

# Flood Risk Assessment

Furnace Lakes, Guildford Road, Slinfold

| Date         | Prepared For              | Reference |
|--------------|---------------------------|-----------|
| January 2026 | Shepherds Huts Sussex Ltd | 73556     |



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## Contract

GeoSon Limited were instructed by Kate Sampson of Shepherds Huts Sussex Ltd by an email dated 10<sup>th</sup> January 2026 to undertake a Site Specific Flood Risk Assessment to support a proposed planning application for development at Furnace Lakes, Guildford Road, Slinfold, West Sussex.

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| <b>Project</b>       | Flood Risk Assessment for Planning                                                 |
| <b>Prepared For</b>  | Shepherds Huts Sussex Ltd                                                          |
| <b>Location</b>      | Furnace Lakes, Guildford Road, Slinfold RH13 0QZ                                   |
| <b>Application</b>   | Construction of three holiday lodges with associated parking and amenities         |
| <b>Our Reference</b> | 73556                                                                              |
| <b>Version</b>       | 1.0                                                                                |
| <b>Issue Date</b>    | 23/01/2026                                                                         |
| <b>Issued To</b>     | Kate Sampson (Shepherds Huts Sussex Ltd) and Clare Bartlett (Batcheller Monkhouse) |
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## Purpose

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## Introduction

### Context

GeoSon Limited have been instructed by Shepherds Huts Sussex Ltd to undertake a Site Specific Flood Risk Assessment (FRA) to support a proposed planning application for development at Furnace Lakes, Guildford Road, Slinfold, West Sussex.

This FRA has been undertaken in accordance with the revised National Planning Policy Framework (NPPF) December 2024 and the associated Planning Practice Guidance (PPG).

The level of flood risk to and from the site has been determined using third party information including Environment Agency flood data, national government mapping, LiDAR topography data and Local Authority documentation.

### National FRA Requirements

In accordance with the National Planning Policy Framework (NPPF), a Flood Risk Assessment is required to accompany a planning application when a development site is:

- located within flood zones 2 or 3 (including minor development and change of use)
- more than 1 hectare (ha) in size
- less than 1 ha in flood zone 1 however includes a change of use in development type to a more vulnerable class (for example from commercial to residential) which could be affected by sources of flooding other than rivers and the sea
- located within an area which has been identified to have critical drainage problems by the Environment Agency

The site is located on the edge of Flood Zone 2 and 3 on the Environment Agency's Flood Map for Planning. As such, in accordance with NPPF guidance the applicant is required to submit a Flood Risk Assessment with any planning application for the site.

The Flood Risk Assessment is required to consider the proposed use of the site and assess the potential flood risk posed to the intended development from multiple sources of flooding including rivers, sea, surface water, groundwater, reservoir failure, sewer surcharge and any other artificial sources.

The Flood Risk Assessment will assess the risk posed from all potential sources of flooding so that site users and third-party land will be safe now and for the expected lifetime of the development, taking climate change into account.

### Objectives

The objectives of this document are to determine:

- Whether the site is at significant risk of flooding from any source currently or in the future, taking climate change into account
- Whether the development will increase flood risk elsewhere

If the site is identified to be at risk of flooding from any source this FRA will:

- Outline appropriate mitigation measures, compliant with NPPF and PPG, which would be suitable to incorporate within the proposed development to alleviate flood risk on and off site
- Determine whether safe ingress and egress can be achieved and maintained for the lifetime of the development

## Site Details

### Site Description

The proposed application site is located at Furnace Lakes, Guildford Road, Slinfold RH13 0QZ.

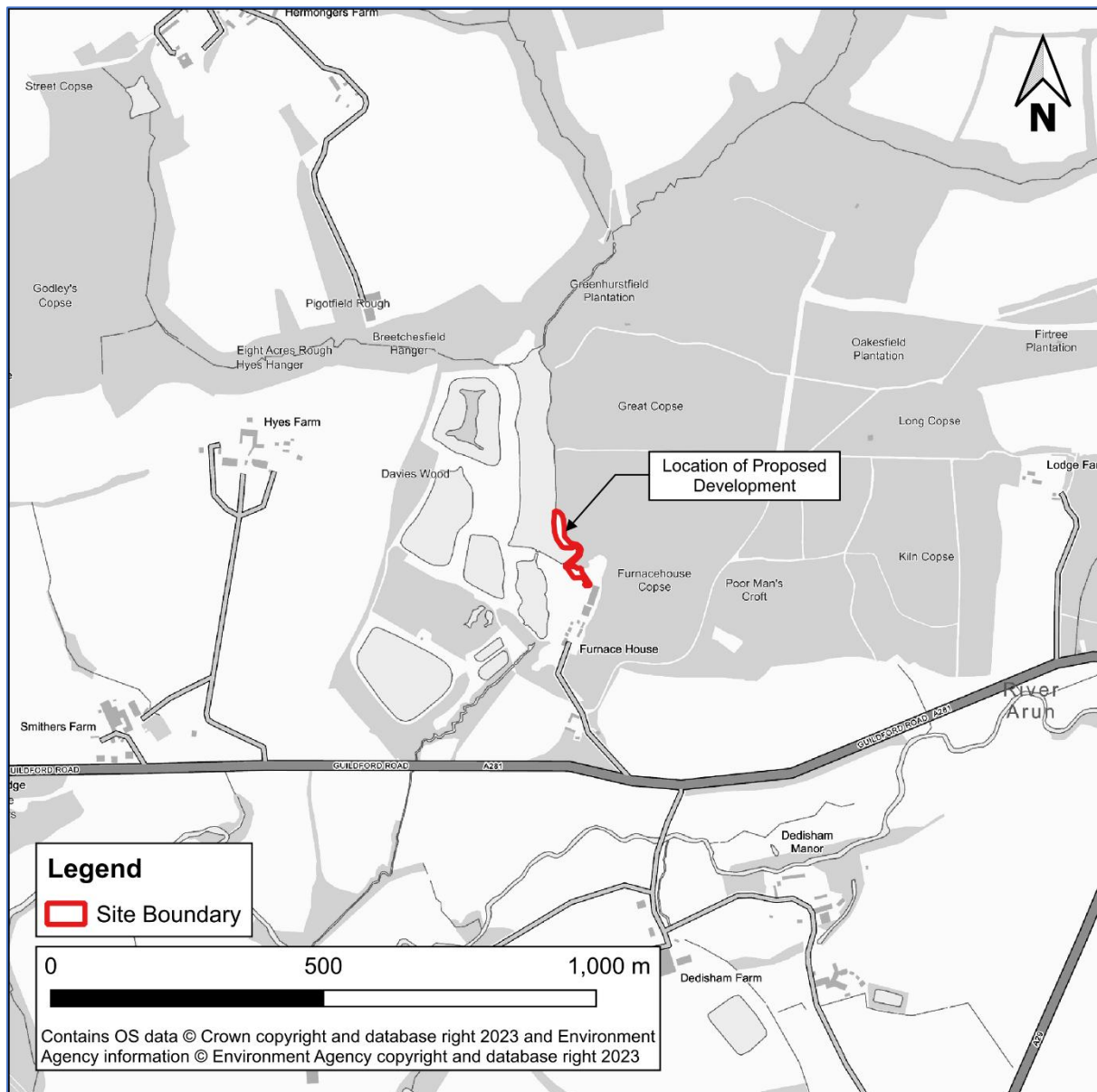
The site is approximately 2000m<sup>2</sup> in size and is located to the south east of Furnace Lake. The area was previously occupied by fishing swims and a path leading south to the car park and site facilities.

The site is accessed via an unnamed road, south of the application boundary, located off the A281 (Guildford Road).

Having reviewed aerial imagery, the surrounding area is primarily characterised by lakes, agricultural land and woodland.

|                                   |                                                  |
|-----------------------------------|--------------------------------------------------|
| <b>Site Address</b>               | Furnace Lakes, Guildford Road, Slinfold RH13 0QZ |
| <b>Current Use</b>                | Fishing Swims                                    |
| <b>Proposed Use</b>               | Holiday Lodges                                   |
| <b>OS NGR</b>                     | TQ 10701 33488                                   |
| <b>County</b>                     | West Sussex                                      |
| <b>Local Planning Authority</b>   | Horsham District Council                         |
| <b>Lead Local Flood Authority</b> | West Sussex County Council                       |

***Table 1: Site Details***



**Figure 1: Site Location**

## Topography

Topographic LiDAR data has been obtained from the Environment Agency to assess the ground elevation profile across the site and within the wider area.

Light Detection and Ranging (LiDAR) is an airborne remote sensing technique, which accurately measures the height of the terrain and surface objects on the ground through the use of a laser, scanner and GPS receiver. The mapping technique measures the distance between the aircraft and the ground to generate precise, three-dimensional information of the terrain and surface objects. Hundreds of thousands of measurements per second are made of the ground, allowing highly detailed surface and terrain models to be generated at different spatial resolutions ranging between 25cm and 2.0 metres.

The LiDAR dataset can be supplied in two forms by the EA:

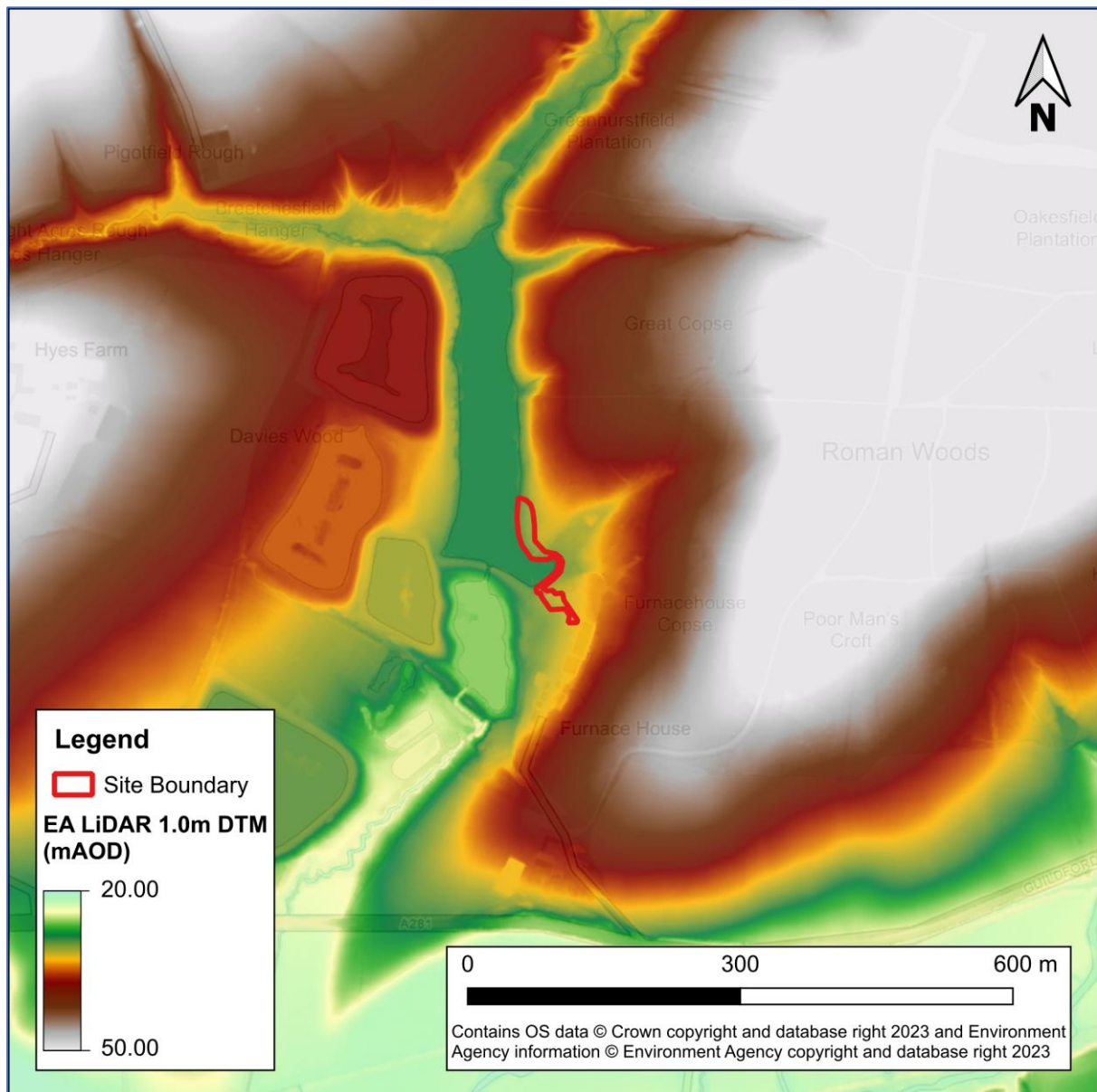
1. As a Digital Surface Model (DSM), which includes surface objects, such as vehicles, buildings and vegetation, as well as the terrain surface. Or;
2. As a Digital Terrain Model (DTM) produced by removing surface objects such as buildings from the Digital Surface Model through application of bespoke algorithms and manual filtering techniques.

For the purposes of this study the 1.0m resolution Digital Terrain Model has been used.

Environment Agency 1.0m LiDAR data indicates that the site is situated on the side of a hill with land sloping in a westerly direction towards Furnace Lake and Furnace Pond (refer to Figure 2).

According to EA LiDAR data ground levels within the red outline application boundary have a 3.10m elevation range from 29.30mAOD in the west, associated with land adjacent to the lake, to 32.40mAOD in the south east, associated with the site access.

Land adjacent to the section Furnace Lake, where the huts are proposed to be located, is shown to have a 0.50m elevation range from approximately 30.00mAOD to 30.50mAOD.

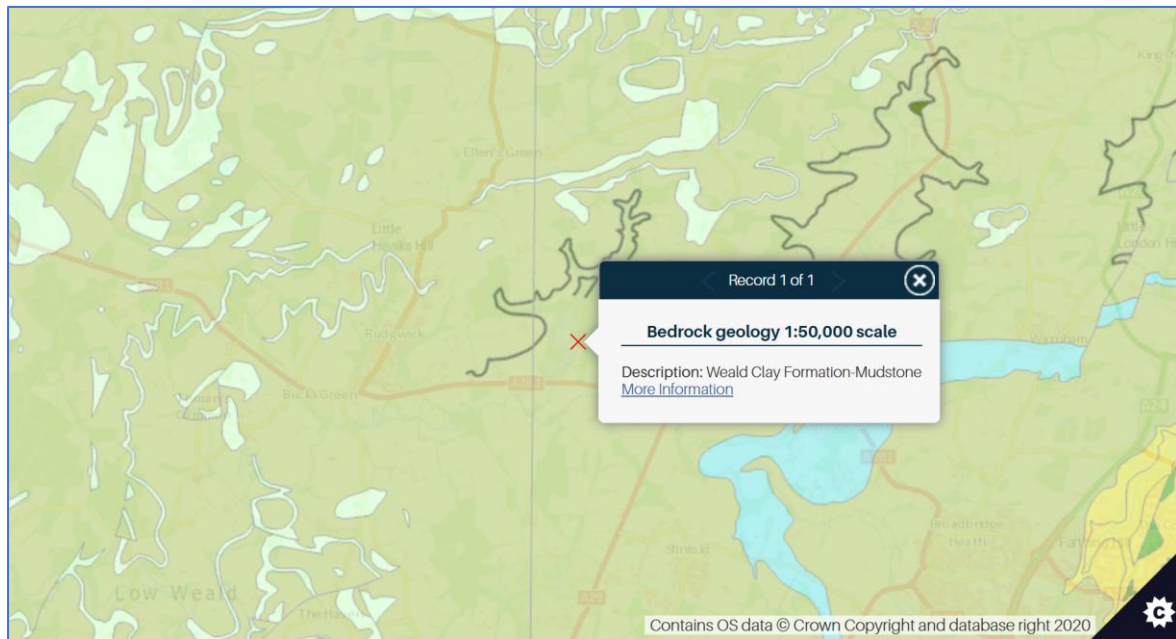


**Figure 2: Topography of the Surrounding Area**

## Geology and Hydrogeology

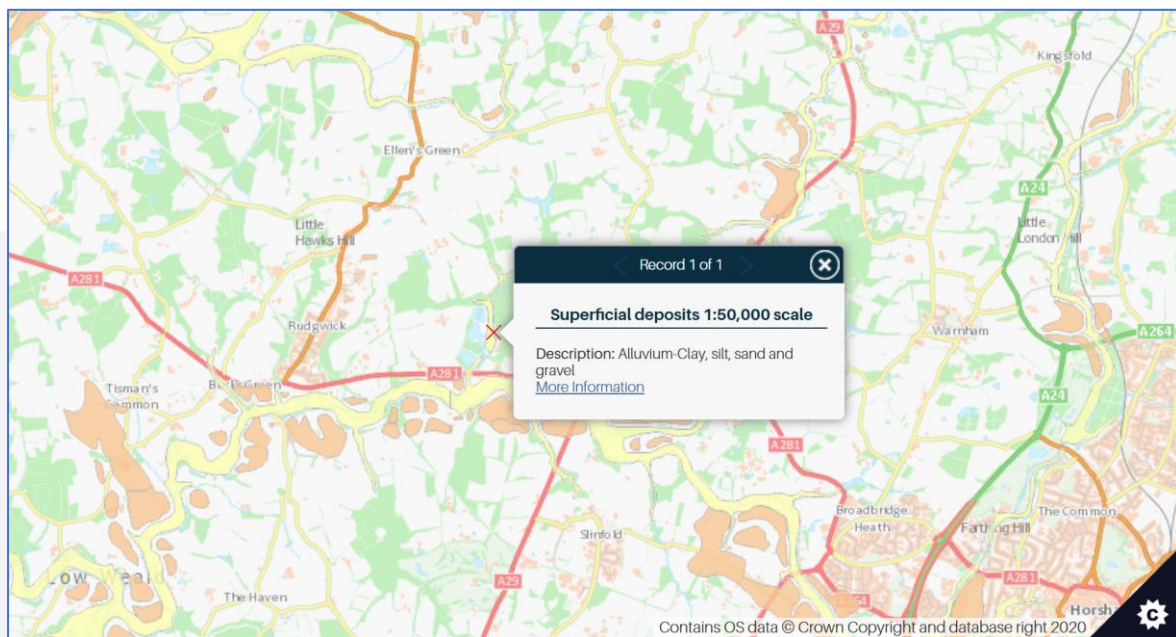
Review of online British Geological Survey (BGS) records indicate that the site is located upon Weald Clay Formation (Mudstone) bedrock. This geological strata was formed between the Hauterivian Age and Barremian Age some 121.4 to 132.6 million years ago.

Records state that Weald Clay Formation is typically characterised by *Dark grey thinly-bedded mudstones (shales) and mudstones with subordinate siltstones, fine- to medium-grained sandstones, including calcareous sandstone (e.g. Horsham Stone Member), shelly limestones (the so called "Paludina Limestones") and clay ironstones.*



**Figure 3: Bedrock Geology Map (Source: British Geological Survey)**

According to BGS data the site is also underlain by Tidal flat superficial deposits comprising of Clay and Silt.



**Figure 4: Superficial Deposit Geology Map (Source: British Geological Survey)**

Review of Landis Soilscales online viewer suggests that the site is located within an area where the soils are classified as 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'.

DEFRA 'Magic Maps' indicate that there are no groundwater Source Protection Zones beneath the site. According to DEFRA 'Magic Maps' the closest Source Protection Zone to the development is located approximately 10km north of the application area and is classified as a Zone 3 – Total Catchment Zone.

## Nearby Watercourses

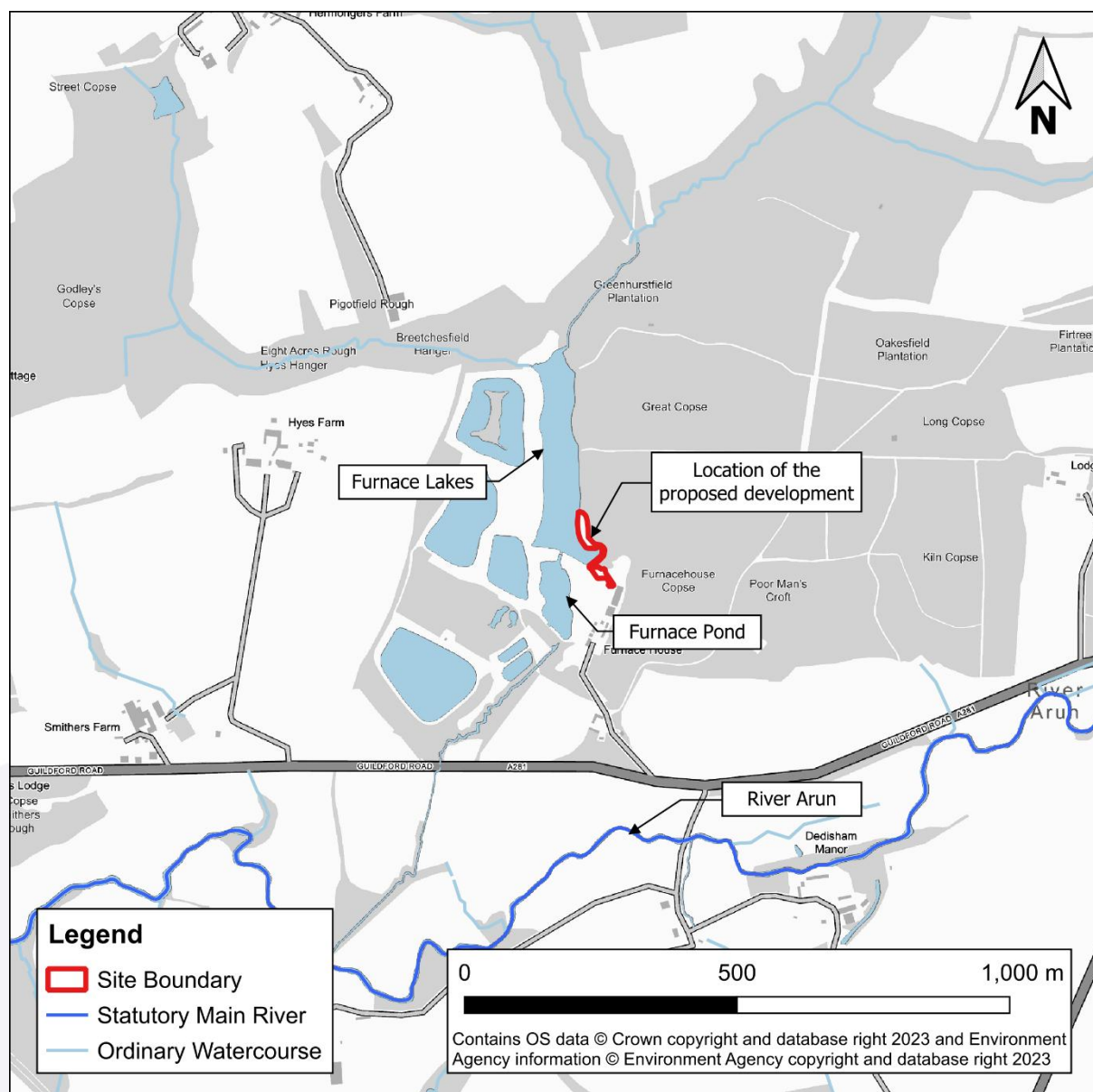
Review of aerial imagery indicates that Furnace Lake Fishery forms the western boundary of northern half of the application site.

In addition to the lakes associated with Furnace Lake Fishery, several other water features have been identified within a 1.0km radius of development including the River Arun situated approximately 520m south.

The River Arun is classified as a Main River and is therefore managed by the Environment Agency.

Several drainage ditches and ponds have also been identified within the wider area. These are classified as Ordinary Watercourses. Ordinary Watercourses within the vicinity of the development are managed by Lead Local Flood Authority (West Sussex County Council).

The watercourses nearest to the site are shown in Figure 5 (below).



**Figure 5: Watercourses Near the Site**

## Proposed Development

### Development Proposals

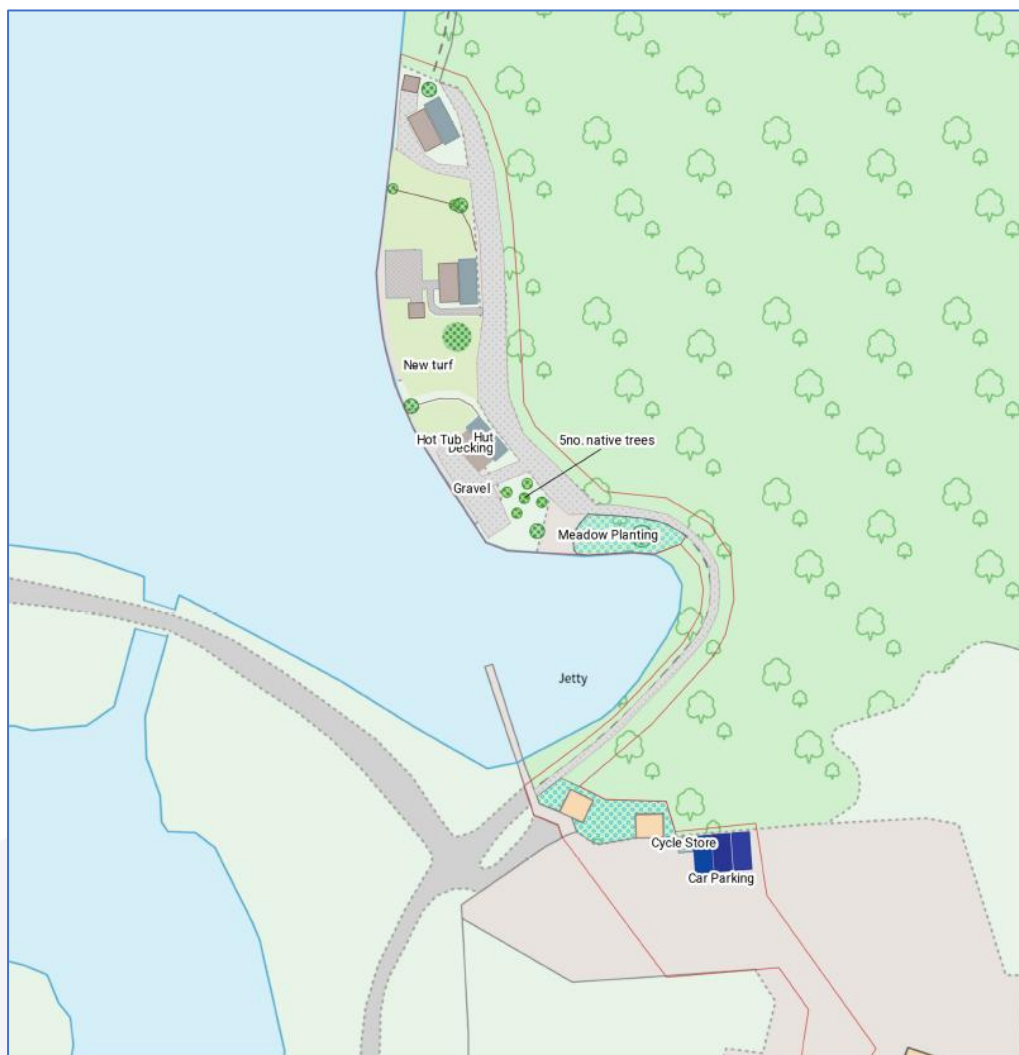
The proposed planning application relates to placement of three holiday lodges (shepherds huts) within the site curtilage along with associated parking and amenities.

Based on plans provided by the applicant all new parking areas and access tracks will be underlain by permeable gravel.

Additionally, as part of the proposals, the applicant intends to create several wildflower meadows; one located in the centre of the site between Furnace Lake and the access road and the other along the northern boundary of the car park.

The remainder of the site will be underlain by soft landscaping.

The proposed site layout plan is shown in Figure 6 and Appendix A.



**Figure 6: Proposed Layout Plan (Source: Batcheller Monkhouse)**

## Development Vulnerability Classification

The National Planning Policy Framework classifies land use type in terms of vulnerability to flooding. Annex 3 of the NPPF details the flood risk vulnerability classification for each land use type (refer below).

### Essential infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms.

### Highly vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

### More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill\* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

### Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill\* and hazardous waste facilities).

- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

#### Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

**Table 2: Flood Risk Vulnerability Classification (Source: NPPF)**

The site is currently occupied by several fishing swims which are available for the public to use and camp on. Therefore, in terms of flood risk vulnerability the site is considered "More Vulnerable".

The application proposals relate to siting of three holiday lodges within the site curtilage. As such, according to NPPF guidance the proposed use will be classified as "More Vulnerable".

**In light of this, it is considered that the vulnerability of the site as a whole will not increase as a result of the development.**

## Sequential and Exception Test Guidance

In accordance with the National Planning Policy Framework, and associated Planning Practice Guidance, the Sequential and Exception Tests should be undertaken to determine the most appropriate location for a development and used to inform the proposed design layout.

The Sequential Test is designed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account.

The Exception Test is undertaken when development in a flood risk area cannot be avoided. The Exception Test comprises of two elements which need to be satisfied before a development can be permitted. It needs to be demonstrated that:

1. A development will provide wider sustainability benefits to the community that outweigh flood risk; and
2. A development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

| Flood Zones | Flood Risk Vulnerability Classification |                         |                         |                 |                  |
|-------------|-----------------------------------------|-------------------------|-------------------------|-----------------|------------------|
|             | Essential infrastructure                | Highly vulnerable       | More vulnerable         | Less vulnerable | Water compatible |
| Zone 1      | ✓                                       | ✓                       | ✓                       | ✓               | ✓                |
| Zone 2      | ✓                                       | Exception Test Required | ✓                       | ✓               | ✓                |
| Zone 3a     | Exception Test Required                 | X                       | Exception Test Required | ✓               | ✓                |
| Zone 3b     | Exception Test Required                 | X                       | X                       | X               | ✓                |

**Table 3: Flood risk vulnerability and flood zone 'incompatibility' (Source: PPG)**

Given the nature of the proposals the development is considered 'More Vulnerable'.

According to Table 3 (above) 'More Vulnerable' development is considered suitable within Flood Zone 1, 2 and 3a (subject to undertaking the Exception Test).

## Assessment of Flood Risk

Flood risk is a combination of:

- the probability (likelihood or chance) of a flood event happening; and
- the potential consequences (impact) if an event were to occur.

In accordance with guidance set out in the Flood Risk and Coastal Change section of the PPG, areas at risk of flooding should be considered as those at risk of flooding from any source, now or in the future.

This study uses publicly available data (including EA flood maps and Local Authority documentation) to assess the potential flood risk posed to the intended development from multiple sources of flooding and the risk of flooding elsewhere, as a result of the proposals.

Where flood risks are identified this study outlines appropriate mitigation measures, compliant with NPPF and PPG, which would be suitable to incorporate within the proposed development to manage said flood risk(s).

## Document Review

The following Local Authority documents have been reviewed as part of this study:

- Horsham District Council Strategic Flood Risk Assessment (2007)
- Horsham District Council Strategic Flood Risk Assessment Revision (2010)
- Horsham District Council Strategic Flood Risk Assessment (2020)
- Horsham District Council Level 1 Strategic Flood Risk Assessment Update (2024)
- West Sussex Preliminary Flood Risk Assessment (2011)
- West Sussex County Council Local Flood Risk Management Strategy (2025)
- West Sussex County Council S19 Flood Investigations (2012)
- Horsham District Council Local Plan

## Historical Flooding

Review of Horsham District Council's flood risk documentation along with the Environment Agency's Recorded Flood Outline and Historic Flood Map datasets indicates that the site and the immediate surrounding area have not been subject to historical flooding.

Horsham District Council's Strategic Flood Risk Assessment (2024) includes a map which shows the known locations of reported flood incidents throughout the catchment. According to the SFRA map, the closest recorded flood incidents to the site occurred in 2016 and 2022. The 2016 event appears to relate to flooding within the vicinity of Hayes Lane, Slinfold (located some 3.0km south east of the application area). The 2022 event relates to a reported flood incident in Rudgwick some 2.3km west of the development.

A Section 19 Flood Investigation Report was produced by West Sussex County Council in response to a storm event which occurred in June 2012. The Flood Investigation Report outlines the areas where properties were affected by flooding. Review of the Section 19 Investigation shows that the closest recorded flood incident during the 2012 storm was reported along Billingham Road, Broadbridge Heath located approximately 4.0km south east of the application boundary.

## Fluvial (River)

### Environment Agency Flood Zones

The Environment Agency has created a set of Flood Zones which shows the risk of flooding from rivers and sea in England, for several return period events, ignoring the presence of defences. The Flood Zones are shown on the EA's Flood Map for Planning which forms the basis for assessing flood risk and development suitability under the National Planning Policy Framework.

| Flood Zone                               | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zone 1<br/>Low Probability</b>        | Land having a less than a 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Zone 2<br/>Medium Probability</b>     | Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of tidal flooding. (Land shown in light blue on the Flood Map)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Zone 3a<br/>High Probability</b>      | Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of tidal flooding. (Land shown in dark blue on the Flood Map)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Zone 3b<br/>Functional Floodplain</b> | <p>This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. The functional floodplain will normally comprise:</p> <ul style="list-style-type: none"> <li>• land having a 1 in 30 or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or</li> <li>• land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 1 in 1000 annual probability of flooding).</li> </ul> <p>Areas of functional floodplain should be identified by local planning authorities within Strategic Flood Risk Assessments, in agreement with the Environment Agency. (Note, Zone 3b is not separately distinguished from Zone 3a on the Flood Map).</p> |

**Table 4: Flood Zone Definitions (Source: Planning Practice Guidance)**

The Flood Map for Planning was updated on the 25<sup>th</sup> March 2025.

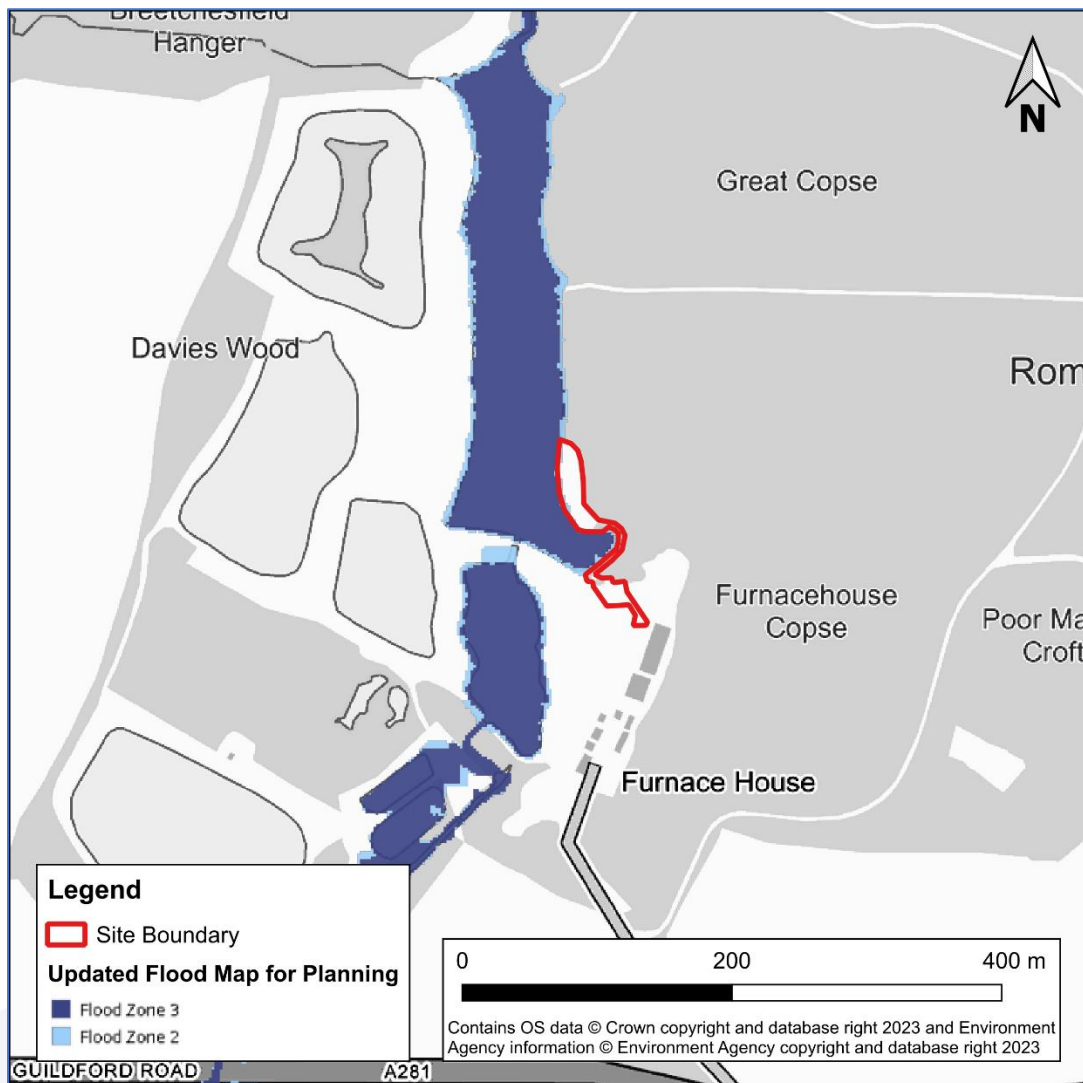
The updated Flood Map for Planning continues to show Flood Zones 1, 2 and 3 for the present day (ignoring the benefits of defences).

However, the Environment Agency's mapping tool now also displays the following information:

- Rivers and sea with defences for the present day and climate change scenarios
- Rivers and sea without defences for the present day and climate change scenarios
- Surface water flood extents for the present day

According to the Environment Agency's Flood Map for Planning (refer to Figure 7), given the location of the site (adjacent to Furnace Lake), the application area is located on the edge of Flood Zone 2 and 3. Flood Zone 2 and 3 are defined as follows:

- Flood Zone 2 - land which has between a 1 in 100 and 1 in 1000 annual probability of river flooding.
- Flood Zone 3 - land which has a 1 in 100 or greater annual probability of river flooding.



**Figure 7: Environment Agency Flood Map for Planning (Source: EA)**

## Environment Agency Product 4 Response

Considering that the site has been modelled on the edge of Flood Zone 2 and 3 on the EA's Flood Map for Planning a Product 4 enquiry has been raised with the Environment Agency to obtain detailed flood model information in the relation to the development.

The Environment Agency responded to the Product 4 request in December 2025 with the following:

*On reviewing the site, we have determined that we do not hold any suitable model data for use in a Flood Risk Assessment. Where new national modelling has been used recently to update the Flood Zones, flood level or depth information is not currently available to provide for use in Flood Risk Assessments – we are working towards making these outputs available as soon as possible.*

In light of the Environment Agency's comments, it is considered that no detailed modelling is currently available for the site.

## Flood Defences

According to the Environment Agency's AIMS dataset, the site is not afforded protection by any EA managed formal flood defences.

## Pluvial (Surface Water)

Pluvial flooding occurs as a result of excess overland flow and stormwater ponding. Surface water flooding can happen when water does not have time to soak into the underlying ground or cannot infiltrate at all, for instance because the ground is already fully saturated.

This mechanism of flooding can also arise when the volume of precipitation exceeds the capacity of the drainage system meaning that water is unable to drain away through the sewer network and instead flows overland.

Overland flow will follow the local topography and can therefore pose a risk to both the development and surrounding third party land.

The risk posed to the site from surface water flooding has been assessed using the new National Flood Risk Assessment (NaFRA) 'Risk of Flooding from Surface Water' dataset. The updated Risk of Flooding from Surface Water maps were published on the 28<sup>th</sup> January 2025 by the Environment Agency and were subsequently integrated into the Flood Map for Planning on 25<sup>th</sup> March 2025.

The revised mapping is considered to represent a significant improvement on previous iterations of the surface water flood maps, both in terms of method and representation of the risk of flooding.

The NaFRA dataset was created by combining the best available flood models (including locally produced detailed model information and national flood modelling) to generate the probability of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location.

Considerable improvements have been made when compared to the previous iterations of the RoFSW dataset including a more accurate representation of buildings within the model terrain to better capture the influence of built footprints on flow routes, the correction of misinterpretations in earlier surface water maps that wrongly suggested some buildings would remain dry, and a focus toward assessing flood risk to land rather than individual properties.

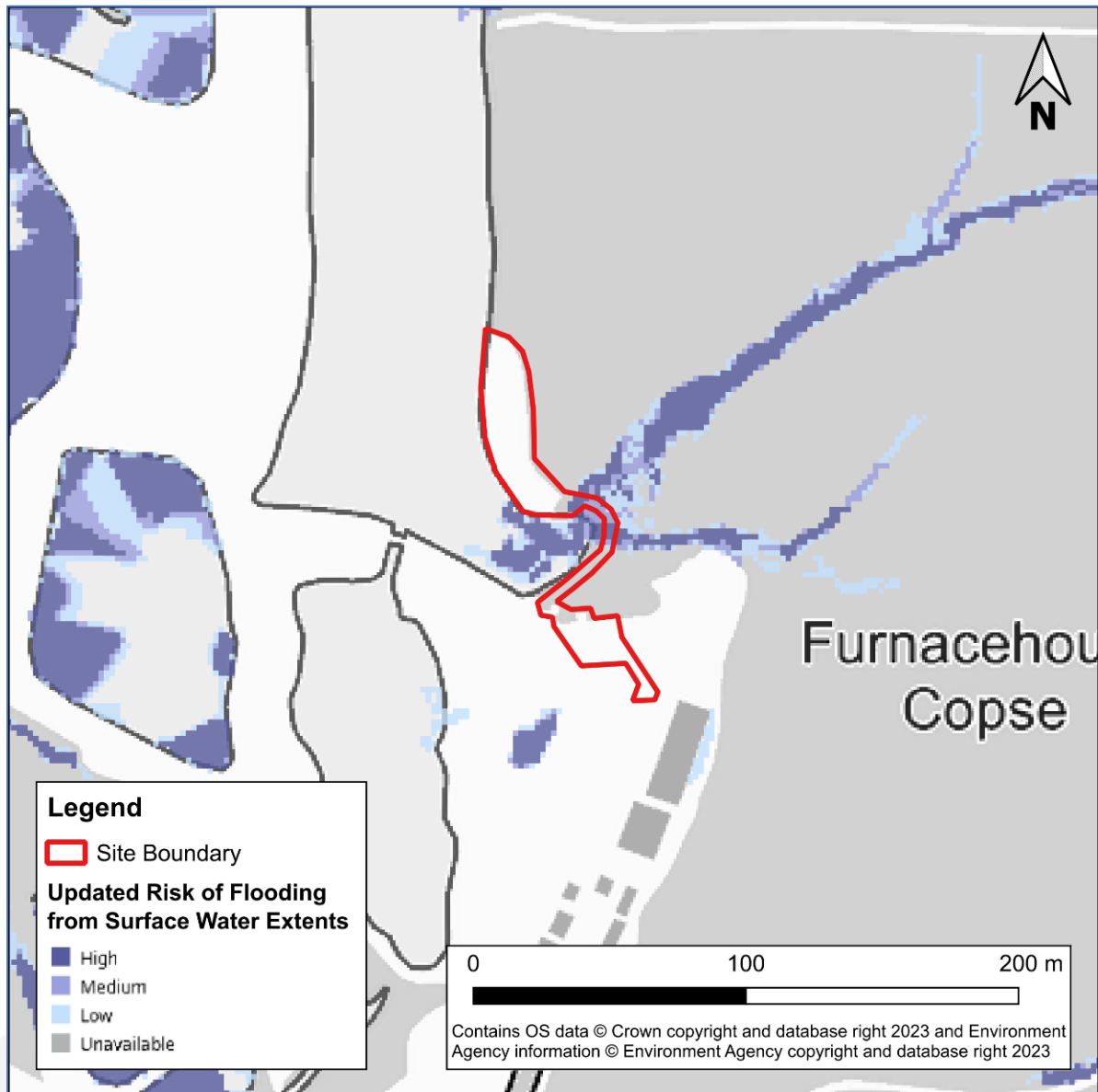
The new RoFSW dataset includes details of the annual chance of flooding to a specific depth. The dataset presents the likelihood (categorised as High, Medium or Low) of flooding to reach the following depth increments at a set location in any given year:

- 0.2m
- 0.3m
- 0.6m
- 0.9m
- 1.2m

Risk is displayed as one of the following likelihood categories:

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| <b>High</b>     | An area which has more than 3.3% chance of flooding each year      |
| <b>Medium</b>   | An area which has between 1% and 3.3% chance of flooding each year |
| <b>Low</b>      | An area which has between 0.1% and 1% chance of flooding each year |
| <b>Very Low</b> | An area which has less than a 0.1% chance of flooding each year    |

The 2025 RoFSW dataset includes modelled outputs for both the present day and climate change scenarios. The newly introduced climate change map shows the predicted impacts of climate change on future flood risk for the 2050's epoch (2040 – 2060) where the central allowances have been used to support short and medium-term decisions informed by the highest flood likelihood projections.



**Figure 8: Risk of Flooding from Surface Water Extents (Source: EA)**

The EA's Risk of Flooding from Surface Water data (Figure 8) shows that the majority of the site, including the proposed location of the three holiday lodges, is located within an area modelled to be at 'Very Low' risk of surface water flooding.

However, part of the site access is located within an area modelled to be at 'Low' to 'High' risk of surface water flooding.

Review of the surface water modelling shown on the Environment Agency's Long Term Flood Risk Map indicates that there is the following chance of flood water to reach the following depths along the site access in any given year:

| Depth             | Present Day     | 2050's epoch (2040 – 2060) |
|-------------------|-----------------|----------------------------|
| 20cm <sup>1</sup> | Very Low Chance | Low Chance                 |
| 30cm <sup>2</sup> | Very Low Chance | Very Low Chance            |
| 60cm <sup>3</sup> | Very Low Chance | Very Low Chance            |

Notes

1. At 20cm, flood water can get into some homes and buildings, especially if the property has a basement. At this level, water can also damage your car or cause a breakdown.
2. At 30cm, flood water can get into homes and buildings. Water at this level can also move a car, damage roads and cause major traffic disruption.
3. At 60cm, we expect flood water to get into homes and buildings. Water at this level can float most vehicles, including 4x4s.

*Flood protection measures are usually effective up to 60cm. You should not try and keep flood water out of buildings if it's over 90cm. Water at this level can cause collapse or permanent structural damage.*

No further information has been provided to suggest that the site has historically flooded as a result of surface water flows.

## Groundwater

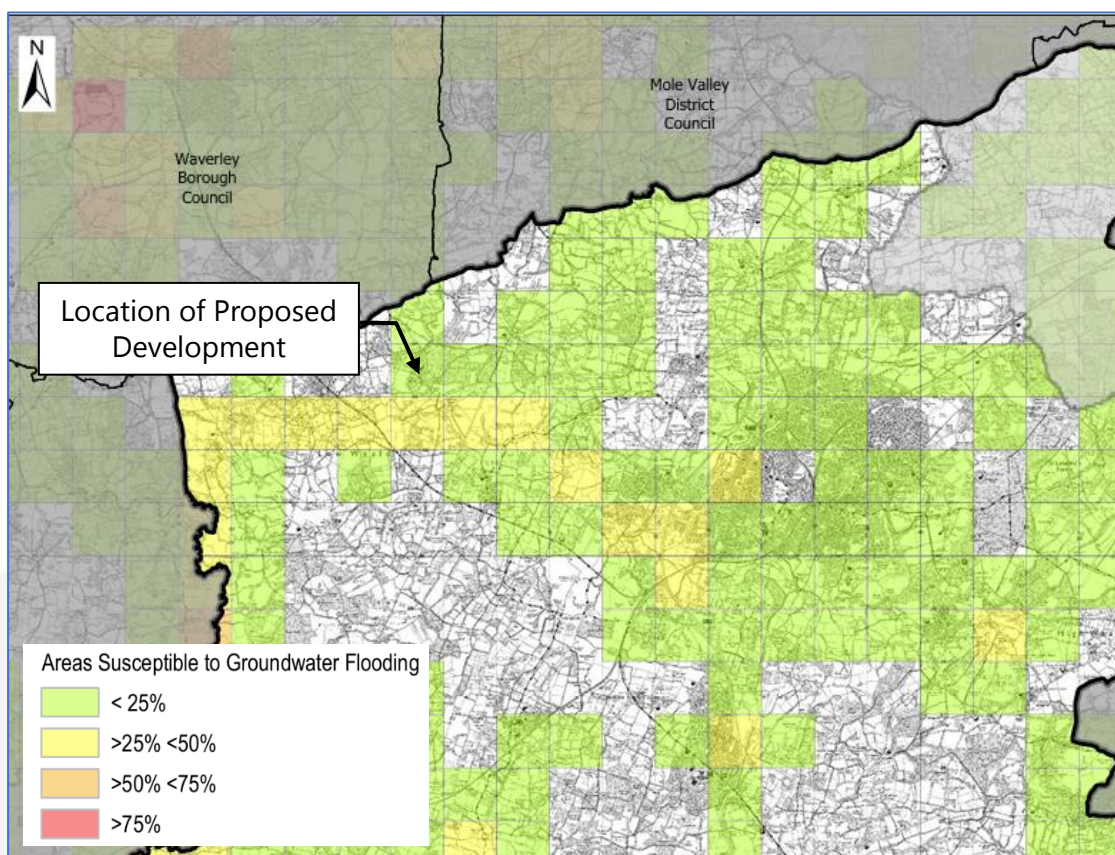
Groundwater flooding occurs when the water table rises up from the underlying rocks and emerges at the ground surface or within subsurface infrastructure (such as basements). Low lying areas that are underlain by permeable bedrock, superficial geology and aquifers are particularly susceptible to this form of flooding, especially during the winter months and after periods of heavy, sustained precipitation.

Unlike other mechanisms of flooding, groundwater flooding takes longer to dissipate as the water table needs to lower before any emerged flood water can soak back into the ground. As a result of this, whilst groundwater flooding does not pose a significant risk to life, flood waters can last for many months and can cause considerable damage to property.

Horsham District Council Level 1 Strategic Flood Risk Assessment (2020) uses the Environment Agency's Areas Susceptible to Groundwater Flooding (AStGWF) dataset to assess the risk of groundwater flooding across the catchment.

The AStGWF dataset gives an indication of the susceptibility of groundwater flooding throughout the district, based upon 1km grid squares where geological and hydro-geological conditions show that groundwater may emerge. It is important to note that the AStGWF dataset does not show the likelihood of groundwater flooding occurring and does not take account of the chance of flooding from groundwater rebound.

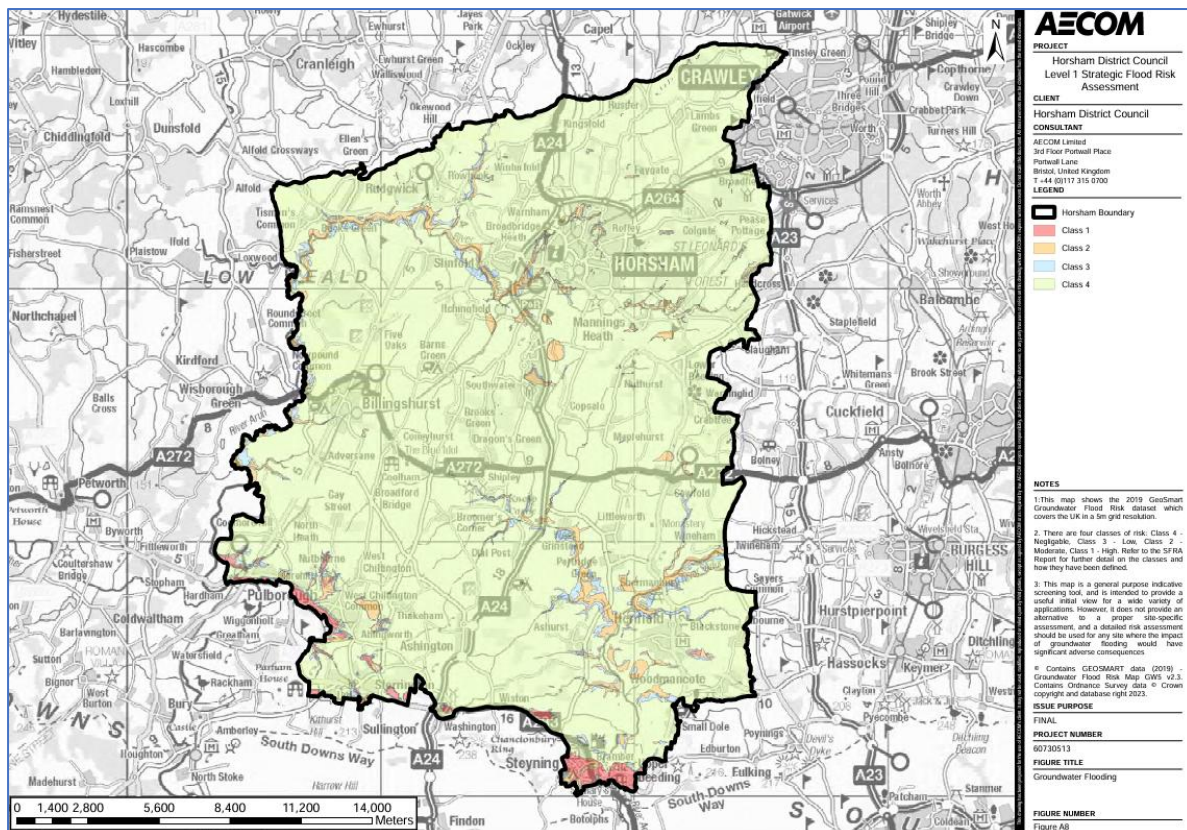
According to the map (refer to the extract shown in Figure 9) the site is located within a grid reference where <25% of the area is susceptible to groundwater flooding.



**Figure 9: Areas Susceptible to Groundwater Flooding (Source: HDC SFRA 2020)**

Additionally, in the absence of BGS Groundwater dataset, Horsham District Council's Level 1 SFRA Update (2024), uses the GeoSmart 2019 National Groundwater Flood Risk dataset to assess the risk of groundwater flooding on a 5m grid basis. Like other current groundwater flood maps used in the UK, the GeoSmart map shows areas of potential groundwater emergence.

According to the Groundwater Flooding map, the site is located within 'Class 4 – Negligible Risk'; defined as areas where any groundwater flooding incidence has a chance of less than 1% annual probability of occurrence.



**Figure 10: GeoSmart 2019 National Groundwater Flood Risk Dataset (Source: HDC SFRA update 2024)**

## Sewer Surcharge

Sewer flooding occurs when the volume of water entering a drainage system is greater than the capacity of the sewer network. It is often experienced during periods of heavy rainfall, when a large amount of precipitation falls within a short period of time, and overloads the sewer system capacity causing a surcharge and localised short-term flooding.

Sewer flooding can also occur when the sewerage system is unable to discharge as intended. This is frequently caused by problems such as high water levels within the receiving watercourse, blockages, siltation and structural defects.

Having reviewed Horsham District Council's Strategic Flood Risk Assessment and West Sussex County Council's flood risk documentation (including the Local Flood Risk Management Plan), RH13 (alongside RH12 and RH20) have been identified as postcodes with the highest recorded sewer flooding incidents.

Despite this, given the site's rural location and current usage it can be confidently assumed that the development is at very low risk of sewer surcharge flooding.

## Reservoir

Reservoirs are artificially created lakes, typically formed by building a dam across an existing watercourse to hold water back. Whilst unlikely, flooding from reservoirs can occur as a result of water exceeding the reservoir capacity or structural failure of the dam or bank.

All large reservoirs are regulated under the Reservoirs Act 1975 and undergo regular maintenance to minimise the possibility of reservoir failure. This legislation is enforced by the Environment Agency and requires reservoirs to be routinely inspected and maintained to an appropriate standard. As an enforcement authority the Environment Agency is responsible for some 2,000 reservoirs in England and Wales.

The Environment Agency have produced a flood map which shows where water may go in the unlikely event of a dam or reservoir failure. Two flooding scenarios are shown on the reservoir flood maps:

- A 'dry-day' scenario which shows the predicted flood extents if a dam or reservoir failed when rivers are at normal levels
- A 'wet-day' scenario which shows how much greater the flood extent might be if a downstream river is already experiencing an extreme flood event

Review of the Environment Agency's Risk of Flooding from Reservoirs map indicates that the site is not located within the 'maximum extent of flooding from reservoirs'. As such, the application area is not considered to be susceptible to reservoir failure.

## Other Sources

No canals or other artificial infrastructure have been identified within the surrounding area which could pose a risk of flooding to the development.

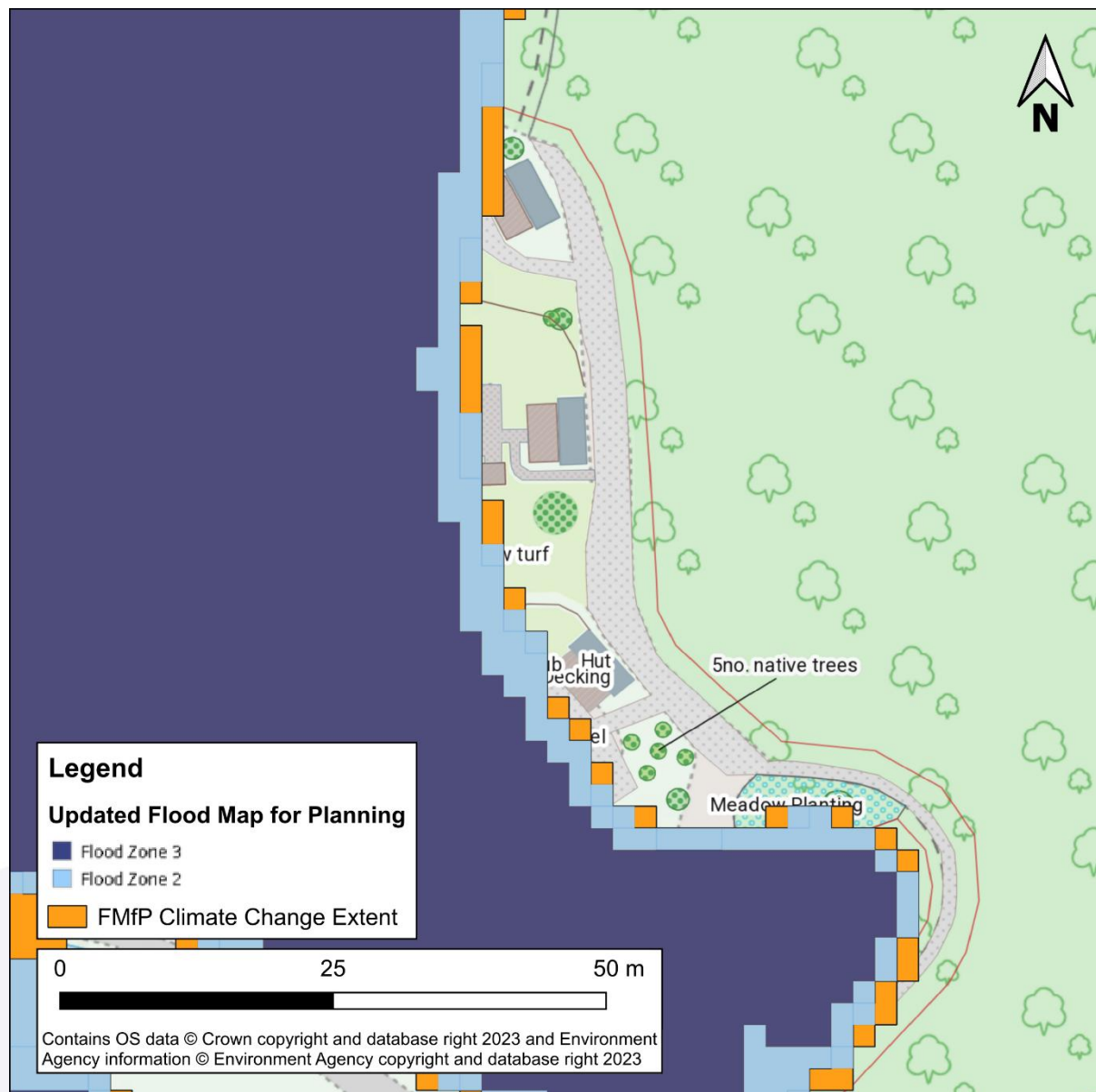
## Flood Risk Management

### Development Design

The proposed planning application relates to placement of three holiday lodges (shepherds huts) within the site curtilage along with associated parking and amenities.

Whilst detailed fluvial flood modelling is not available for the site, the three shepherds huts will be situated outside of the Flood Zone 2, Flood Zone 3 and the new Climate Change extents shown on the updated Flood Map for Planning. Refer to Figure 11, below.

Despite this, it is recommended that, if possible, the accommodation is set back at least 5.0m away from the lake edge.



**Figure 11: Proposed Site Layout Plan with Flood Map for Planning Extents Overlaid**

The accommodation will comprise of three shepherds huts raised above the existing ground level on wheels. No new built footprint or impermeable surfacing will be created as part of the development proposals.

Based on the photographs shown within the Design and Access Statement, the Finished Floor Level of the shepherds huts will be elevated at least 600mm above the surrounding external ground levels.

As a precautionary measure, it is recommended that the shepherds huts are anchored into the ground to stop any movement.

The applicant intends to construct any new tracks and car park areas out of gravel rather than tarmac or block paving.

Construction of the new tracks and car parking with permeable materials such as MOT Type 3 (reduced fines aggregate) with a geogrid will enable surface water runoff to infiltrate into the ground as existing or run off at or below the greenfield runoff rate.

This building technique will mitigate the impact of the development on the permeability of the underlying soils and will lead to a negligible change in the surface water runoff regime when compared to the existing situation.

It is recommended that the car parking areas and tracks are designed to slope away from the shepherds huts, where possible. This will help mitigate against overland flows being directed towards the holiday accommodation during storm events and will reduce the risk of stormwater ponding at threshold entry points.

### **Surface Water Flood Risk Mitigation**

The main area of the site, where the three holiday lodges will be positioned, is located within an area modelled to be at 'Very Low' risk of surface water flooding.

Whilst part of the access road is shown to be at risk of surface water flooding, review of the Environment Agency's Long Term Flood Risk Map indicates that there is a 'Very Low' (less than 0.1% each year) chance of flood water reaching 20cm during the present day epoch and a 'Low' (between 0.1% and 1% each year) chance of flood water reaching 20cm during 2050s epoch.

The new access track will be constructed out of permeable materials. As such, the proposals as they currently stand will not increase the risk of surface water flooding at the site.

### **Groundwater Flood Risk Mitigation**

The applicant intends to construct the new parking and tracks out of permeable materials. It is recommended that the new surfacing is constructed with a geogrid or a membrane is laid under the surface layer to minimise the sinking of material into the underlying soils.

Additionally, the three shepherds huts will be elevated approximately 600mm above the existing ground level on wheels. Therefore, the holiday accommodation will be raised at least 600mm above the surrounding external ground levels.

Furthermore, the plans show that the surfacing beneath the shepherds huts will remain as is.

Therefore, given the construction methods outlined within the application proposals, the impact of the development on the underlying groundwater regime is considered to be minimal.

## Flood Warnings and Alerts

Whilst the application site is not located within an EA Flood Warning or Alert area, land south of Furnace Lakes (on the opposite side of Guildford Road) does have an associated Flood Alert and Warning service.

Therefore it is recommended that future owners of the development and senior staff sign up to the Environment Agency's free Targeted Flood Warning Service at <https://www.gov.uk/sign-up-for-flood-warnings>.

| Flood Alert                                                                                                                                                                           | Flood Warning                                                                                                                                                                                                      | Severe Flood Warning                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                      |                                                                                                                                   |                                                                                                 |
| <b>Flooding is possible.<br/>Be prepared</b>                                                                                                                                          | <b>Flooding is expected.<br/>Immediate action required</b>                                                                                                                                                         | <b>Severe flooding.<br/>Danger to life.</b>                                                                                                                                        |
| <ul style="list-style-type: none"> <li>• Be prepared to act on your Flood Plan.</li> <li>• Prepare a flood kit.</li> <li>• Monitor local water levels and flood forecasts.</li> </ul> | <ul style="list-style-type: none"> <li>• Move people, pets, valuables and vehicles to a safe place.</li> <li>• Turn off utilities if safe to do so.</li> <li>• Put flood protection equipment in place.</li> </ul> | <ul style="list-style-type: none"> <li>• Stay in a safe place with means of escape.</li> <li>• Be ready to evacuate.</li> <li>• Co-operate with the emergency services.</li> </ul> |

**Table 5: EA Flood Warnings and Flood Alerts**

Should a flood alert be issued it is recommended that the site owners and senior staff monitor the situation and advise guests where appropriate.

In particular, access to the site via Guildford Road should be closely monitored as this road runs alongside the River Arun and may be flooded during a storm event.

Future site owners and staff should also be advised to monitor weather forecasts by signing up to the Met Office weather warnings.

Adopting a precautionary approach, if not already in place, it is recommended that the applicant develops a Flood Warning and Evacuation Plan in accordance with the Environment Agency's Flood Plan template (refer to Appendix C).

Whilst considered unlikely, should surface water or river flooding occur within the application area it is recommended that the site is closed until the flood waters recede.

In this instance, staff managing the site should advise guests that the lodges cannot be made available until flood inundation has passed. Any bookings should be cancelled for the period where flooding may occur.

In the event that guests have already checked in and subsequent flooding has occurred, staff will make arrangements for alternative accommodation at campsites or hotels in the surrounding area.

The Flood Warning and Evacuation Plan should be provided to staff managing the property. Additionally, a copy of the Flood Warning and Evacuation Plan should be made available to guests (eg. via the website or as part of the booking confirmation package) and should be clearly displayed within each lodge.

The plan should tell staff and guests what to do and where to go if there is a flood.

A map of the site should show individuals where to switch off gas and electricity, the safe evacuation route, key assembly points and the location of a crisis centre.

## Safe Access and Egress

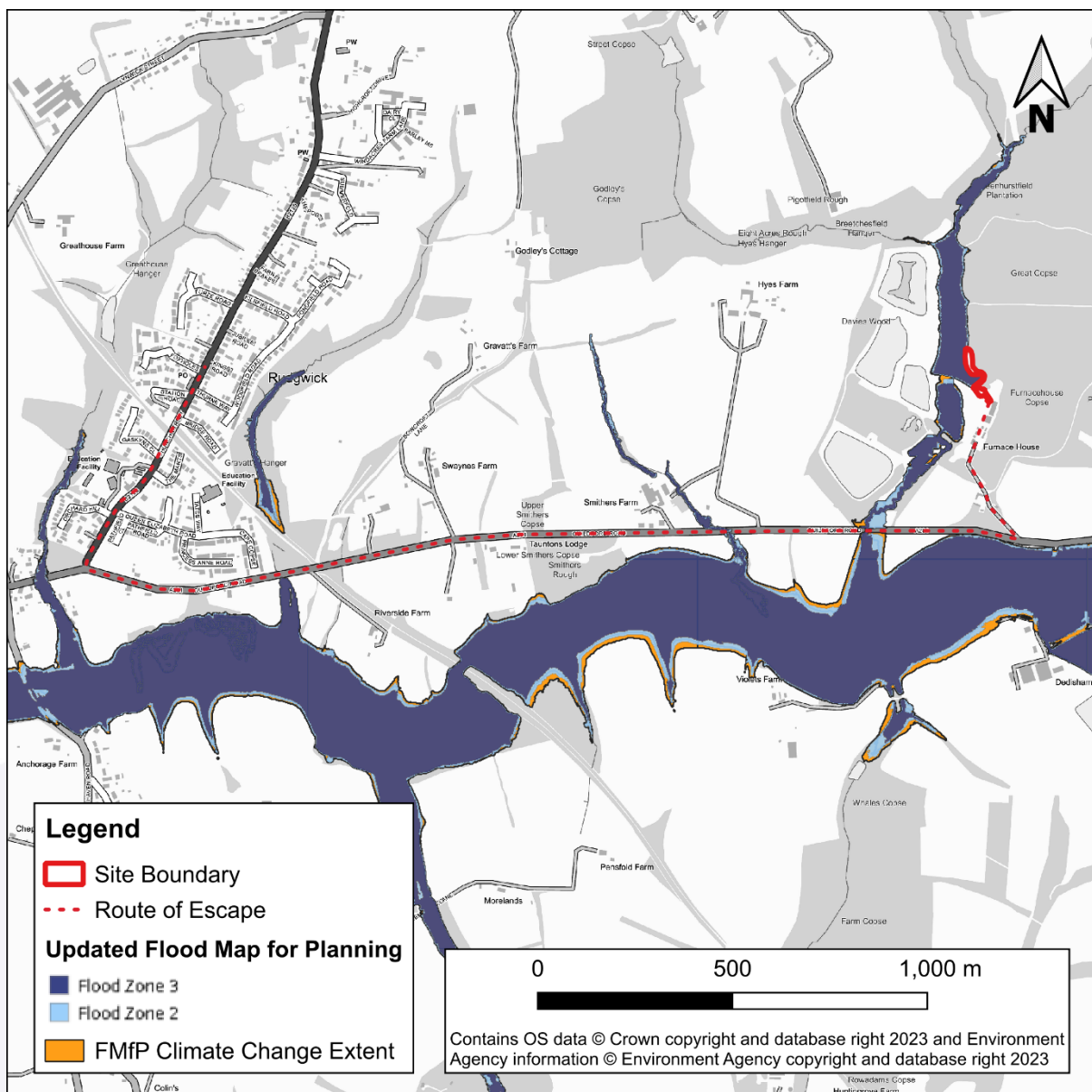
The NPPF requires all new residential developments in areas at risk of flooding to demonstrate a route of safe escape for residents and site users which can be maintained for the lifetime of the development.

In the event of a severe flood warning, access and egress to and from the site can be provided via the site access road to the south of the site. It is recommended that future site users travel west along Guidford Road before heading north along Church Street.

The route shown in Figure 12 provides the shortest route to an area entirely outside of all flood zone extents.

It also leads to a position which is not located on a 'dry island' enabling access to the wider area.

It is recommended that future site users are made aware of the safe access and egress routes.



**Figure 12: Route of Safe Access and Egress**

## Conclusions and Recommendations

### Conclusions

GeoSon Limited have been instructed by Shepherds Huts Sussex Ltd to undertake a Site Specific Flood Risk Assessment (FRA) to support a proposed planning application for development at Furnace Lakes, Guildford Road, Slinfold, West Sussex.

This FRA has been undertaken in accordance with the revised National Planning Policy Framework (NPPF) December 2024 and the associated Planning Practice Guidance (PPG).

The proposed application site is located at Furnace Lakes, Guildford Road, Slinfold RH13 0QZ. The site is approximately 2000m<sup>2</sup> in size and is located to the south east of Furnace Lake. The area was previously occupied by fishing swims and a path leading south to the car park and site facilities.

The proposed planning application relates to placement of three holiday lodges (shepherds huts) within the site curtilage along with associated parking and amenities. Based on plans provided by the applicant all new parking areas and access tracks will be underlain by permeable gravel.

The site is currently occupied by several fishing swims which are available for the public to use and camp on. Therefore, in terms of flood risk vulnerability the site is considered "More Vulnerable". The application proposals relate to siting of three holiday lodges within the site curtilage. As such, according to NPPF guidance the site will remain classified as "More Vulnerable", post development.

Review of Local Authority documentation along with the Environment Agency's Historic Flood Map and an internet search shows that whilst several flood events have been reported in the wider area there is no information to suggest that the site itself has ever been impacted by historical flooding.

According to the Environment Agency's Flood Map for Planning, given the location of the site (adjacent to Furnace Lake), the application area is located on the edge of Flood Zone 2 and 3.

Considering that the site has been modelled on the edge of Flood Zone 2 and 3 on the EA's Flood Map for Planning a Product 4 enquiry has been raised with the Environment Agency to obtain detailed flood model information in the relation to the development.

The Environment Agency responded to the Product 4 request in December 2025 with the following:

*On reviewing the site, we have determined that we do not hold any suitable model data for use in a Flood Risk Assessment. Where new national modelling has been used recently to update the Flood Zones, flood level or depth information is not currently available to provide for use in Flood Risk Assessments – we are working towards making these outputs available as soon as possible.*

In light of the Environment Agency's comments, it is considered that no detailed modelling is currently available for the site.

The EA's Risk of Flooding from Surface Water data shows that the majority of the site, including the proposed location of the three holiday lodges, is located within an area modelled to be at 'Very Low' risk of surface water flooding. However, part of the site access is located within an area modelled to be at 'Low' to 'High' risk of surface water flooding.

Whilst part of the access road is shown to be at risk of surface water flooding, review of the Environment Agency's Long Term Flood Risk Map indicates that there is a 'Very Low' (less than 0.1% each year) chance of flood water reaching 20cm during the present day epoch and a 'Low' (between 0.1% and 1% each year) chance of flood water reaching 20cm during 2050s epoch.

Horsham District Council Level 1 Strategic Flood Risk Assessment (2020) uses the Environment Agency's Areas Susceptible to Groundwater Flooding (AStGWF) dataset to assess the risk of groundwater flooding across the catchment. According to the map the site is located within a grid reference where <25% of the area is susceptible to groundwater flooding.

Additionally, Horsham District Council's Level 1 SFRA Update (2024), uses the GeoSmart 2019 National Groundwater Flood Risk dataset to assess the risk of groundwater flooding on a 5m grid basis. According to the Groundwater Flooding map, the site is located within 'Class 4 – Negligible Risk'; defined as areas where any groundwater flooding incidence has a chance of less than 1% annual probability of occurrence.

Given the site's rural location and current usage, it can be confidently assumed that the development is at very low risk of sewer surcharge flooding.

Review of the Environment Agency's Risk of Flooding from Reservoirs map indicates that the site is not located within the 'maximum extent of flooding from reservoirs'. As such, the application area is not considered to be susceptible to reservoir failure.

No canals or other artificial infrastructure have been identified within the surrounding area which could pose a risk of flooding to the development.

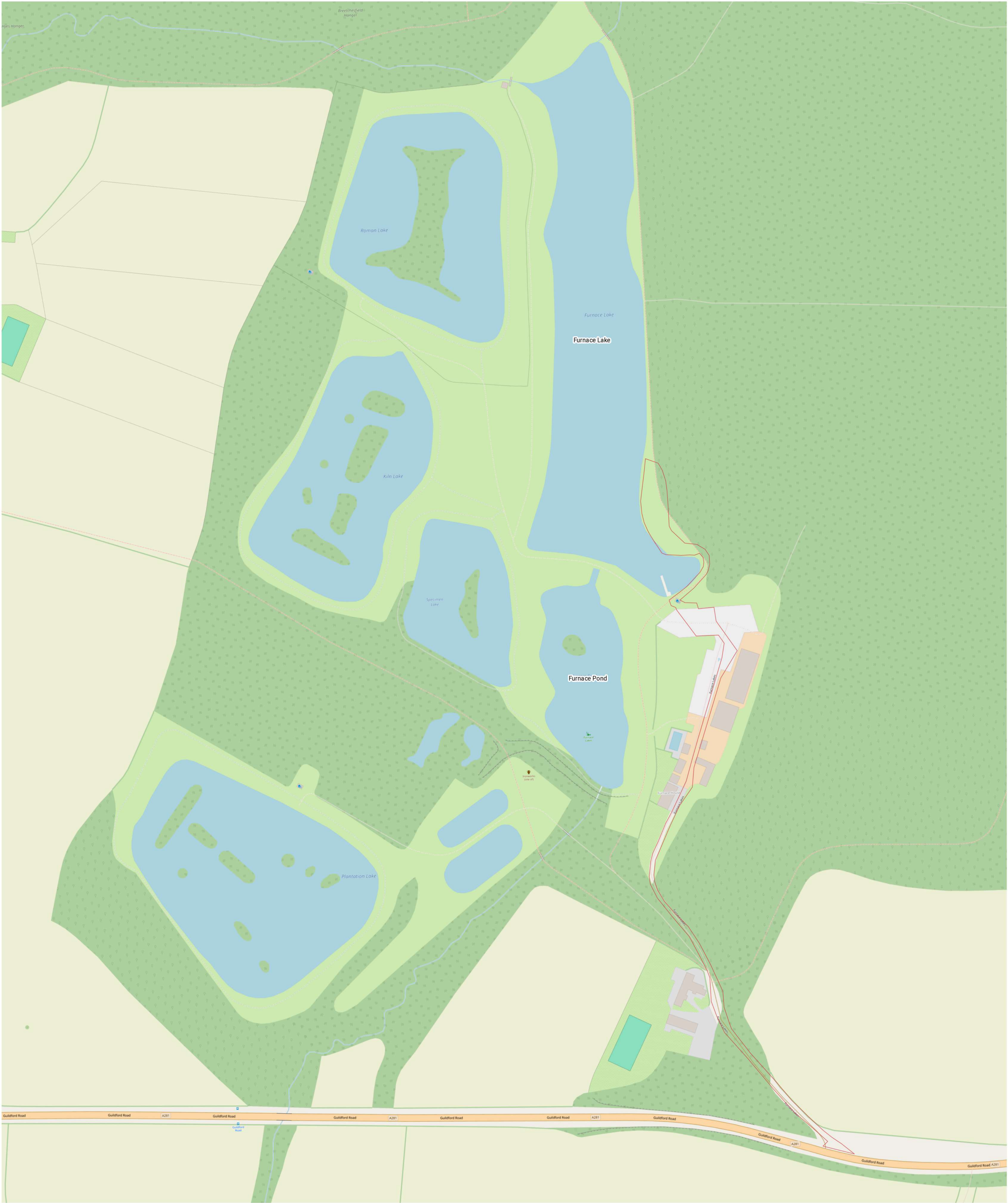
## Summary and Recommendations

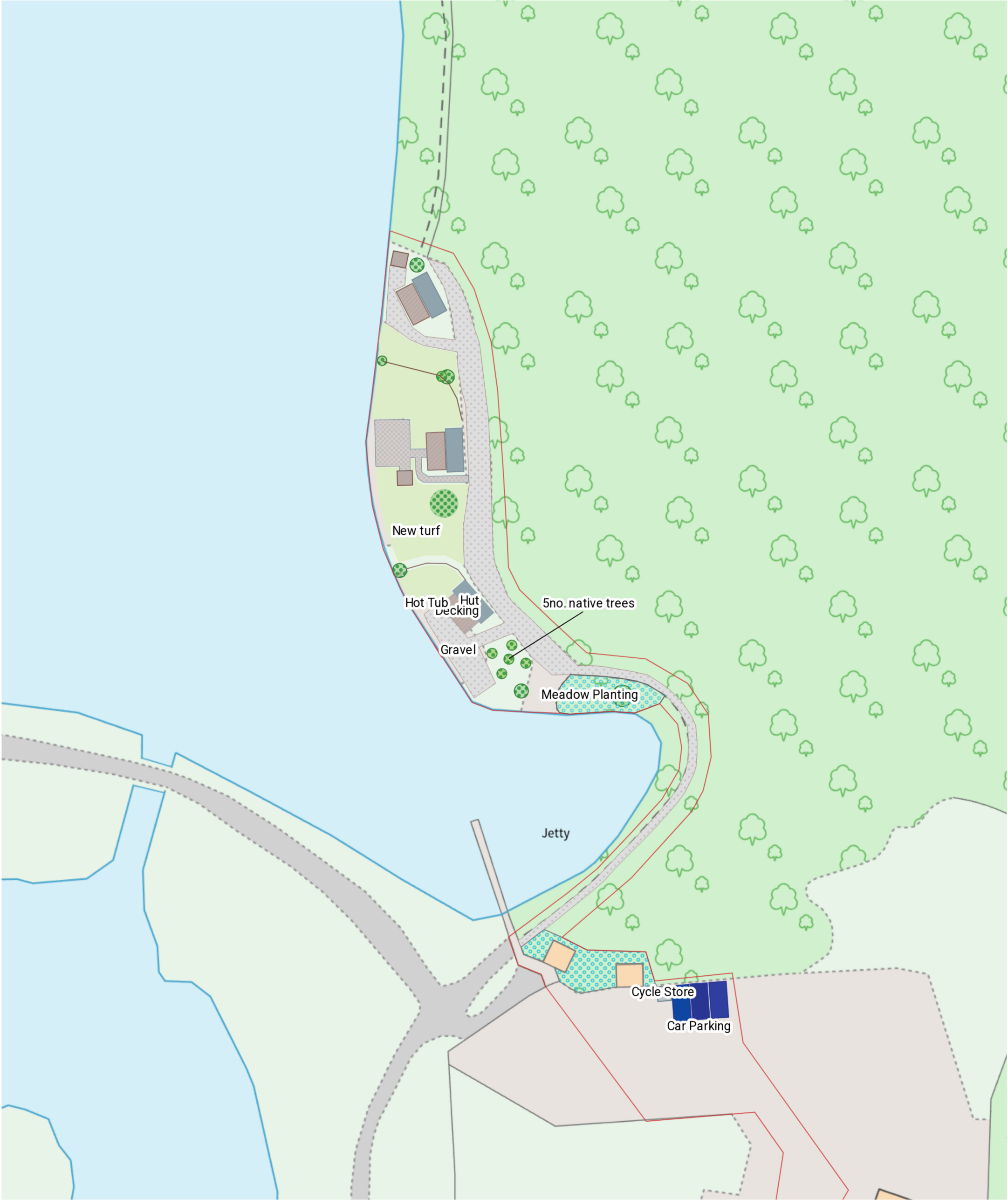
- The proposed planning application relates to placement of three holiday lodges (shepherds huts) within the site curtilage along with associated parking and amenities.
- No new built footprint or impermeable surfacing will be created as part of the development proposals.
- Whilst detailed fluvial flood modelling is not available for the site, the three shepherds huts will be situated outside of the Flood Zone 2, Flood Zone 3 and the new Climate Change extents shown on the updated Flood Map for Planning. Refer to Figure 11.
- Despite this, it is recommended that, if possible, the accommodation is set back at least 5.0m away from the lake edge.
- Based on the photographs shown within the Design and Access Statement, the Finished Floor Level of the shepherds huts will be elevated at least 600mm above the surrounding external ground levels.
- As a precautionary measure, it is recommended that the shepherds huts are anchored into the ground to stop any movement.
- The applicant intends to construct any new tracks and car park areas out of gravel rather than tarmac or block paving.
- Construction of the new tracks and car parking with permeable materials such as MOT Type 3 (reduced fines aggregate) with a geogrid will enable surface water runoff to infiltrate into the ground as existing or run off at or below the greenfield runoff rate. This building technique will mitigate the impact of the development on the permeability of the underlying soils and will lead to a negligible change in the surface water runoff regime when compared to the existing situation.
- Whilst the application site is not located within an EA Flood Warning or Alert area, land south of Furnace Lakes (on the opposite side of Guildford Road) does have an associated Flood Alert and Warning service.
- Therefore it is recommended that future owners of the development and senior staff sign up to the Environment Agency's free Targeted Flood Warning Service at <https://www.gov.uk/sign-up-for-flood-warnings>.
- Should a flood alert be issued it is recommended that the site owners and senior staff monitor the situation and advise guests where appropriate.
- Future site owners and staff should also be advised to monitor weather forecasts by signing up to the Met Office weather warnings.
- Adopting a precautionary approach, if not already in place, it is recommended that the applicant develops a Flood Warning and Evacuation Plan in accordance with the Environment Agency's Flood Plan template (refer to Appendix C).
- Whilst considered unlikely, should surface water or river flooding occur within the application area it is recommended that the site is closed until the flood waters recede.

## Appendix

- A. Existing and Proposed Site Plans
- B. Environment Agency Product 4 Response
- C. Environment Agency Flood Plan Template

## Appendix A





## **Appendix B**

Dear Thomas,

Thank you for your flood information request for the site centred at **510720,133470 (shown as easting and northing coordinates)**, received 15 December 2025.

On reviewing the site, we have determined that we do not hold any suitable model data for use in a Flood Risk Assessment. Where new national modelling has been used recently to update the Flood Zones, flood level or depth information is not currently available to provide for use in Flood Risk Assessments – we are working towards making these outputs available as soon as possible.

I have attached copies of our Flood Map for Planning (Rivers and Sea) and Risk of Flooding from Surface Water maps which I hope may still be helpful.

There are no formal flood defences raised in the vicinity of this site. Additionally, we hold no record of previous flooding events affecting this site. Please be aware that our records are not comprehensive and may not include all events.

For information on flooding from other sources such as surface water please contact the Lead Local Flood Authority, **West Sussex County Council**.

For future reference, detailed flood information and maps can be viewed using the [Long Term Flood Risk Information](#) service and [Flood Map for Planning](#) service. Flood and Coastal Risk Management asset information, and details of all planned maintenance activities can be viewed using the [Asset Management](#) Service.

**Rights of appeal:** If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days.

If you are still not satisfied following this, you can raise a concern with the Information Commissioner, who is the statutory regulator for Freedom of Information and the Environmental Information Regulations. The contact details are:

- Address: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF
- Tel: 303 123 1113
- Website: <http://ico.org.uk>

If you have any further queries about this request, please do not hesitate to contact us at [SSD\\_PSO@environment-agency.gov.uk](mailto:SSD_PSO@environment-agency.gov.uk).

Kind regards,

**Amy O'Donnell** (*she/her*)

Flood & Coastal Risk Officer

Partnership and Strategic Overview West Sussex, Solent and South Downs

**Environment Agency** | Teville Gate House, Teville Road, Worthing, West Sussex, BN11 1UR

## Appendix C

This pre-populated plan can be used as it is, or as a guide to help you create your own flood plan using one of our blank templates. You should give consideration to staff safety, site and buildings and key operational facilities, and keep it up to date..

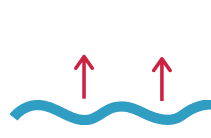
## Trigger 1



FLOOD ALERT



Met Office Yellow  
Weather Warning

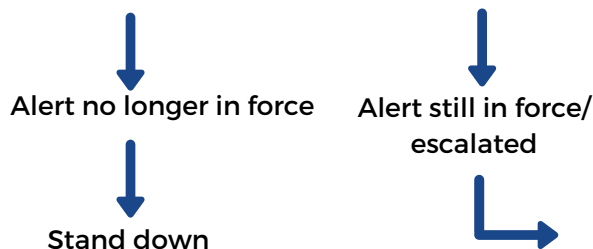


Community telemetry,  
e.g river level sensor

### What to do at this stage

**Flooding is possible.**  
**Stay vigilant and make early preparations for a potential flood.**

- Monitor the situation through forecasts, the Environment Agency's 'Check for Flooding' service, local radio stations and monitoring stations.
- Locate flood kit, check it is complete and ready if needed.
- Check reverse of sheet is completed and you know what to do if the situation gets worse.
- Ensure that your property flood resilience is in working order and ready to install.



## Trigger 2



FLOOD WARNING



Met Office Amber  
Weather Warning



Community telemetry,  
e.g river level sensor

### What to do at this stage

**Flooding is expected.**  
**Immediate action is required to protect yourself and your property.**

- Continue to monitor the situation.
- Move electrical equipment, stock and valuables to a higher level using racking or pallets or put items on top of desks.
- Deploy property flood resilience e.g. door barriers, pumps and air brick covers.
- Ensure all employees are safe.
- Move vehicles to high ground out of the flood risk area.

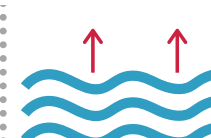
## Trigger 3



SEVERE FLOOD  
WARNING



Met Office Red  
Weather Warning



Community telemetry,  
e.g river level sensor

### What to do at this stage

**Severe flooding is expected and is likely to cause significant risk to life and destruction of property.**

**Prepare to evacuate and cooperate with emergency services.**

- If safe to do so, turn off utility supplies (see reverse of this sheet).
- Continue to monitor the situation, e.g., check river levels and listen to the local radio.
- Evacuation is likely. Start your emergency evacuation plan and cooperate with the emergency services.
- Ring 999 if you or any of your staff are in immediate danger.

**If your business is located in an area where flash flooding occurs, there can be very little warning. It is best to be as prepared as possible at all times.**

# Business Flood Plan



# Pre-populated Plan

## ADDRESS OF EVACUATION CENTRE

## FLOOD PLAN CHECKLIST:

- ☐ Sign up to Environment Agency flood alerts and warnings (ensure appropriate staff members are registered to receive these notifications).
- ☐ Understand what the flood alert and warning codes mean and what to do if you receive one (see reverse of this page).
- ☐ Check your business insurance covers flood damage to buildings, contents and stock, as well as business interruption and lost revenue cover.
- ☐ Investigate Property Flood Resilience (PFR) options (e.g. door barriers, pumps, racking, shelves).
- ☐ Back up records and store off site out of the flood risk area, whether paper or electronic (identify what data is crucial to business continuity).
- ☐ Make a flood kit if necessary.

## CONTACT LIST

|                                   |               |                                                                       |  |
|-----------------------------------|---------------|-----------------------------------------------------------------------|--|
| Environment Agency Floodline      | 0345 988 1188 | @EnvAgencyNW                                                          |  |
| Electricity North West            | 0800 195 4141 | @electricityNW                                                        |  |
| Electricity Helpline              | 105           |                                                                       |  |
| National Grid                     | 0800 111 999  | @nationalgriduk                                                       |  |
| United Utilities (sewer flooding) | 0345 672 3723 | @unitedutilities                                                      |  |
| Local Council                     |               |                                                                       |  |
| Lead Local Flood Authority (LLFA) |               |                                                                       |  |
| Insurance Company                 |               |                                                                       |  |
| Local radio station               |               |                                                                       |  |
| Evacuation centre                 |               |                                                                       |  |
| Gauge Map monitoring station      |               | <a href="https://www.gaugemap.co.uk/">https://www.gaugemap.co.uk/</a> |  |
| Flood Warden                      |               |                                                                       |  |

This pre-populated plan can be used as it is, or as a guide to help you create your own flood plan using one of our blank templates. You should give consideration to staff safety, site and buildings and key operational facilities, and keep it up to date..

## WHEN PROTECTING YOUR BUSINESS, CONSIDER: ☒

- ☐ Having a communication tree, contact details of all staff and important contacts.
- ☐ Including flood events in evacuation procedures (different assembly points may be required).
- ☐ Installing racking/shelving to raise important items such as servers and stock.
- ☐ Protection of any hazardous materials.
- ☐ Identifying key locations for the installation of Property Flood Resilience (PFR) options.
- ☐ Creating a flood kit to include: a copy of the flood plan, staff contact info, important documents for business continuity inc. data back up, two-way radios, first aid kit.

## PROPERTY FLOOD RESILIENCE (PFR) AND EQUIPMENT LIST

| ITEM: | WHERE IT IS KEPT: | HOW TO INSTALL IT: |
|-------|-------------------|--------------------|
|       |                   |                    |

## WHERE IS THE...?

Location of electricity cut off:

Location of water cut off:

Location of gas cut off:

Location of flood kit:

## Trigger 1



FLOOD ALERT



Met Office Yellow  
Weather Warning



Community telemetry,  
e.g river level sensor

### What to do at this stage

**Flooding is possible.**  
**Stay vigilant and make early preparations**  
**for a potential flood.**

↓  
Alert no longer  
in force

↓  
Stand down

↓  
Alert still in force/  
escalated



## Trigger 2



FLOOD WARNING



Met Office Amber  
Weather Warning



Community telemetry,  
e.g river level sensor

### What to do at this stage

**Flooding is expected.**  
**Immediate action is required to protect**  
**yourself and your property.**

- Continue to monitor the situation.

## Trigger 3



SEVERE FLOOD  
WARNING



Met Office Red  
Weather Warning



Community telemetry,  
e.g river level sensor

### What to do at this stage

**Severe flooding is expected and is likely to**  
**cause significant risk to life and destruction**  
**of property.**

**Prepare to evacuate and cooperate with**  
**emergency services.**

- Evacuation is likely. Start your emergency evacuation plan and cooperate with the emergency services.
- Ring 999 if you or any of your staff are in immediate danger.

**If your business is located in an area where**  
**flash flooding occurs, there can be very little**  
**warning. It is best to be as prepared as**  
**possible at all times.**

## ADDRESS OF EVACUATION CENTRE

## FLOOD PLAN CHECKLIST:

☐
☐
☐
☐
☐
☐

## CONTACT LIST

|                                   |               |                                                                       |                                                                                      |
|-----------------------------------|---------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Environment Agency Floodline      | 0345 988 1188 | @EnvAgencyNW                                                          |    |
| Electricity North West            | 0800 195 4141 | @electricityNW                                                        |    |
| Electricity Helpline              | 105           |                                                                       |                                                                                      |
| National Grid                     | 0800 111 999  | @nationalgriduk                                                       |    |
| United Utilities (sewer flooding) | 0345 672 3723 | @unitedutilities                                                      |  |
| Local Council                     |               |                                                                       |                                                                                      |
| Lead Local Flood Authority (LLFA) |               |                                                                       |                                                                                      |
| Insurance Company                 |               |                                                                       |                                                                                      |
| Local radio station               |               |                                                                       |                                                                                      |
| Evacuation centre                 |               |                                                                       |                                                                                      |
| Gauge Map monitoring station      |               | <a href="https://www.gaugemap.co.uk/">https://www.gaugemap.co.uk/</a> |                                                                                      |
| Flood Warden                      |               |                                                                       |                                                                                      |

## WHEN PROTECTING YOUR BUSINESS, CONSIDER:


☐
☐
☐
☐
☐
☐

## PROPERTY FLOOD RESILIENCE (PFR) AND EQUIPMENT LIST

| ITEM: | WHERE IT IS KEPT: | HOW TO INSTALL IT: |
|-------|-------------------|--------------------|
|       |                   |                    |

## WHERE IS THE...?

Location of electricity cut off:

Location of water cut off:

Location of gas cut off:

Location of flood kit:

# Personal flood plan

Name



## Are you signed up to receive flood warnings?

If not call Floodline on 0345 988 1188 to see if your area receives free flood warnings.

☐

**Let us know** when you've completed your flood plan by calling Floodline on **0345 988 1188**. This will help us learn more about how people are preparing for flooding.

| General contact list                | Company name       | Contact name | Telephone     |
|-------------------------------------|--------------------|--------------|---------------|
| Floodline                           | Environment Agency |              | 0345 988 1188 |
| Electricity provider                |                    |              |               |
| Gas provider                        |                    |              |               |
| Water company                       |                    |              |               |
| Telephone provider                  |                    |              |               |
| Insurance company and policy number |                    |              |               |
| Local council                       |                    |              |               |
| Local radio station                 |                    |              |               |
| Travel/weather info                 |                    |              |               |

## Key locations

| Service cut-off | Description of location |
|-----------------|-------------------------|
| Electricity     |                         |
| Gas             |                         |
| Water           |                         |

## Who can help/who can you help?

| Relationship        | Name | Contact details | How can they/you help? |
|---------------------|------|-----------------|------------------------|
| Relative            |      |                 |                        |
| Friend or neighbour |      |                 |                        |

**Be prepared for flooding. Act now**

# Personal flood plan

## What can I do NOW?



Put important documents out of flood risk and protect in polythene

☐

Look at the best way of stopping floodwater entering your property

☐

Find out where you can get sandbags

☐

Identify what you would need to take with you if you had to leave your home

☐

Check your insurance covers you for flooding

☐

Make a flood plan and prepare a flood kit

☐

Identify who can help you/ who you can help

☐

Understand the flood warning codes

☐

**What can you do if a flood is expected in your area?**

| Actions                                                                                                                                                             | Location |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Home</b>                                                                                                                                                         |          |
| • Move furniture and electrical items to safety                                                                                                                     |          |
| • Put flood boards, polythene and sandbags in place                                                                                                                 |          |
| • Make a list now of what you can move away from the risk                                                                                                           |          |
| • Turn off electricity, water and gas supplies                                                                                                                      |          |
| • Roll up carpets and rugs                                                                                                                                          |          |
| • Unless you have time to remove them hang curtains over rods                                                                                                       |          |
| • Move sentimental items to safety                                                                                                                                  |          |
| • Put important documents in polythene bags and move to safety                                                                                                      |          |
| <b>Garden and outside</b>                                                                                                                                           |          |
| • Move your car out of the flood risk area                                                                                                                          |          |
| • Move any large or loose items or weigh them down                                                                                                                  |          |
| <b>Business</b>                                                                                                                                                     |          |
| • Move important documents, computers and stock                                                                                                                     |          |
| • Alert staff and request their help                                                                                                                                |          |
| • Farmers move animals and livestock to safety                                                                                                                      |          |
| <b>Evacuation - Prepare a flood kit in advance</b>                                                                                                                  |          |
| • Inform your family or friends that you may need to leave your home                                                                                                |          |
| • Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons |          |

There are a range of flood protection products on the market to help you protect your property from flood damage. A directory of these is available from the **National Flood Forum** at [www.bluepages.org.uk](http://www.bluepages.org.uk)

**Be prepared for flooding. Act now**