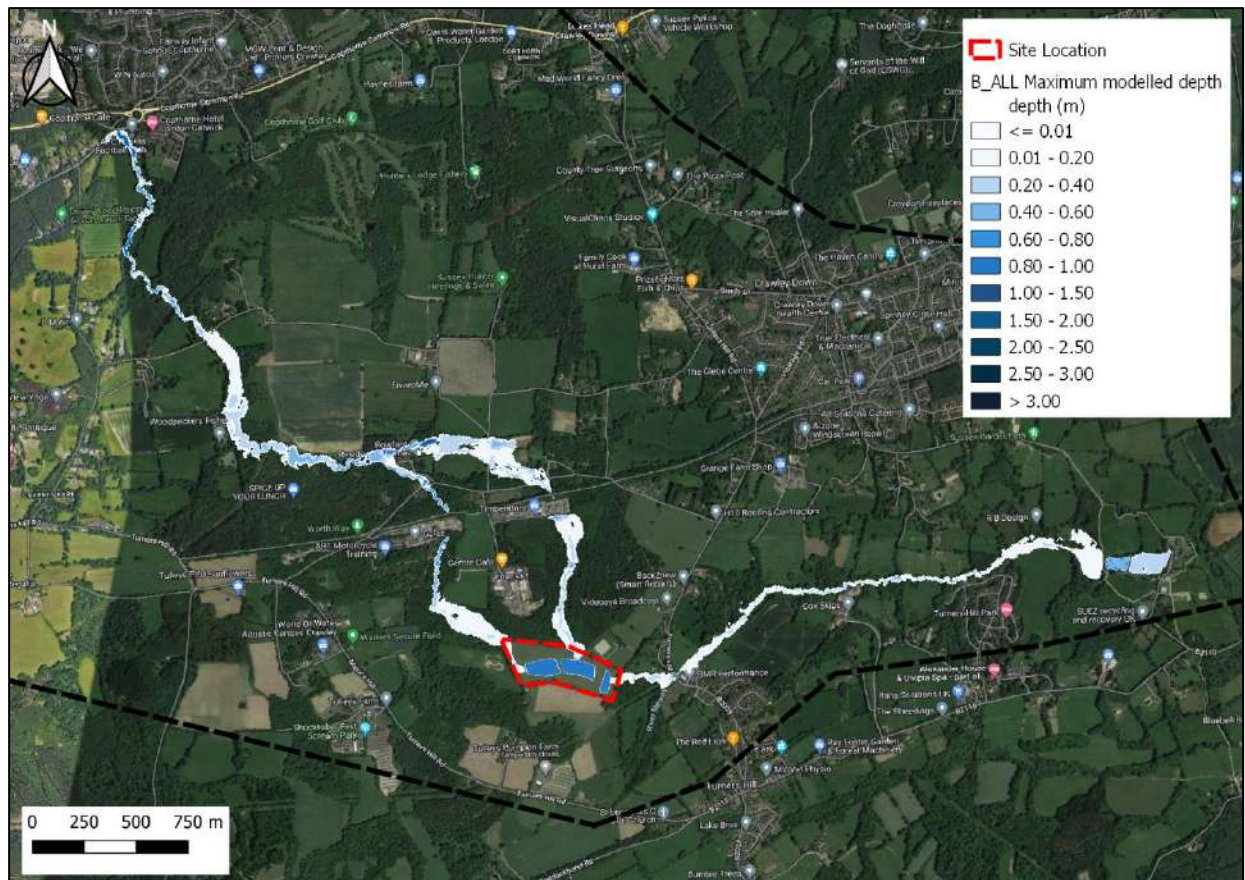


Figure 9: B_ALL Model Floodplain Extent (Base map and data from Google 2023)

4.8. Key flood mechanisms associated with the breach event throughout the model duration are presented below:

- T = 0hr: Water level within proposed lakes is 146.75m AOD and depth is 1.0m.
- T = 1hr: Embankment breach initiated at B1, B2 and B3. Water begins to spill to the west, north and east.
- T = 2hr: Embankment breaches reach final z level of 145.25m AOD. Water continues to spill at a fast pace. Flood extents follow watercourses and out of bank flooding is generally limited. Flood wave from locations B1 and B2 confluence at standing water bodies before continuing downstream following watercourse.
- T = 5hr: Flood wave interacts with standing water bodies to north, west and east. Speed of propagation has reduced greatly.
- T = 7hr: Fishing lake is empty and all water has spilled through all the embankment breach locations.

- $T = 10\text{hr}$: Propagation has slowed to negligible speed. Flow is generally confined to watercourse extents.

5. Sensitivity Testing

Structures

- 5.1. To assess the sensitivity of the breach events to the 1D structures embedded into the 2D domain, a simulation was undertaken whereby all structures were removed from the model.
- 5.2. Figure 10 shows the flood extents for the B_ALL scenario with structures removed. The model is shown to be sensitive to the 1D structures, though the impact on any vulnerable receptors is still shown to be limited. It is recommended that survey information is obtained to reduce the uncertainty associated with the assumptions made on culvert diameter and invert levels.

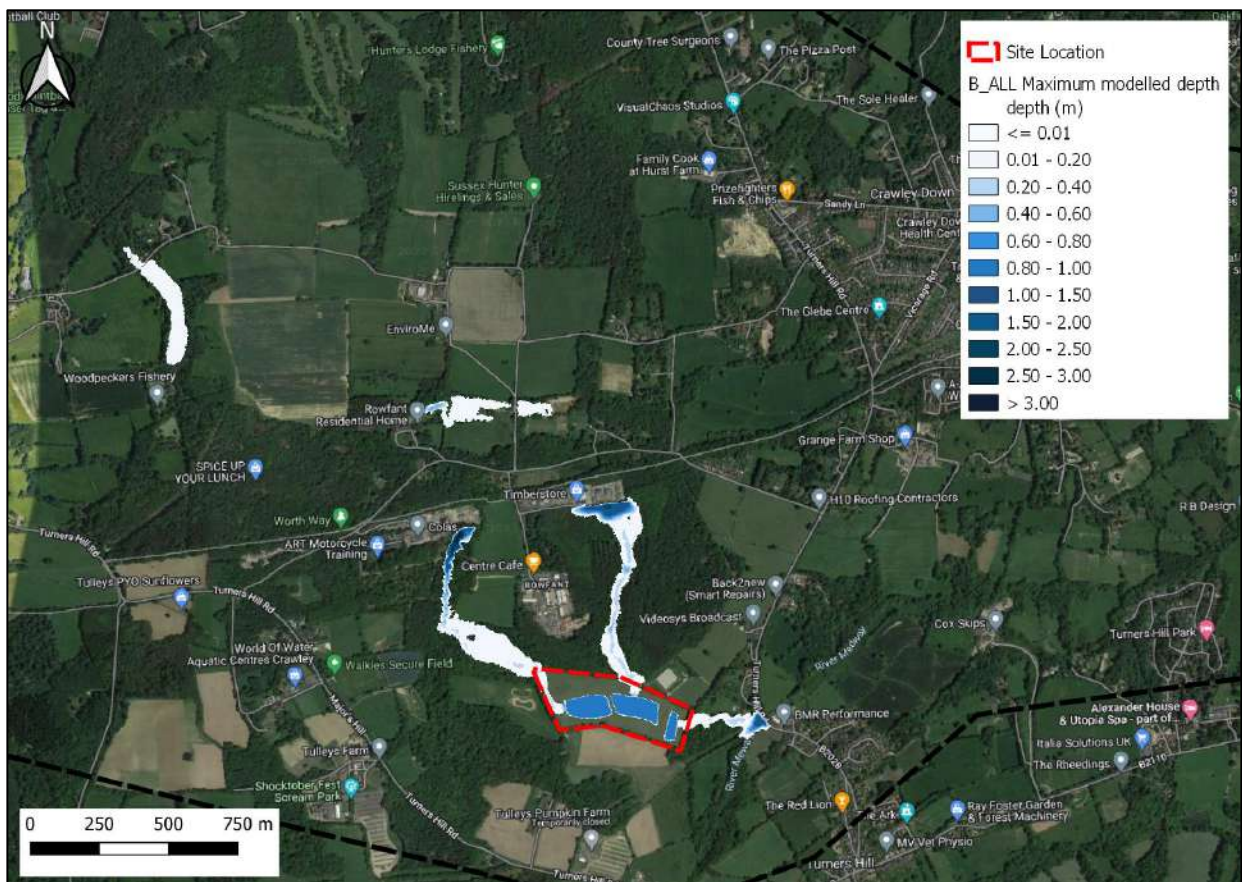


Figure 10: B_ALL Model Floodplain Extent – Structures removed (Base map and data from Google 2023)

6. Model Stability & Limitations

Simulation Parameters

- 6.1. TUFLOW version 2023-03-AA-iSP-w64 Heavily Parallelised Compute (HPC) was used in all simulations. All parameters were retained as default.
- 6.2. A nominative timestep of 1 second was adopted for the 2D domain.

Model Stability

- 6.3. No negative depths were reported in the 2D domain for the baseline simulations.
- 6.4. 0 repeated timesteps were reported in the HPC (2D) domain for the baseline simulations.
- 6.5. Volume error was reported at 0.00% for the baseline simulations.
- 6.6. Therefore, the model is considered stable.

Limitations

- 6.7. The modelling exercise has made best use of the available data at the time of construction and simulation.
- 6.8. The model contains no formal representation of the conveyance within minor watercourses or ditches other than that captured by the model grid and within the TUFLOW model domain.
- 6.9. Any nearby watercourses have been represented in a 2D domain.
- 6.10. The baseline floodplain topography is derived from LiDAR which has limited accuracy ($\pm 0.15\text{m}$). This is considered to be sufficient for the purpose of this exercise given the nature of the proposed development (solar farm, with panels raised above ground levels).
- 6.11. This model was used to specifically assess breach event scenarios and should not be used to inform should not be used to assess flood risk in the wider catchment.
- 6.12. When required, precautionary estimates were made during the model build.
- 6.13. Unique TUFLOW checks and warnings generated by the B_ALL event are presented below.

Table 2: TUFLOW warnings and checks

Check/ Warning	TUFLOW ID	Description	Number of Occurrences	Comments
Warning	2583	Material ID 15014 has a manning's n value (0.300) greater than Wu n limit (0.100) - n value will be limited in Wu formulation	2	No concern. High n value for buildings was applied.
Check	3548	Setting SGS Sample Distance Target to minimum grid zpt resolution of 0.25	2	No impact.
Warning	3526	SGS Sample Distance command is ignored in SGS Approach == Method C.	3	No impact.
Warning	2118	Lowered SX ZC Zpt by Xm to 1D node bed level.	10	Reviewed. No impact.
Check	3524	Flat cells/faces will be used for VARIABLE Z SHAPE in SGS.	6	No impact.
Warning	2235/2330	Unknown error reading XF file [Loc C]. XF file not read.	11	No impact.
Check	3506	Limiting SGS Grid sample frequency to upper limit of 31., sample distance of 0.2667	1	Reviewed. No impact.

7. Conclusions

- 7.1. A good hydraulic representation of a series of embankment failure breach events at the proposed fishing lakes has been established via the construction of a 2D hydraulic model utilising proposed ground and water level information and variable z shapes.
- 7.2. Generally, flood extents associated with the breach events are confined to existing watercourses and standing water bodies. Flood waves associated with the breach events propagate downstream through predominantly rural, woodland areas. Potentially sensitive receptors such as residential areas are not shown to be impacted.

Appendix A – Development Proposals



LEGEND

BANKING

BUSHES & HEDGES

TREES

MT / 3T / 0.2 / 6

NOTE: - SPREADS AND HEIGHTS ARE INDICATIVE ONLY

WALL

BUILDING

OPEN SIDED BUILDING

GLASS ROOFED

CONTOURS

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT	AHH	MARKER	MKR
ARCH HEAD LEVEL	AHL	MONITORING WELL	MW
ARCH SPRINGER HEIGHT	ASH	NOTICE BOARD	NB
ARCH SPRINGER LEVEL	ASL	NAME PLATE	NP
AIR VALVE	AV	OVERHEAD WIRES	OHW
BED LEVEL	BL	PARKING METER	PM
BELISHA BEACON	BB	RIDGE LEVEL	RL
BOLLARD	B	ROOF LEVEL	RS
BRITISH TELECOM BOX	BTB	ROAD SIGN	RS
BRITISH TELECOM MANHOLE	BTMH	RODDING EYE	RE
BRICKWORK	BRWK	RETAINING WALL	RTW
BUS STOP	BS	RAIN WATER PIPE	RWP
CABLE TV	CATV	SLUICE VALVE	SV
COVER LEVEL	CL	STOP COCK	SC
CABLE MARKER	CM	SOFFIT LEVEL	SOF
COLUMN	Col	STRUCTURAL SLAB LEVEL	SSL
CONCRETE POST	CP	TREE STUMP	ST
EAVES LEVEL	EAV	SOIL AND VENT PIPE	SVP
ELECTRICAL COVER	ELEC	THRESHOLD LEVEL	THL
ELECTRICITY CONTROL BOX	ECB	TELEGRAPH POLE	TP
ELECTRICITY POLE	EP	TELEPHONE CALL BOX	TCB
EARTH ROD	ER	TOP OF KERB	TK
FLOWER BED	FB	TURNSTILE	TS
FINISHED FLOOR LEVEL	FFL	TRAFFIC LIGHT	TL
FIRE HYDRANT	FH	TOP OF WALL	TW
FLOOR LEVEL	FL	UNABLE TO LIFT	UTL
FLAG STAFF	FS	UNABLE TO SURVEY	UTS
GAS PIPE	GP	VENT PIPE	VP
GAS VALVE	GV	WATER METER	WM
GULLY	G	WATER LEVEL	WL
GATE STOP	GS	WASH OUT	WO
INSPECTION COVER	IC	WASTE PIPE	WP
INVERT LEVEL	IL	WATER TANK	WT
LAMP POST	LP	WATER VALVE	WV

FENCES

BARBED WIRE FENCE	BWF	LARCH LAP FENCE	LLF
CORRUGATED IRON FENCE	CIF	METAL RAILING FENCE	MRF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHAIN LINK FENCE	CLF	PICKET FENCE	PIF
CHESTNUT PALING FENCE	CPF	POST AND RAIL FENCE	PRF
FENCE POST	FPO	STEEL PALISADE SECURITY FENCE	SPSF
INTERWOVEN FENCE	IWF	TUBULAR STEEL RAIL FENCE	TSRF
IRON RAILING FENCE	IRF		

REV. NOTES

A

DWN DATE

ISO 9001 REGISTERED

ISO 14001 REGISTERED

Notes:

Grid and levels relate to OS GPS Active Network.
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Maltby Surveys Ltd

2 QUEENS ROAD
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WebSite: http://www.maltbysurveys.com

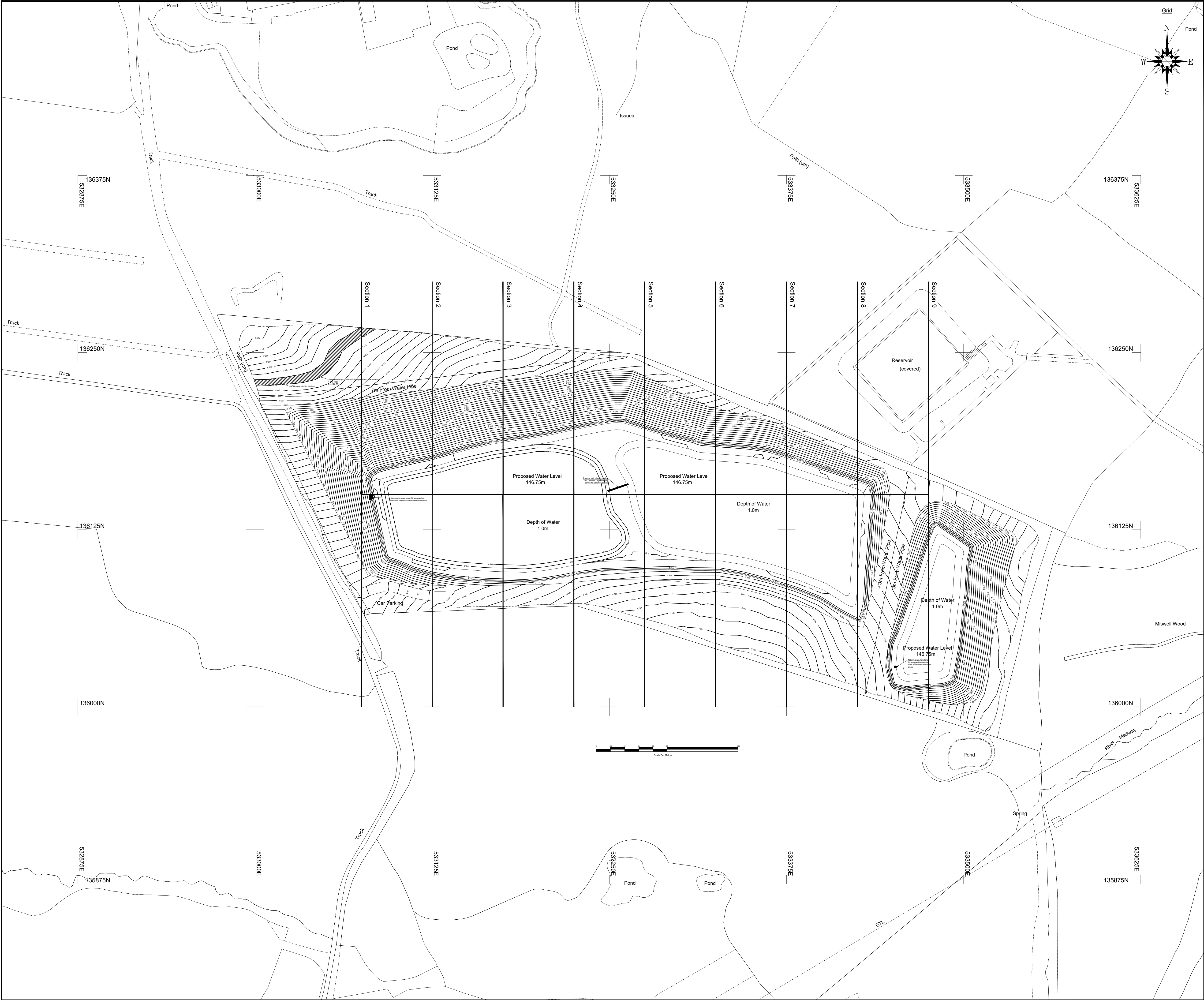
SURVEYED	RP	CLIENT
DRAWN	RP	B A Beare & Sons Ltd
CHECKED	RM	SCALE
		1/1250 (A1 Sheet)

Tulleys Farm Fishing Lake, RH10 4PE

TOPOGRAPHICAL SURVEY

Job No	Rev	Drawing Number
TULL		TULLFL/100A

Date : August 2018



LEGEND

BANKING		WALL	
BUSHES & HEDGES		BUILDING	
TREES		OPEN SIDED BUILDING	
MT / 3T / 0.2 / 6		GLASS ROOFED	
NOTE: - SPREADS AND HEIGHTS ARE INDICATIVE ONLY		CONTOURS	
GATES			

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT	AHH	MARKEE	MKR
ARCH HEAD LEVEL	AHL	MONITORING WELL	MW
ARCH SPRINGER HEIGHT	ASH	NOTICE BOARD	NB
ARCH SPRINGER LEVEL	ASL	NAME PLATE	NP
AIR VALVE	AV	OVERHEAD WIRES	OHV
BED LEVEL	BL	PARKING METER	PM
BELISHA BEACON	BB	RIDGE LEVEL	RL
BOLLARD	B	ROOF LEVEL	RS
BRITISH TELECOM BOX	BTB	ROAD SIGN	RS
BRITISH TELECOM MANHOLE	BTMH	RODDING EYE	RE
BRICKWORK	BKWK	RETAINING WALL	RTW
BUS STOP	BS	RAIN WATER PIPE	RWP
CABLE TV	CATV	SLUICE VALVE	SV
COVER LEVEL	CL	STOP COCK	SC
CABLE MARKER	CM	SOFFIT LEVEL	SOF
COLUMN	Col	STRUCTURAL SLAB LEVEL	SSL
CONCRETE POST	CP	TREE STUMP	ST
SAVES LEVEL	SAV	SOIL AND VENT PIPE	SVP
ELECTRICAL COVER	ELEC	THRESHOLD LEVEL	THL
ECB	ECB	TELEGRAPH POLE	TP
ELECTRICITY CONTROL BOX	ECB	TELEPHONE CALL BOX	TCB
ELECTRICITY POLE	EP	TOP OF KERB	TK
EARTH ROD	ER	TURNSTILE	TS
FLOWER BED	FB	TRAFFIC LIGHT	TL
FINISHED FLOOR LEVEL	FFL	TOP OF WALL	TW
FIRE HYDRANT	FH	UNABLE TO LIFT	UTL
FLOOR LEVEL	FL	UNABLE TO SURVEY	UTS
FLAG STAFF	FS	VENT PIPE	VP
GAS PIPE	GP	WATER METER	WM
GAS VALVE	GV	WATER LEVEL	WL
GULLY	G	WASH OUT	WO
GATE STOP	GS	WASTE PIPE	WP
INSPECTION COVER	IC	WATER TANK	WT
INVERT LEVEL	IL	WATER VALVE	WV
LAMP POST	LP		

FENCES

BARBED WIRE FENCE	BWF	LARCH LAP FENCE	LLF
CORRUGATED IRON FENCE	CIF	METAL RAILING FENCE	MRF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHAIN LINK FENCE	CLF	PICKET FENCE	PIF
CHESTNUT PALING FENCE	CPF	POST AND RAIL FENCE	PRF
FENCE POST	FPO	STEEL PALISADE SECURITY FENCE	SPSF
INTERWOVEN FENCE	IWF	TUBULAR STEEL RAIL FENCE	TSRF
IRON RAILING FENCE	IRF		

REV. NOTES

A

DWN DATE

Notes:

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Maltby Surveys Ltd

2 QUEENS ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1EB
Tel: 01444 416246
Fax: 01444 417697
E-Mail: mls@maltbysurveys.com
WebSite: http://www.maltbysurveys.com

SURVEYED	RP	CLIENT
DRAWN	RP	B A Beare & Sons Ltd
CHECKED	RM	SCALE
		1/1250 (A1 Sheet)

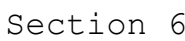
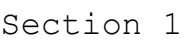
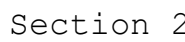
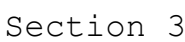
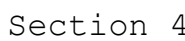
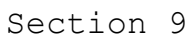
RICS

Tulleys Farm Fishing Lake, RH10 4PE

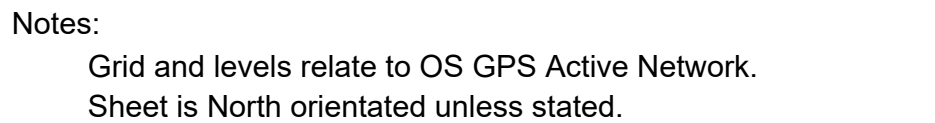
PROPOSED FISHING LAKE

Job No	Rev	Drawing Number
TULL		TULLFL/101D

Date : August 2019



REV.	NOTES	DWN	DATE
A	---	---	---



Notes:
Grid and levels relate to OS GPS Active Network.
Sheet is North orientated unless stated.

SURVEYED	RP	CLIENT
DRAWN	RP	
CHECKED	RM	
		SCALE
		1/1250 (A1 Sheet)

SECTIONS

Job No	Rev	Drawing Number
TULL		TULLFL/102/C
Date :	Aug 2019	

APPENDIX 2

List of Properties within Group A Issued Letters Dated 22nd December 2025

No.	Stakeholder Address	LETTER 1 (Initial Aegaea Leaflet Sent)
1	1 Miswells, Turners Hill Road, Crawley Down, Crawley, RH10 4NW	Letter sent: 22/12/2025
2	1 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
3	2 Linnett Close, Turners Hill Park, Turners Hill, Crawley, RH10 4ET	Letter sent: 22/12/2025
4	2 Miswells, Turners Hill Road, Crawley Down, Crawley, RH10 4NW	Letter sent: 22/12/2025
5	3 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
6	4 Linnett Close, Turners Hill Park, Turners Hill, Crawley, RH10 4ET	Letter sent: 22/12/2025
7	5 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
8	7 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
9	9 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
10	11 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
11	13 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
12	15 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
13	17 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
14	19 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
15	21 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
16	23 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
17	25 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter sent: 22/12/2025
18	Acorn (Leisure or Sports Centre), Copthorne Common, Copthorne, Crawley, RH10 3SQ	Letter sent: 22/12/2025
19	Copthorne Hotel London Gatwick, Copthorne Common, Copthorne, Crawley, RH10 3PG	Letter sent: 22/12/2025
20	Home Grove Nurseries, Wallage Lane, Rowfant, Crawley, RH10 4NL	Letter sent: 22/12/2025
21	Lake Cottage, Old Hollow, Worth, Crawley, RH10 4TA	Letter sent: 22/12/2025
22	Lake House, Rowfant, Crawley, RH10 4TB	Letter sent: 22/12/2025
23	Land Adjacent to Yew Tree Cottage, Wallage Lane, Rowfant, Crawley, RH10 4NG Nb: Sent to Registered Owner Address	Letter sent: 22/12/2025

No.	Stakeholder Address	LETTER 1 (Initial Aegaea Leaflet Sent)
24	Land on the North Side of Wallage Lane, Crawley Down, Crawley NB: Sent to Registered Owners Address x 3 owners	Letter sent: 22/12/2025 (x3 owners)
25	Little Rowfant Lakes, Wallage Lane, Rowfant, Crawley	Letter sent: 22/12/2025
26	Mill Studio, Rowfant, Crawley, RH10 4TB	Letter sent: 22/12/2025
27	Rowfant House Wallage Lane, Rowfant, Crawley, RH10 4NG	Letter sent: 22/12/2025
28	Rowfant Lodge, Wallage Lane, Rowfant, Crawley, RH10 4NG	Letter sent: 22/12/2025
29	Rowfant Mill Cottage, Rowfant, Crawley, RH10 4TB	Letter sent: 22/12/2025
30	Rowfant Mill, Rowfant, Crawley, RH10 4TB	Letter sent: 22/12/2025
31	Timber Store Rowfant Sawmills, Wallage Lane, Rowfant, Crawley RH10 4NQ	Letter sent: 22/12/2025
32	Wilderness Cottage, Copthorne Road, Crawley, RH10 3PE	Letter sent: 22/12/2025
33	Yew Tree Cottage, Wallage Lane, Rowfant, Crawley, RH10 4NG	Letter sent: 22/12/2025

APPENDIX 3

Example Letter Issued to Property Owners within Group A on 22nd December 2025

Tulleys Farm

Dear Resident/ Landowner,

We are writing on behalf of the Beare family, in relation to the formation of fishing lakes on their land at Tulleys Farm, Turners Hill.

Tulleys Farm is part of a family run enterprise that dates back to 1937. It was initially a dairy farm, which then become a market garden that, for over 30 years, included Pick Your Own fruit and vegetables. More recently, it has evolved to provide a number of leisure based rural visitor attractions, that are typically seasonal.

As part of this diversification, planning permission was granted 3 years ago, by Mid Sussex District Council for the creation of three fishing lakes for leisure use on land at Tulleys Farm (DM/21/2136).

Since that date, further detailed design work has been undertaken of the scheme, and work on the construction of the lakes is due to start shortly.

Ahead of then, we will be seeking to agree with the District Council, detailed measures for steps to be taken in the very unlikely event of a flood caused by a breach of the lake embankment. These steps are to be set out in a 'Flood Emergency and Evacuation Plan' for each affected property (hereinafter referred to as the 'Plan'). Subsequent discussions have taken place with MSDC to agree on parameters and requirements for this.

As part of the preparation of this, we are writing to local residents and landowners to seek to discuss the draft Plan and take on board any feedback, before the proposals are finalised and submitted to the District Council for approval.

These measures are being prepared, following detailed modelling work of the proposed lakes that has been undertaken by the specialist water and civil engineering consultancy, Aegaea, in discussion with the District Council.

The modelling seeks to determine what would happen to the water in the lakes in the very unlikely event of there being a breach of one or more of the lakes. Breaches have been modelled at 3 separate locations with the outputs merged to form a worst case breach flood extent. This modelling exercise is a worst case scenario simulation (Appendix A).

The modelling shows that in the event of a breach, water would generally flow over ground to existing water courses. The majority of the water would flow over fields and woodland. It would flow in either an east, north, or north-west direction depending on the location of the breach.

Based on this modelling, we have identified that you are an owner of land that may be affected by flooding following such a breach. We will therefore be producing a specific Flood Emergency and Evacuation Plan for your property and submitting this to the District Council for their approval as a requirement of Condition 2 of DM/21/2136.

Ahead of finalising this, I am writing to offer to discuss any queries you have in relation to the modelling work that has been undertaken and the proposed Plan. We will be pleased to answer any questions, and receive any comments before we finalise the Plan and submit this to the Council for their approval.

I attach to this letter an outline of the information that would be contained within the Plan (Appendix B).

Please be assured that the Plan will be prepared to detail the steps that would be undertaken in the very unlikely event of a breach in the lake embankment. The embankment will be designed and constructed by suitably qualified geotechnical professionals. It is therefore being prepared on a precautionary basis.

If you would like to discuss this, please do contact us via TulleysLakes@dowsettmayhew.com. We will then arrange to call and/ or meet at a time that is convenient to you.

In order to enable progress with the project, I would be grateful if you were able to contact us on or before **Friday, 16th January 2026**. I look forward to hearing from you.

Appendix A – Maximum Flood Extent



Appendix B – Outline Framework of 'The Plan'

1. Introduction
2. Flood Risk Summary
 - a. What is the risk and who is at risk?
 - i. What does the breach modelling show for my land?
 - ii. What are the flood depths?
 - iii. How long will it take for flooding to reach my land?
3. Flood Emergency and Evacuation Plan
 - a. What Flood Warnings will be made available and how will they be triggered?
 - b. Responsibilities – who is responsible for maintaining the lakes and the warning systems?
 - c. Preparation for Flood Events
 - d. What to do to prepare/ during flooding
 - e. Proposed Flood Evacuation Route (where appropriate/ required) or Emergency Procedures
4. Summary of Plan on A3 final page

APPENDIX 4

List of Properties within Group B Issued Letters Dated 09th January 2026

No.	Stakeholder Address	LETTER 1 (Initial Aegaea Leaflet Sent)
1	1 Kittsbridge Cottages, Copthorne Road, Crawley, RH10 3PE	Letter Sent: 09/01/2026
2	4 Old Rowfant Cottage, Rowfant, Crawley, RH10 4TB	Letter Sent: 09/01/2026
3	Airspace, Grange Farm, Cowshed, Turners Hill Road, Crawley Down, Crawley, RH10 4EY Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
4	Airspace, The Barn, Sandhill Farm, Sandhill Lane, Crawley Down, Crawley, RH10 4LE Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
5	Alexandra House Hotel, East Street, Turners Hill, Crawley, RH10 4QD	Letter Sent: 09/01/2026
6	Century Car, Turners Hill Road, Turners Hill, Crawley, RH10 4NP Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
7	Colas Ltd, Wallage Lane, Rowfant, Crawley, RH10 4NF (Land between Three Bridge Junction & Rowfant Station, Crawley Down Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
8	Cox Skips Ltd, Burleigh Oaks Farm, East Street, Turners Hill, Crawley, RH10 4PZ Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
9	Fen Place Mill, East Street, Turners Hill, Crawley, RH10 4QQ	Letter Sent: 09/01/2026
10	Hundred Acres Wood, Wallage Lane, Rowfant, Crawley Nb: Sent to Registered Owners Addresses	Letter Sent: 09/01/2026 (x 4 landowners)
11	Land Adjoining Ramble On, Wallage Lane, Rowfant, Crawley, RH10 4NG Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
12	Land Adjoining Rowfant Lodge, Wallage Lane, Rowfant, Crawley, RH10 4NG Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
13	Land at Burleigh Oaks Farm, East Street, Turners Hill, Crawley, RH10 4PZ Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
14	Land at Crawley Down, Crawley Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
15	Land at Little Rowfant Estate, Crawley Down, Crawley Nb: Sent to Registered Owner Addresses	Letter Sent: 09/01/2026 (x 3 landowners)
16	Land at Rowfant, Crawley Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026

No.	Stakeholder Address	LETTER 1 (Initial Aegaea Leaflet Sent)
17	Land at Wallage Lane, Rowfant, Crawley [Correspondence Not Sent Land Unregistered - Caution Title on HMLR Only]	N/A
18	Land East Side of Horsepasture Lodge, Turners Hill Road, Worth, Crawley, RH10 4LZ Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
19	Land Forming Part of Rowfant Mill Pond, Worth Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
20	Land Lying to the North of Misswell Wood, Turners Hill Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
21	Land lying to the West of Rowfant House, Wallage Lane, Rowfant, Crawley, RH10 4NG Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
22	Land on the East Side of North Street, Turners Hill, Crawley Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
23	Land on the East Side of Yew Tree Cottage, Wallage Lane, Rowfant, Crawley, RH10 4NG NB: Registered Owner	Not sent - DMP in touch with stakeholder following issue of 'Red' Letter issued for other land ownership
24	Land on the South-East Side of Wallage Lane, Worth, Crawley Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
25	Land South-East of Kiln Cottage, Turners Hill Road, Crawley Down, Crawley RH10 4NW Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
26	Leyhouse Farm Cottage, Old Hollow, Worth, Crawley, RH10 4TA	Letter Sent: 09/01/2026
27	Little Nobs and Warren Wood, Crawley Down, Worth Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
28	Mill Farm, Rowfant, Crawley, RH10 4TB	Letter Sent: 09/01/2026
29	Mill House, Rowfant, Crawley, RH10 4TB	Letter Sent: 09/01/2026
30	Miswells Wood, Turners Hill Road, Turners Hill, Crawley Land in Front of 1 & 2 Miswells Cottages Nb: Sent to Registered Owner Address	Letter Sent: 09/01/2026
31	Old Mill House, Old Hollow, Worth, Crawley, RH10 4TA	Letter Sent: 09/01/2026
32	Peel House, Copthorne Road, Crawley, RH10 3PD	Letter Sent: 09/01/2026

No.	Stakeholder Address	LETTER 1 (Initial Aegaea Leaflet Sent)
33	Reservoir, Turners Hill Road, Turners Hill, Crawley <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
34	Rosedale, Copthorne Road, Crawley, RH10 3PE	Letter Sent: 09/01/2026
35	Rowfant Business Centre, Wallage Lane, Rowfant, Crawley, RH10 4NQ <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
36	Woodgates Farm, North Street, Turners Hill, Crawley, RH10 4NP	Letter Sent: 09/01/2026

APPENDIX 5

Example Letter Issued to Property Owners within Group B on 09th January 2026

Tulleys Farm

Dear Resident/ Landowner,

We are writing on behalf of the Beare family, in relation to the formation of fishing lakes on their land at Tulleys Farm, Turners Hill.

Tulleys Farm is part of a family run enterprise that dates back to 1937. It was initially a dairy farm, which then become a market garden that, for over 30 years, included Pick Your Own fruit and vegetables. More recently, it has evolved to provide a number of leisure based rural visitor attractions, that are typically seasonal.

As part of this diversification, planning permission was granted 3 years ago, by Mid Sussex District Council for the creation of three fishing lakes for leisure use on land at Tulleys Farm (DM/21/2136).

Since that date, further detailed design work has been undertaken of the scheme, and work on the construction of the lakes is due to start shortly.

Ahead of then, we will be seeking to agree with the District Council, detailed measures for steps to be taken by affected properties, in the very unlikely event of a flood caused by a breach of the lake embankment. Subsequent discussions have taken place with MSDC to agree on parameters and requirements for this.

As part of the preparation of this, we are writing to local residents and landowners to seek to discuss and take on board any feedback, before the proposals are finalised and submitted to the District Council for approval.

These measures are being prepared, following detailed modelling work of the proposed lakes that has been undertaken by the specialist water and civil engineering consultancy, Aegaea, in discussion with the District Council.

The modelling seeks to determine what would happen to the water in the lakes in the very unlikely event of there being a breach of one or more of the lakes. Breaches have been modelled at 3 separate locations with the outputs merged to form a worst case breach flood extent. This modelling exercise is a worst case scenario simulation (Appendix A).

The modelling shows that in the event of a breach, water would generally flow over ground to existing water courses. The majority of the water would flow over fields and woodland. It would flow in either an east, north, or north-west direction depending on the location of the breach.

Based on this modelling, we have identified that you are an owner of land that may be affected by flooding following such a breach. This modelling demonstrates that the effect would be limited to the edge of your land boundary, and/ or would not affect any built development within your property (for example woodland areas only). Based on this, we will be producing a site-specific Flood Risk Statement for your property, outlining the level of risk to the site, and submitting this to the District Council for their approval as a requirement of Condition 2 of DM/21/2136.

Ahead of finalising this Statement, I am writing to offer to discuss any queries you have in relation to the modelling work that has been undertaken and the proposed Statement. We will be pleased to answer any questions, and receive any comments before we finalise the Statement and submit this to the Council for their approval.

I attach to this letter an outline of the information that would be contained within the Statement (Appendix B).

Please be assured that the likelihood of a breach occurring is very low. The embankment will be designed and constructed by suitably qualified geotechnical professionals. The Statement that will relate to your property, is therefore being prepared on a precautionary basis.

If you would like to discuss this, please do contact us via TulleysLakes@dowsettmayhew.com. We will then arrange to call and/ or meet at a time that is convenient to you.

In order to enable progress with the project, I would be grateful if you were able to contact us on or before **Friday, 30th January 2026**. I look forward to hearing from you.

Appendix A – Maximum Flood Extent



Appendix B – Framework of 'The Statement'

1. Introduction

2. Flood Risk Summary

a. What is the risk and who is at risk?

- i. What does the breach modelling show for my land?
- ii. What are the flood depths?
- iii. How long will it take for flooding to reach my land?
- iv. Why do I not need a Flood Emergency and Evacuation Plan?

APPENDIX 6

List of Properties within Group C Issued Letters Dated 09th January 2026

No.	Stakeholder Address	LETTER 1 (Initial Aegaea Leaflet Sent)
1	Being Land Forming Part of the A264, Pound Hill, Worth <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
2	Holly Farm, Pound Hill, Copthorne <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
3	Land at Copthorne Road, Crawley <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
4	Land Lying on and to the West Side of Old Hollow, Crawley <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
5	Land Lying to NW of Copthorne Common Road, Copthorne <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
6	Land Lying to the North of Copthorne Road, Crawley <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
7	Land on the East Side of Copthorne Road, Crawley <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
8	Land on the North Side of Copthorne Way, Crawley <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026
9	West Sussex Highways Authority - to cover any land falling within Highway ownership <i>Nb: Sent to Registered Owner Address</i>	Letter Sent: 09/01/2026

APPENDIX 7

Example Letter Issued to Property Owners within Group C on 09th January 2026

Tulleys Farm

Dear Resident/ Landowner,

We are writing on behalf of the Beare family, in relation to the formation of fishing lakes on their land at Tulleys Farm, Turners Hill.

Tulleys Farm is part of a family run enterprise that dates back to 1937. It was initially a dairy farm, which then become a market garden that, for over 30 years, included Pick Your Own fruit and vegetables. More recently, it has evolved to provide a number of leisure based rural visitor attractions, that are typically seasonal.

As part of this diversification, planning permission was granted 3 years ago, by Mid Sussex District Council for the creation of three fishing lakes for leisure use on land at Tulleys Farm (DM/21/2136).

Since that date, further detailed design work has been undertaken of the scheme, and work on the construction of the lakes is due to start shortly.

Ahead of then, we will be seeking to agree with the District Council, detailed measures for steps to be taken by affected properties, in the very unlikely event of a flood caused by a breach of the lake embankment. Subsequent discussions have taken place with MSDC to agree on parameters and requirements for this.

As part of the preparation of this, we are writing to local residents and landowners to seek to discuss and take on board any feedback, before the proposals are finalised and submitted to the District Council for approval.

These measures are being prepared, following detailed modelling work of the proposed lakes that has been undertaken by the specialist water and civil engineering consultancy, Aegaea, in discussion with the District Council.

The modelling seeks to determine what would happen to the water in the lakes in the very unlikely event of there being a breach of one or more of the lakes. Breaches have been modelled at 3 separate locations with the outputs merged to form a worst case breach flood extent. This modelling exercise is a worst case scenario simulation (Appendix A).

The modelling shows that in the event of a breach, water would generally flow over ground to existing water courses. The majority of the water would flow over fields and woodland. It would flow in either an east, north, or north-west direction depending on the location of the breach.

Based on this modelling, we have identified that you are an owner of land that is within close proximity to land that may be affected by flooding following such a breach. Based on this, we will therefore be producing a site-specific Flood Risk Statement for your property, detailing the very low level of risk to the site, and submitting this to the District Council for their approval as a requirement of Condition 2 of DM/21/2136.

Ahead of finalising this Statement, I am writing to offer to discuss any queries you have in relation to the modelling work that has been undertaken and the proposed Statement. We will be pleased to answer any questions, and receive any comments before we finalise the Statement and submit this to the Council for their approval.

I attach to this letter an outline of the information that would be contained within the Statement (Appendix B).

Please be assured that the likelihood of a breach occurring is very low. The embankment will be designed and constructed by suitably qualified geotechnical professionals. The Statement that will relate to your property, is therefore being prepared on a precautionary basis.

If you would like to discuss this, please do contact us via TulleysLakes@dowsettmayhew.com. We will then arrange to call and/ or meet at a time that is convenient to you.

In order to enable progress with the project, I would be grateful if you were able to contact us on or before **Friday, 30th January 2026**. I look forward to hearing from you.

Appendix A – Maximum Flood Extent



Appendix B – Framework of 'The Statement'

1. Introduction

2. Flood Risk Summary

a. What is the risk and who is at risk?

i. What does the breach modelling show for my land?

ii. What are the flood depths?

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

iv. Why do I not need a Flood Emergency and Evacuation Plan?

APPENDIX 8

Summary of Stakeholder Responses to December/ January Letters and Meeting Details

No	Stakeholder Address	Stakeholder Name	Engagement with Stakeholder
1	1 Miswells, Turners Hill Road, Crawley Down, Crawley, RH10 4NW	Mr Barry & Mrs Linda Williams	Phone call on 6th February 2026 at 12pm between Stakeholders Mr & Mrs Williams and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
2	Copthorne Hotel London Gatwick, Copthorne Common, Copthorne, Crawley, RH10 3PG	Torsten Puck - Hotel Manager	In-Person meeting held on 9th February 2026 at 11am between Stakeholder and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
3	Home Grove Nurseries, Wallage Lane, Rowfant, Crawley, RH10 4NL	Roger Brackpool	In-Person meeting held on 10th February 2026 at 1pm between Stakeholders of Home Grove Nurseries, Land on North Side of Wallage Lane and Little Rowfant Lakes, and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
4	Land on the North Side of Wallage Lane, Crawley Down, Crawley	Adam Rush	In-Person meeting held on 10th February 2026 at 1pm between Stakeholders of Home Grove Nurseries, Land on North Side of Wallage Lane and Little Rowfant Lakes, and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
5	Little Rowfant Lakes, Wallage Lane, Rowfant, Crawley	Les Eggleton	In-Person meeting held on 10th February 2026 at 1pm between Stakeholders of Home Grove Nurseries, Land on North Side of Wallage Lane and Little Rowfant Lakes, and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
6	Rowfant Lodge, Wallage Lane, Rowfant, Crawley, RH10 4NG	Keith Camoccio	In-Person meeting held on 9th February 2026 at 1.45pm between Stakeholder and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
7	Rowfant Mill, Rowfant, Crawley, RH10 4TB	Mike Harwood	In-Person meeting held on 10th February 2026 at 11.30am between Stakeholder and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
8	Yew Tree Cottage, Wallage Lane, Rowfant, Crawley, RH10 4NG	Maranda Locker-Lampson	In-Person meeting held on 10th February 2026 at 10.15am between Stakeholder and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
9	4 Old Rowfant Cottage, Rowfant, Crawley, RH10 4TB	Mrs Janet Littleford & Mrs M.E. Penn	• Teams call on 12th February 2026 at 12pm between Stakeholders Mr and Mrs Littleford and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
10	Airspace, The Barn, Sandhill Farm, Sandhill Lane, Crawley Down, Crawley, RH10 4LE	Adrian Kirkpatrick	In-Person meeting date offered - not accepted.
11	Land at Rowfant, Crawley	Jack O'Brien - Comer Group UK	In-Person meeting date offered - not accepted.

No	Stakeholder Address	Stakeholder Name	Engagement with Stakeholder
12	Rowfant Business Centre, Wallage Lane, Rowfant, Crawley, RH10 4NQ	Tom Harbour Harbour Holdings Ltd	• 10/02/2026 - In-Person meeting at 3.30pm between DMP, stakeholder (& representatives), applicant and Drainage Consultant. • 12/02/2026 - Email received from Stakeholder enclosing 'Letter of Concern'. • 25/02/2026 - DMP issued letter to Stakeholder.
13	West Sussex Highways Authority - to cover any land falling within Highway ownership	Adam Denby Area Highway Manager - Eastern Area (Crawley and Mid Sussex)	Email response received from stakeholders.
Engagement with Third Parties			
14	The Rowfant Society	Dr James Thring (Chair)	In-Person meeting held on 10th February 2026 at 2.15pm between third party and representatives from dowsettmayhew Planning (Planning Consultant), Aegaea (Drainage Consultant) and applicant.
Responses Received - Property Address Unknown			
15	Unknown	Amelia Gibson	In-Person meeting date offered - not accepted.

APPENDIX 9

Letter to Harbour Holdings - dated 25th February 2026

EMAIL ONLY

Gwyn Cheesmur
On Behalf of Harbour Holdings Ltd

property@harbourholdings.co.uk

Mocatta House
Trafalgar Place
Brighton
BN1 4DU

☎ 01273 671174

Email dale.mayhew@dowsettmayhew.com

URL www.dowsettmayhew.com

25 February 2026

Dear Mr Cheesmur

Creation of Three Fishing Lakes for Leisure Use on Land at Tulleys Farm, Turners Hill Road, Turners Hill - Public Engagement in Relation to the Preparation of Flood Emergency and Evacuation Plans

I write with respect to the proposed creation of three fishing lakes for leisure use on land at Tulleys Farm, Turners Hill Road, Turners Hill, that was granted planning permission, most recently under application reference DM/25/0858.

I write further to our recent meeting to discuss the preparation of a Flood Emergency and Evacuation Plan insofar as it affects your landholding, and your subsequent letter to me of 12th February 2026. You have raised a number of matters, and I write to respond to these.

Approach to Stakeholder Engagement

The requirement to prepare a Flood Emergency and Evacuation Plan and submit this to the Local Planning Authority (LPA) for approval, is set out in Condition 2 of DM/25/0858. This includes a requirement to undertake engagement with stakeholders and include the results thereof within the Plans.

In response to this, and in dialogue with the LPA, engagement with stakeholders has been undertaken following, and informed by, a detailed hydrology modelling exercise. This identified all land that might potentially be affected in a multiple breach scenario of the three fishing ponds at the same time.

This hydrology modelling was submitted to the LPA for their review. In light of this, it was confirmed that we would seek to contact all identifiable landholders to seek to engage with them (including offering to meet) as part of the process of preparing Flood Emergency and Evacuation Plans. The LPA requested that these Plans be bespoke to each of the relevant affected properties.

Based on this approach, and as explained at the meeting, the breach modelling scenario mapping was cross referenced with Land Registry to identify all Title on properties that might be affected. Where required, we purchased the official copy register of Title to obtain the proprietor's name and contact address.

We then wrote to all of these contact addresses to provide a summary of the project, inform them of the impending preparation of a Flood Emergency and Evacuation Plan, and provide details of

how the modelling scenario indicated each landholding would be affected. The letter was therefore bespoke to each affected landowner.

You advised that you did not receive this letter. I am sorry this did not happen. However, I confirm that a letter was issued to you at the address held by Land Registry for your ownership.

I confirm that the address we used is the same address detailed on the letterhead of your recent letter to me. I am therefore surprised that, at our meeting, you appeared to consider the use of this address to be wrong.

Nonetheless, you were aware of the engagement exercise, and following our exchange of emails, we met with you and two other representatives of Harbour Holdings landowners on Tuesday 10th February 2026.

Remit of Stakeholder Engagement

Planning permission for the ponds has been granted, and the works, comprising the formation of the access and temporary construction track, have been commenced.

The purpose of the stakeholder engagement is to comply with the requirements of Condition 2 of DM/25/0858. This sets out an obligation on the applicant to engage with relevant stakeholders as part of the process of preparing bespoke Flood Emergency and Evacuation Plans.

At our meeting, you sought to infer that the project should not be implemented, as you considered this placed unacceptable risk on your property. This was not the purpose of the meeting; it was to discuss the detail and content of a bespoke Flood Emergency and Evacuation Plan relating to your landholding.

Modelled Affect on Your Property

As my hydrology colleague sought to explain, the breach modelling scenario reflects an extreme and very unlikely event. It does not present a risk in the same way as fluvial, pluvial or groundwater flood risk modelled by the Environment Agency, which is based on a reoccurring probability return scenario.

Notwithstanding this, the Flood Emergency and Evacuation Plan seeks to establish what steps would be appropriate to put in place in the event of a breach occurring.

The modelled scenario indicates that in the event of a reasonable worst case multiple breach scenario, none of your buildings or residential properties would be affected. Water would flow over ground, following topographical low points, to discharge into the local watercourse that runs through your land. The route of this water largely reflects the existing surface water flood risk that affects your land.

The modelled scenario indicates that the water travelling over your land would be of limited depth and velocity. The modelling indicates that the mean average depth of water in the breach scenario would be 0.08m (ie 8cm), outside of the existing ditch/ watercourse network. The model also indicates that the water would flow over your land for a limited duration. This would be up to circa 1 hour, after which it would cease.

As a result of the above, the modelling scenario indicates that there would not need to be any evacuation measures put in place in relation to your buildings.

You identified that part of the affected land is used by a Forestry School. This will be addressed within the Flood Emergency and Evacuation Plan.

Other Matters

Within your letter, you raised a number of other matters, including in relation to the effect of the works on local hydrogeology, construction methods of the fishing lakes, and the ecological effect of the unlikely breach scenario.

These are all matters that lie outside of the scope of the Flood Emergency and Evacuation Plan. They will therefore not be included in the document that is now being prepared.

You also raised in your letter the prospect of financial compensation in the event of a breach. I confirm that this lies outside the scope of my work. Again, it is therefore not a matter that will be included in the Flood Emergency and Evacuation Plan. If you wish to discuss this further, please let me know, and I will pass this on to the landowner.

Many thanks for your time at the meeting and your subsequent letter, and I hope our discussions were helpful. I confirm I will share with you a summary of the conclusions of the Flood Emergency and Evacuation Plan in relation to your land holding, prior to its formal submission to the LPA.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dale Mayhew', written in a cursive style.

Dale Mayhew BA (Hons) BTP MRTPI
Director

Cc: Sue Dubberley - Mid Sussex District Council - susan.dubberley@midsussex.gov.uk
Stuart Beare - stuart@tulleysfarm.com

APPENDIX 10

List of Properties Issued a Letter and Summary Flood Emergency and Evacuation Plan - dated May 2026

No.	Stakeholder Address	LETTER 2 (Letter Sent Enclosing Summary FEEP) By Post or Email
1	1 Miswells, Turners Hill Road, Crawley Down, Crawley, RH10 4NW	Email Sent 15/05/2026
2	1 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
3	2 Linnett Close, Turners Hill Park, Turners Hill, Crawley, RH10 4ET	Letter Sent 14/05/2026
4	2 Miswells, Turners Hill Road, Crawley Down, Crawley, RH10 4NW	Letter Sent 14/05/2026
5	3 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
6	4 Linnett Close, Turners Hill Park, Turners Hill, Crawley, RH10 4ET	Letter Sent 14/05/2026
7	5 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
8	7 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
9	9 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
10	11 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
11	13 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
12	15 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
13	17 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
14	19 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
15	21 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
16	23 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
17	25 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT	Letter Sent 14/05/2026
18	Acorn (Leisure or Sports Centre), Copthorne Common, Copthorne, Crawley, RH10 3SQ	Letter Sent 14/05/2026
19	Copthorne Hotel London Gatwick, Copthorne Common, Copthorne, Crawley, RH10 3PG	Email Sent 11/05/2026
20	Home Grove Nurseries, Wallage Lane, Rowfant, Crawley, RH10 4NL	Email Sent 15/05/2026
21	Lake Cottage, Old Hollow, Worth, Crawley, RH10 4TA	Letter Sent 14/05/2026
22	Lake House, Rowfant, Crawley, RH10 4TB	Letter Sent 14/05/2026
23	Land Adjacent to Yew Tree Cottage, Wallage Lane, Rowfant, Crawley, RH10 4NG Nb: Sent to Registered Owner	Email Sent 15/05/2026
24	Land on the North Side of Wallage Lane, Crawley Down, Crawley Nb: Sent to Registered Owner	Email Sent 15/05/2026
25	Little Rowfant Lakes, Wallage Lane, Rowfant, Crawley	Email Sent 15/05/2026
26	Mill Studio, Rowfant, Crawley, RH10 4TB	Letter Sent 14/05/2026
27	Rowfant House Wallage Lane, Rowfant, Crawley, RH10 4NG	Letter Sent 14/05/2026
28	Rowfant Lodge, Wallage Lane, Rowfant, Crawley, RH10 4NG	Email Sent 15/05/2026
29	Rowfant Mill Cottage, Rowfant, Crawley, RH10 4TB	Letter Sent 14/05/2026
30	Rowfant Mill, Rowfant, Crawley, RH10 4TB	Email Sent 15/05/2026
31	Timber Store Rowfant Sawmills, Wallage Lane, Rowfant, Crawley RH10 4NQ	Letter Sent 14/05/2026
32	Wilderness Cottage, Copthorne Road, Crawley, RH10 3PE	Letter Sent 14/05/2026
33	Yew Tree Cottage, Wallage Lane, Rowfant, Crawley, RH10 4NG	Email Sent 15/05/2026
34	1 Kittsbridge Cottages, Copthorne Road, Crawley, RH10 3PE	Letter Sent 14/05/2026
35	4 Old Rowfant Cottage, Rowfant, Crawley, RH10 4TB	Email Sent 15/05/2026
36	Airspace, Grange Farm, Cowshed, Turners Hill Road, Crawley Down, Crawley, RH10 4EY Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
37	Airspace, The Barn, Sandhill Farm, Sandhill Lane, Crawley Down, Crawley, RH10 4LE Nb: Sent to Registered Owner Address	Email Sent 15/05/2026
38	Alexandra House Hotel, East Street, Turners Hill, Crawley, RH10 4QD	Letter Sent 14/05/2026
39	Century Car, Turners Hill Road, Turners Hill, Crawley, RH10 4NP Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
40	Colas Ltd, Wallage Lane, Rowfant, Crawley, RH10 4NF (Land between Three Bridge Junction & Rowfant Station, Crawley Down Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
41	Cox Skips Ltd, Burleigh Oaks Farm, East Street, Turners Hill, Crawley, RH10 4PZ Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026

No.	Stakeholder Address	LETTER 2 (Letter Sent Enclosing Summary FEEP) By Post or Email
42	Fen Place Mill, East Street, Turners Hill, Crawley, RH10 4QQ	Letter Sent 14/05/2026
43	Hundred Acres Wood, Wallage Lane, Rowfant, Crawley Nb: Sent to Registered Owners Addresses	Letter Sent 14/05/2026 (x4)
44	Land Adjoining Ramble On, Wallage Lane, Rowfant, Crawley, RH10 4NG Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
45	Land Adjoining Rowfant Lodge, Wallage Lane, Rowfant, Crawley, RH10 4NG Nb: Sent to Registered Owner Address	Email Sent 15/05/2026
46	Land at Burleigh Oaks Farm, East Street, Turners Hill, Crawley, RH10 4PZ Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
47	Land at Crawley Down, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
48	Land at Little Rowfant Estate, Crawley Down, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026 (x3)
49	Land at Rowfant, Crawley Nb: Sent to Registered Owner Address	Email Sent 15/05/2026
50	Land at Wallage Lane, Rowfant, Crawley [Correspondence Not Sent Land Unregistered - Caution Title on HMLR Only]	N/A
51	Land East Side of Horsepasture Lodge, Turners Hill Road, Worth, Crawley, RH10 4LZ Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
52	Land Forming Part of Rowfant Mill Pond, Worth Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
53	Land Lying to the North of Misswell Wood, Turners Hill Nb: Sent to Registered Owner Address	Email Sent 15/05/2026
54	Land lying to the West of Rowfant House, Wallage Lane, Rowfant, Crawley, RH10 4NG Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
55	Land on the East Side of North Street, Turners Hill, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
56	Land on the East Side of Yew Tree Cottage, Wallage Lane, Rowfant, Crawley, RH10 4NG NB: Sent to Registered Owner Address	Email Sent 15/05/2026
57	Land on the South-East Side of Wallage Lane, Worth, Crawley Nb: Sent to Registered Owner Address	Email Sent 15/05/2026
58	Land South-East of Kiln Cottage, Turners Hill Road, Crawley Down, Crawley RH10 4NW Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
59	Leyhouse Farm Cottage, Old Hollow, Worth, Crawley, RH10 4TA	Letter Sent 14/05/2026
60	Little Nobs and Warren Wood, Crawley Down, Worth Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
61	Mill Farm, Rowfant, Crawley, RH10 4TB	Letter Sent 14/05/2026
62	Mill House, Rowfant, Crawley, RH10 4TB	Letter Sent 14/05/2026
63	Miswells Wood, Turners Hill Road, Turners Hill, Crawley Land in Front of 1 & 2 Miswells Cottages Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
64	Old Mill House, Old Hollow, Worth, Crawley, RH10 4TA	Letter Sent 14/05/2026
65	Peel House, Copthorne Road, Crawley, RH10 3PD	Letter Sent 14/05/2026
66	Reservoir, Turners Hill Road, Turners Hill, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
67	Rosedale, Copthorne Road, Crawley, RH10 3PE	Letter Sent 14/05/2026

No.	Stakeholder Address	LETTER 2 (Letter Sent Enclosing Summary FEEP) By Post or Email
68	Rowfant Business Centre, Wallage Lane, Rowfant, Crawley, RH10 4NQ Nb: Sent to Registered Owner Address	Email Sent 15/05/2026
69	Woodgates Farm, North Street, Turners Hill, Crawley, RH10 4NP	Letter Sent 14/05/2026
70	Being Land Forming Part of the A264, Pound Hill, Worth Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
71	Holly Farm, Pound Hill, Copthorne Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
72	Land at Copthorne Road, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
73	Land Lying on and to the West Side of Old Hollow, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
74	Land Lying to NW of Copthorne Common Road, Copthorne Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
75	Land Lying to the North of Copthorne Road, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
76	Land on the East Side of Copthorne Road, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
77	Land on the North Side of Copthorne Way, Crawley Nb: Sent to Registered Owner Address	Letter Sent 14/05/2026
78	West Sussex Highways Authority - to cover any land falling within Highway ownership Nb: Sent to Registered Owner Address	Email Sent 15/05/2026

APPENDIX 11

Example Letter and Summary Flood Emergency and Evacuation Plan - Issued May 2026

OWNER/OCCUPIER
1 PARTRIDGE PLACE
TURNERS HILL PARK
TURNERS HILL
CRAWLEY
RH10 4TT

Mocatta House
Trafalgar Place
Brighton
BN1 4DU

☎ 01273 671174
Email dale.mayhew@dowsettmayhew.com
URL www.dowsettmayhew.com

14 May 2026

Dear Resident/ Landowner

Fishing Lakes on Land at Tulleys Farm

I am writing on behalf of the Beare family, in relation to the formation of fishing lakes on their land at Tulleys Farm, Turners Hill.

Planning permission for the lakes was granted by Mid Sussex District Council (the 'Council') a little over 3 years ago.

It is a requirement of the planning permission that detailed measures be prepared for the recommended steps to be taken in the very unlikely event of a breach of the lake embankment.

Modelling Exercise

To determine the effect of this, a specialist modelling exercise was undertaken to identify the potential 'worst case scenario' breach of the lakes. This modelling has been used to identify any land or property that might be affected in this scenario.

Landowner Engagement

I wrote to you some 4 months ago, as a potentially affected landowner.

This communication set out that, in accordance with the requirements of the planning permission, the recommended steps to be taken by landowners/ residents in the event of a breach, are to be set out in a document referred to by the Council as a "Flood Emergency and Evacuation Plan" (the 'Plan').

In my letter, I offered to meet with all affected residents and landowners, to discuss the modelling and the Plan. A series of meetings were held in early February 2026, with everyone who responded to my letter.

Flood Emergency and Evacuation Plan

Following these discussions a Plan, that is bespoke to each property that might be potentially affected, has been prepared.

I write now to share the enclosed summary of the Plan that relates to your property.

It details the potential maximum extent of the impact on your property in the very unlikely event of a 'worst case' breach of the embankment and discharge of water from the lakes. It also sets out the recommended actions in the event of a breach.

I am sharing this summary with you now, to provide an opportunity for you to review the factual details.

I welcome any comments on the enclosed on or before Friday 22nd May 2026. I would be grateful if this could be sent to me at TulleysLakes@dowsetmayhew.com

Next Steps

This feedback will be taken into account in the preparation of the final Plan. It will then be issued to the Council in compliance with the planning conditions that have been attached to the grant of consent for the formation of the lakes.

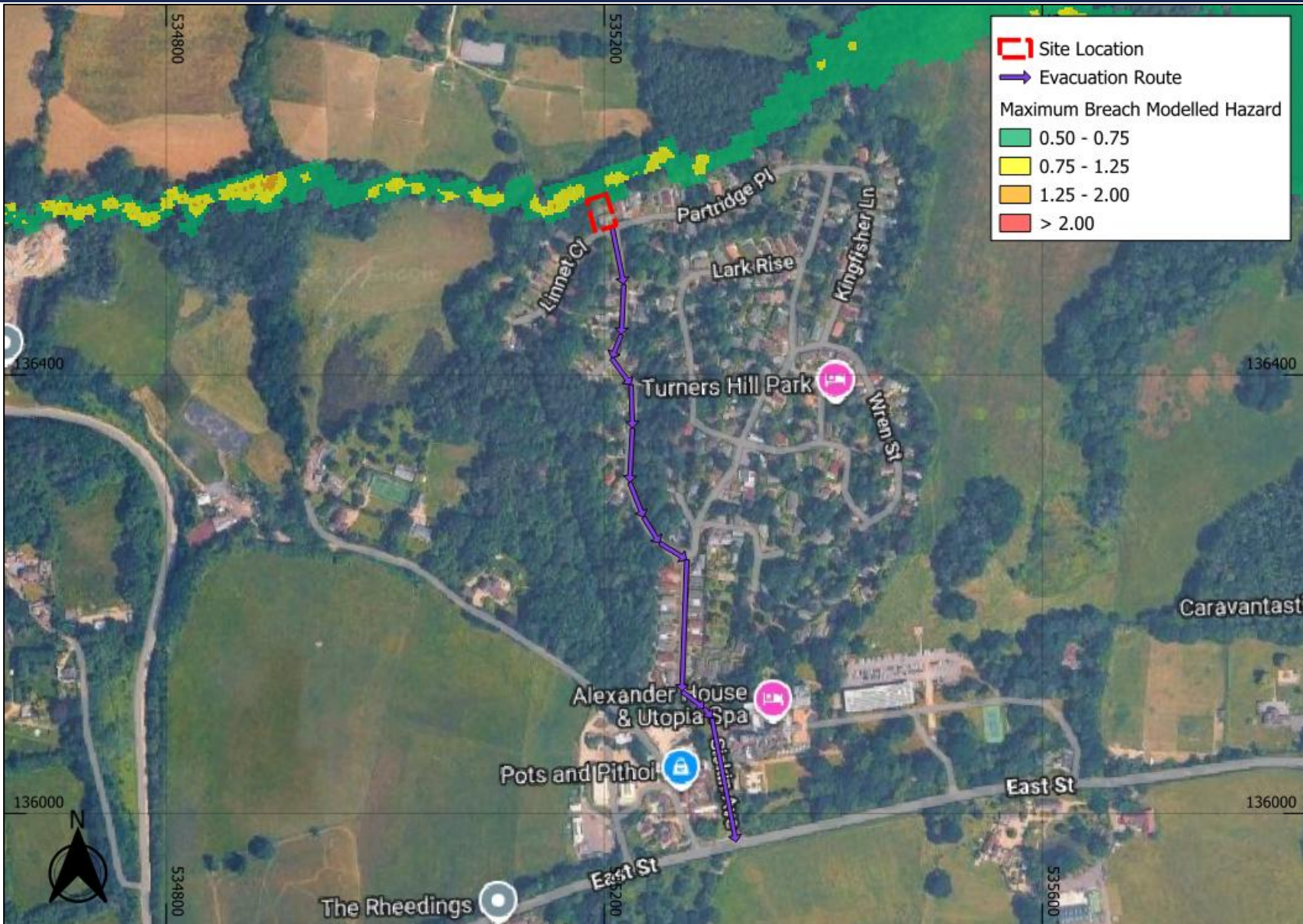
My thanks for your time in reviewing the enclosure, and I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Mayhew', written in a cursive style.

Dale Mayhew BA (Hons) BTP MRTPI
Director

Enc. Summary of the Plan

Property:	1 Partridge Place, Turners Hill Park, Turners Hill, Crawley, RH10 4TT		
Risk summary:	Based on the modelled depth mapping, the maximum flood depths at the site are restricted to the northern boundary (0.15m). The dwelling itself is outside of the flood depth and extent mapping. Based on the modelling undertaken, it would take approximately 1hr 30mins for the water to arrive at the site. A dry evacuation route is provided. <u>Given that the dwelling on site is outside the breach extents, prior evacuation is not considered required upon receipt of a notification of a breach.</u> However, a dry evacuation route has been identified should the occupant seek to leave.		
Preparedness:	Recommended evacuation route:		
- 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	 Refuge is available on site. If flooding has already occurred, dry access/egress should be possible away from the flood extent. IN AN EMERGENCY, CALL 999.		
Notification of breach actions:			
Text/Phone Call inforaming of a rapid drop in water level at the lakes. The dwelling itself is outside of the flood depth and extent mapping. Therefore, evacuation may not be necessary and safe refuge is provided on site within the dwelling. If the occupant wishes to evacuate then, the fastest, safest route out of the area, that is least affected by floodwater, is to travel generally in a south direction from the site. The route travels along the Woodpecker Way and then Siskin Avenue, and remains dry throughout the whole breach event, meaning dry access/egress is considered to be achievable. The evacuation route meets East Street which provides connections to the wider area away from the flood extent.			
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.			
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:	