



Flood Risk Assessment

The Model Bakery, 119 High Street, Steyning, BN44 3RE

Client

DRPJ Ltd.

Ref: 14174

Date: April 2026

Consulting Engineers

GTA Civils & Transport Ltd

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Issue	Issue date	Compiled	Checked
Preliminary Issue	09 April 2026	JP	FV / MR

1 Introduction

- 1.1 This Flood Risk Assessment report has been prepared for the Client in relation to the proposed development at The Model Bakery, 119 High Street, Steyning, BN44 3RE. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.2 GTA Civils & Transport Limited was appointed by DRPJ Ltd to prepare a Flood Risk Assessment (FRA) report as required by the Environment Agency and Horsham District Council in order to achieve Planning Permission at The Model Bakery, 119 High Street, Steyning, BN44 3RE.
- 1.3 This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF) (2025) and relevant planning practice guidance, in particular "Flood risk and coastal change" (PPG ID7, updated September 2025).

2 Existing Site and Current Flood Conditions

- 2.1 The application site lies at the north end of Steyning town centre, in the area administered by Horsham District Council (HDC). The site comprises a commercial unit on the ground floor with a residential flat at 1st floor. Site location maps and an aerial view are shown in Appendix A.
- 2.2 Hydrology: the site lies over the Tanyard Stream, which is culverted between the north of this site and the High Street adjacent to the SE corner. This watercourse is a tributary of the River Adur: it flows broadly eastwards, discharging into the Adur approximately 1.7km away, between Steyning and Upper Beeding. It is understood that the Adur is tidally influenced at this location.
- 2.3 Topography: a topographic survey was commissioned – refer to Appendix B. The direction of fall is broadly west to east, albeit very gentle. Ambient levels range between 11.97m AOD and 11.46m AOD. The building's external doors' threshold levels vary, with the lowest measured at 11.81m AOD. The existing ground floor plan in Appendix B shows the floor level of the rooms along the south elevation.
- 2.4 Fluvial Flooding: According to the Environment Agency's Rivers and Seas Flood Map (see Appendix B), the site lies in Flood Zone 2 (Medium Risk). Inland sites in FZ2 are defined in Appendix C of the 2025 National Planning Policy Framework (NPPF) as being susceptible to flooding with an annual exceedance probability (AEP) of greater than 1 in 1000 years but less than 1 in 100 years (1% - 0.1%). Another reason why a site may be zoned in FZ2 is due to historical flooding. This appears to be the case here – because both flood patterns match exactly – and the EA's FRA data-pack shows the site having flooded in 1980 and possibly a narrow strip on the south boundary affected in 1981 and 1974.
- 2.5 The EA's modelled flood data for planning (in Appendix B) shows that the 2021 0.1% scenario (undefended) flood level is **11.83m AOD** at node #2, which is the highest flood level of the 4 listed. The 0.1% (1 in 1000yrs) event is usually accepted as broadly equivalent to 1 in 100yrs plus the predicted effects of climate change where there is no published model data available – for small developments such as this.
- 2.6 Surface water flooding: such flooding *can* occur when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems, and instead flows across the surface. The EA's online Surface Water Extents Flood Map for the 2040-2060 epoch, in Appendix C, shows the site is affected by a significant overland flow route in the 1000yrs scenario. There is no flooding greater than 30cm as shown on the EA's online Surface Water Depth Flood Map for the 2040-2060 epoch, with the setting at 30cm – refer to Appendix C. This clear area extends to the highway where the level is 11.52m AOD. The low chance (1 in 1000yrs) maximum surface water flood depth is therefore **11.82m AOD**, ie comparable to the tidal flood level as set out above in section 2.5m

- 2.7 Climate Change: the EA provides guidance on the level of climate change to apply for developments. This is on a catchment basis, with this site falling in the Adur and Ouse Management Catchment. The correct level of peak river flow CC to apply here is 37% (for the area lying in FZ2/3). As the 1000yrs flood level is the only published modelled data available, there is no method to determine a more accurate CC flood level at this site.
- 2.8 Artificial sources: flooding from reservoirs, canals and docks. The EA's Reservoirs Flood Map in Appendix C shows the site is not liable to flood from a nearby reservoir failing. There are no docks or canals nearby.
- 2.9 Groundwater Flooding: Groundwater flooding can occur when groundwater rises up from the underlying aquifer to flood subsurface infrastructure or to emerge at the ground surface. There are no proposed alterations to the building's fabric so it is contended that there is no change in this risk of flooding.
- 2.10 Historical Flooding: the EA's historical flood maps in Appendix C shows this site has been affected by flooding – in 1974, 1980 and 1981.
- 2.11 In conclusion, the flood risk profile of the building and external areas within the site is High: it is liable to flood from tidal and surface water sources. The highest predicted flood level is 11.83m AOD.

3 Proposed Development

- 3.1 The proposed development is for change of use from a commercial unit to residential over the ground floor. The accommodation will be reconfigured such that 4 flats shall be set out over both ground and first floor levels. The proposed scheme drawings are shown in Appendix E.
- 3.2 As concluded in section 2.11 above, the site's flood risk profile is High.
- 3.3 Flood Mitigation: because there is currently a high floor to ceiling height at ground floor level, it is proposed to raise the ground floor level, adding 650mm over the ground floor. The minimum floor level shall be 12.43m AOD, which shall provide a minimum of 0.6m of freeboard above the critical tidal flood level of 11.83m AOD and 0.61m freeboard above the critical surface water flood level. This level of freeboard is needed due to the sleeping accommodation on the ground floor.
- 3.4 The Sequential and Exception Tests are not needed to be considered in this case – as the development comprises change of use only.
- 3.5 There is no issue with floodplain volumes – as there are no proposed alterations to the building's fabric – or to the external levels around the site.
- 3.1 Safe Access To Dry Land: In order to comply with the NPPF, all occupants must be able to make their way to dry land, unassisted by the Emergency Services. This is known as 'safe access to dry land' and it does not have to be dry, just not *hazardous* (safe).
- 3.2 Occupants of the ground floor flats shall have no place of refuge or safe route to dry land. The likely duration of flooding in both scenarios is short: surface water flooding is flashy, with peak levels lasting only 15-40 minutes. Tidal flooding is cyclical and so the peak flood level would last only between 60 and 120 minutes. Occupants shall remain safely above the flood level – as there is 0.6m of freeboard.
- 3.3 Because there is no safe access/egress (occupants may have good reason to not wait for the flood level to drop to a safe level), a Flood Warning and Evacuation Plan has been prepared – refer to Appendix E. Occupants should prepare for such an eventuality – if necessary.
- 3.4 Conclusion
This development will not increase the flood risk, either on this site or to neighbouring properties, and so complies fully with the 2025 NPPF and current PPG.

- End of Report -

Appendix A

Site Location Maps & Aerial Photo

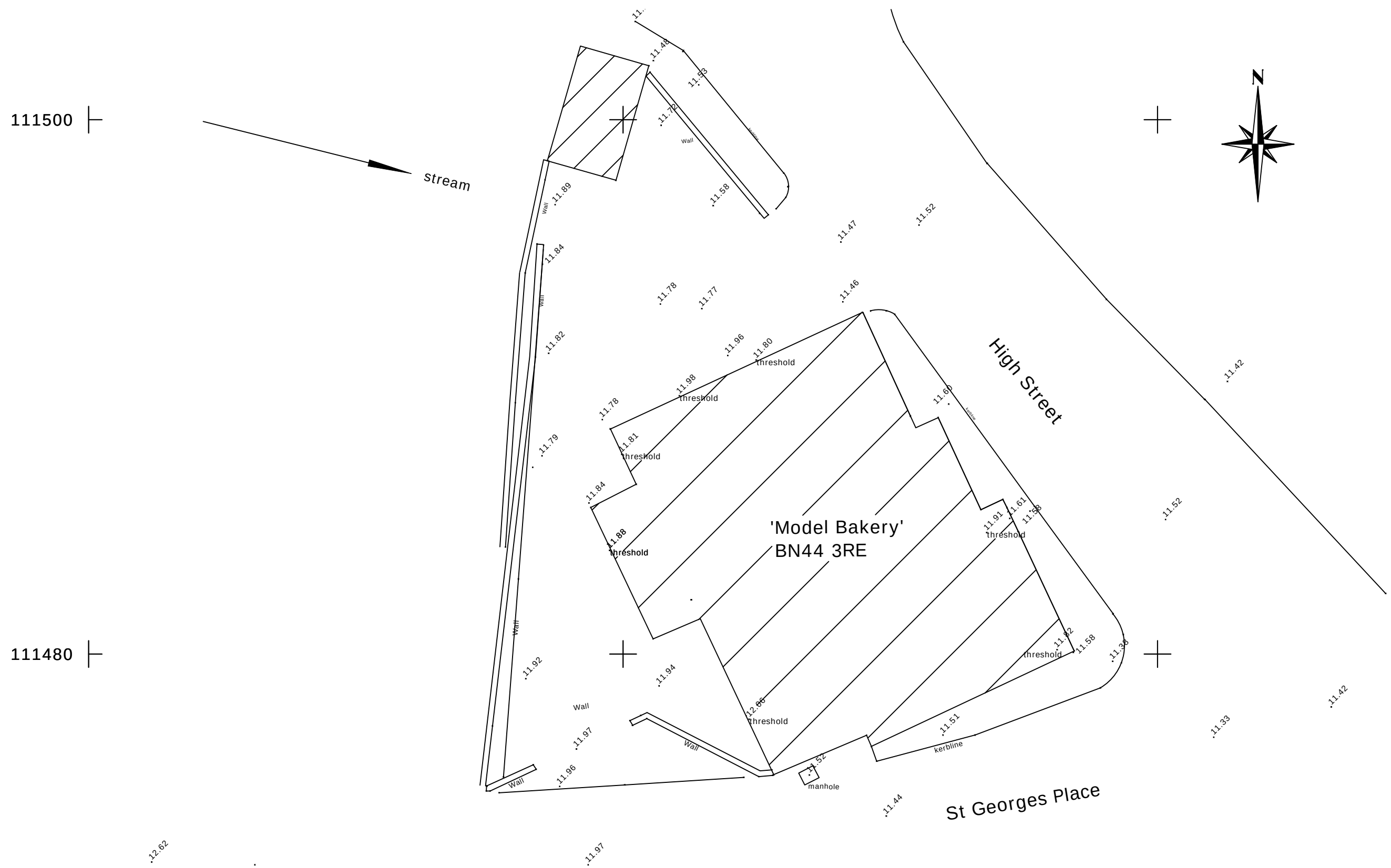






Appendix B

Topographic Survey & Existing Ground Floor Plan





Important Information:

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

WSL = Window Sill Level
WHL = Window Head Level
CL = Ceiling Level
UB = Under Beam
FL = Floor Level
DH = Door Head

North:

Grid: OS GPS
Levelling: OS GPS

Drawing Title:

Ground Floor Plan

Site Address:

The Model Bakery
119 High Street
Steyning
BN44 3RE

Client:

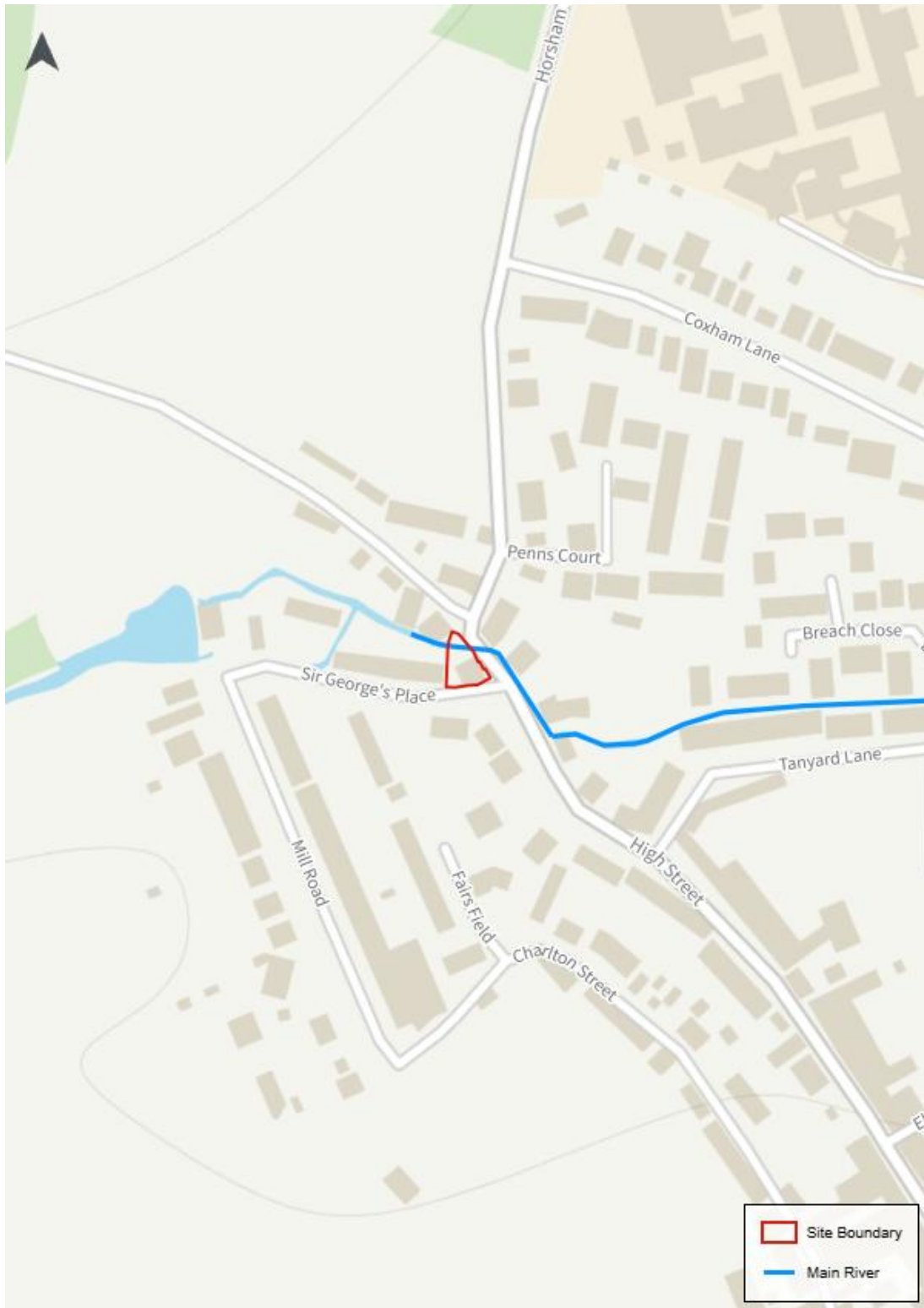
Mark Walker

Surveyor	MG	Drawn By	WB	Verified By	AF	Date	23.10.25
CM No:	CM25709/GND			Rev:	A-Survey converted to OS GPS		
Scale:	1:50m @ A2			Date:	October 2025		

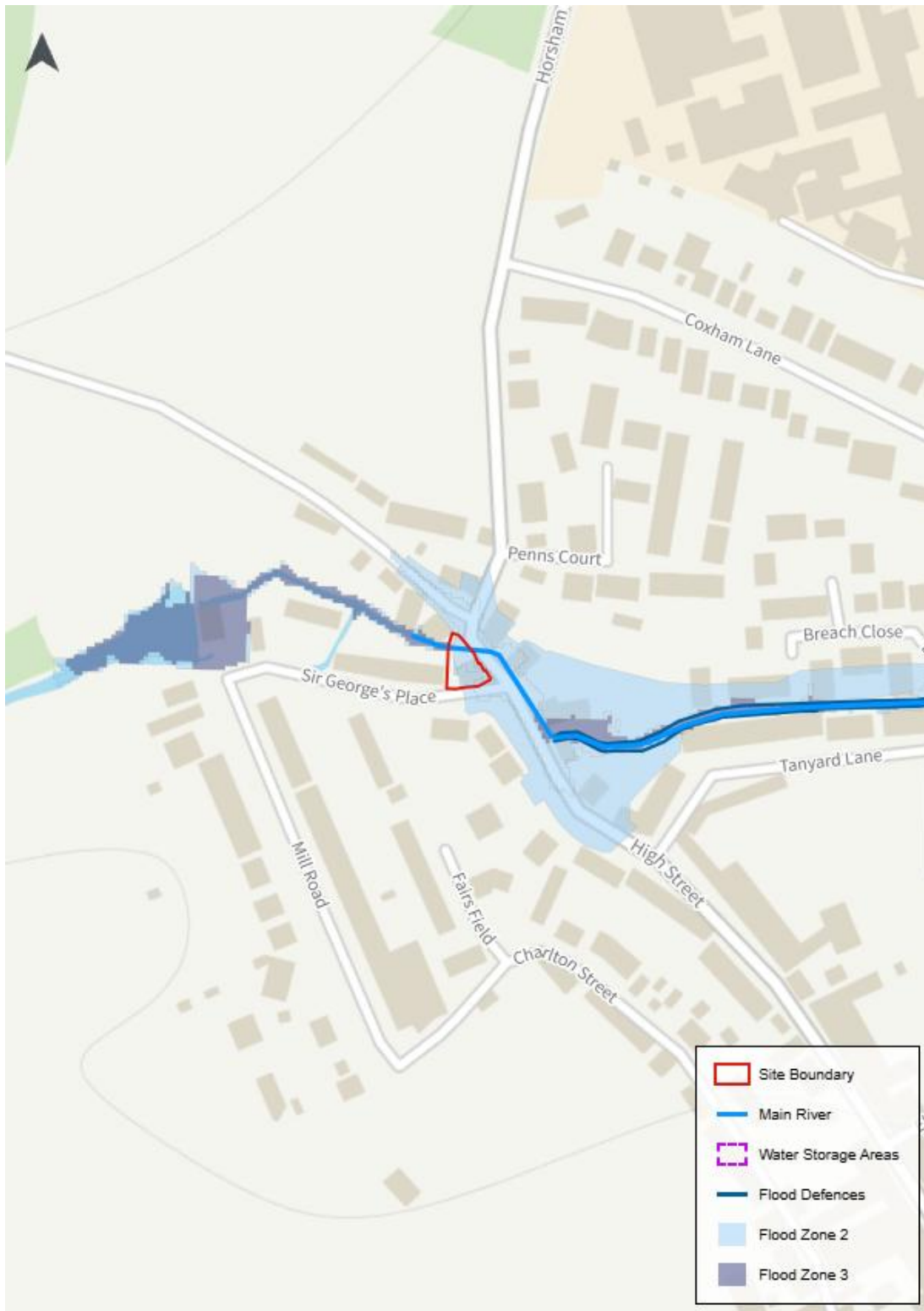
Cadmap Ltd
Unit 131 Dunsfold Park
Cranleigh
Surrey, GU8 8TB
T: 01483 429385
E: info@cadmap.co.uk
W: www.cadmap.co.uk

Appendix C

Environment Agency Flood Data



Environment Agency Main Rivers Map



Environment Agency Flood Map for Planning

The majority of this site lies in Flood Zone 2 with a band in Flood Zone 1 adjacent to the west boundary

Flood risk assessment data



Location of site: 517363 / 111485 (shown as easting and northing coordinates)

Document created on: 8 December 2025

This information was previously known as a product 4.

Customer reference number: 5N1YA8UJDT9X/ EIR2025/45424

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is West Sussex County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: JFLOW Improvemets

Scenario(s): No defences exist fluvial

Date: 2009

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



Flood map for planning

Location (easting/northing)
517363/111485

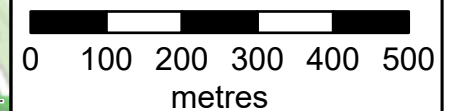
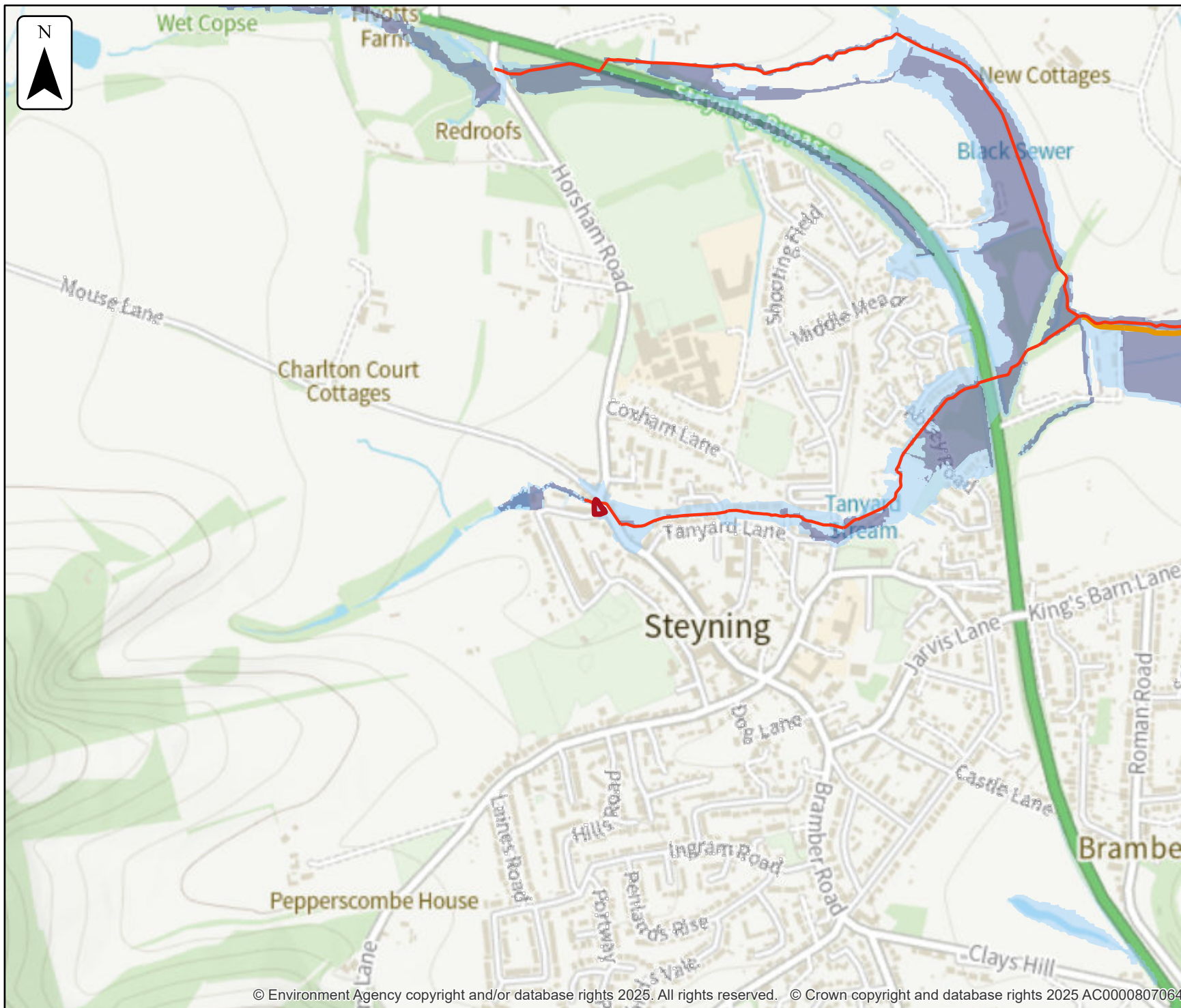
Scale

1:10,000

Created

8 Dec 2025

-  Selected area
-  Main river
-  Flood defence
-  Flood Zone 3
-  Flood Zone 2



Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact West Sussex County Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



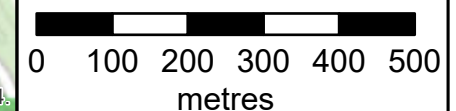
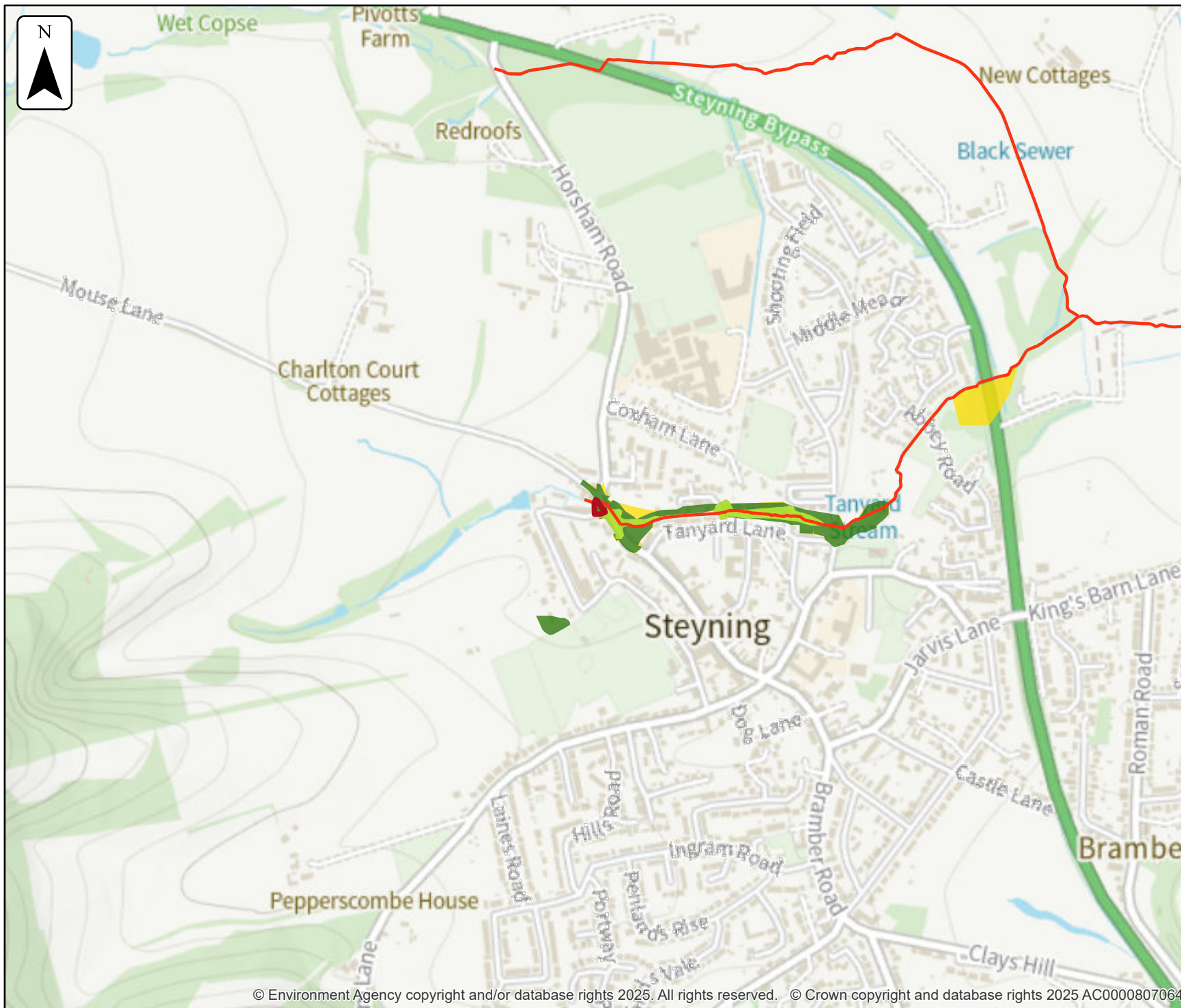
Past floods

Location (easting/northing)
517363/111485

Scale
1:10,000

Created
8 Dec 2025

-  Selected area
-  Main river
- Date of flood event
 -  June, 1981
 -  October, 1980
 -  November, 1974



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
1 June 1981	1 June 1981	main river	channel capacity exceeded (no raised defences)	Yes
11 October 1980	11 October 1980	main river	channel capacity exceeded (no raised defences)	Yes
23 November 1974	23 November 1974	main river	channel capacity exceeded (no raised defences)	Yes

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



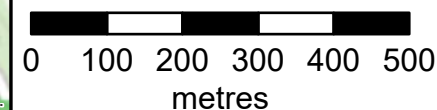
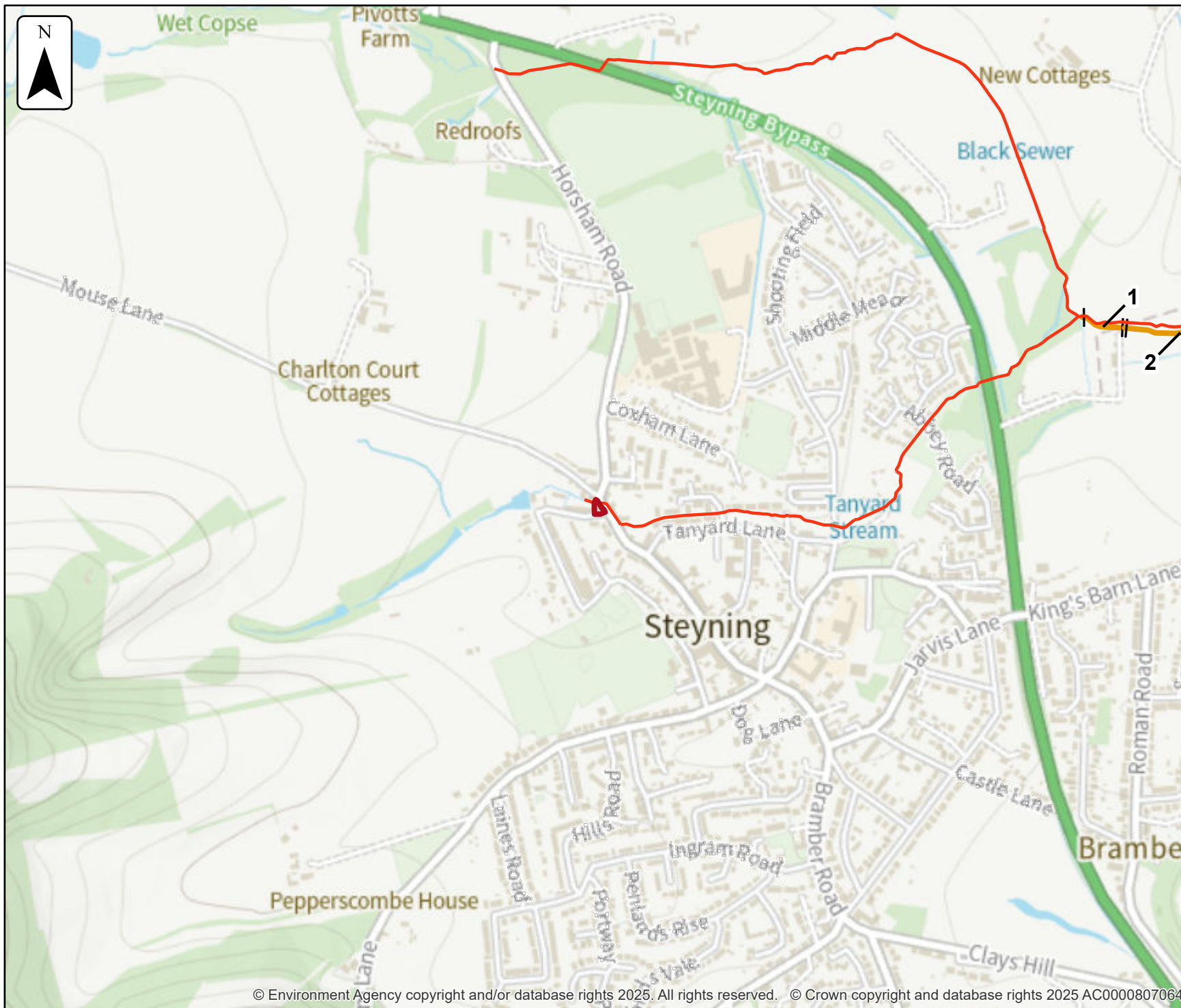
Flood defences

Location (easting/northing)
517363/111485

Scale
1:10,000

Created
8 Dec 2025

-  Selected area
-  Main river
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	20050	Embankment	50	Fair	4.20	4.20	
2	21566	Embankment	40	Fair	4.22	4.17	

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences.

No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change.

Modelled Flood Outlines Fluvial (Undefended). Centred on BN44 3RE. Created 08/12/2025.



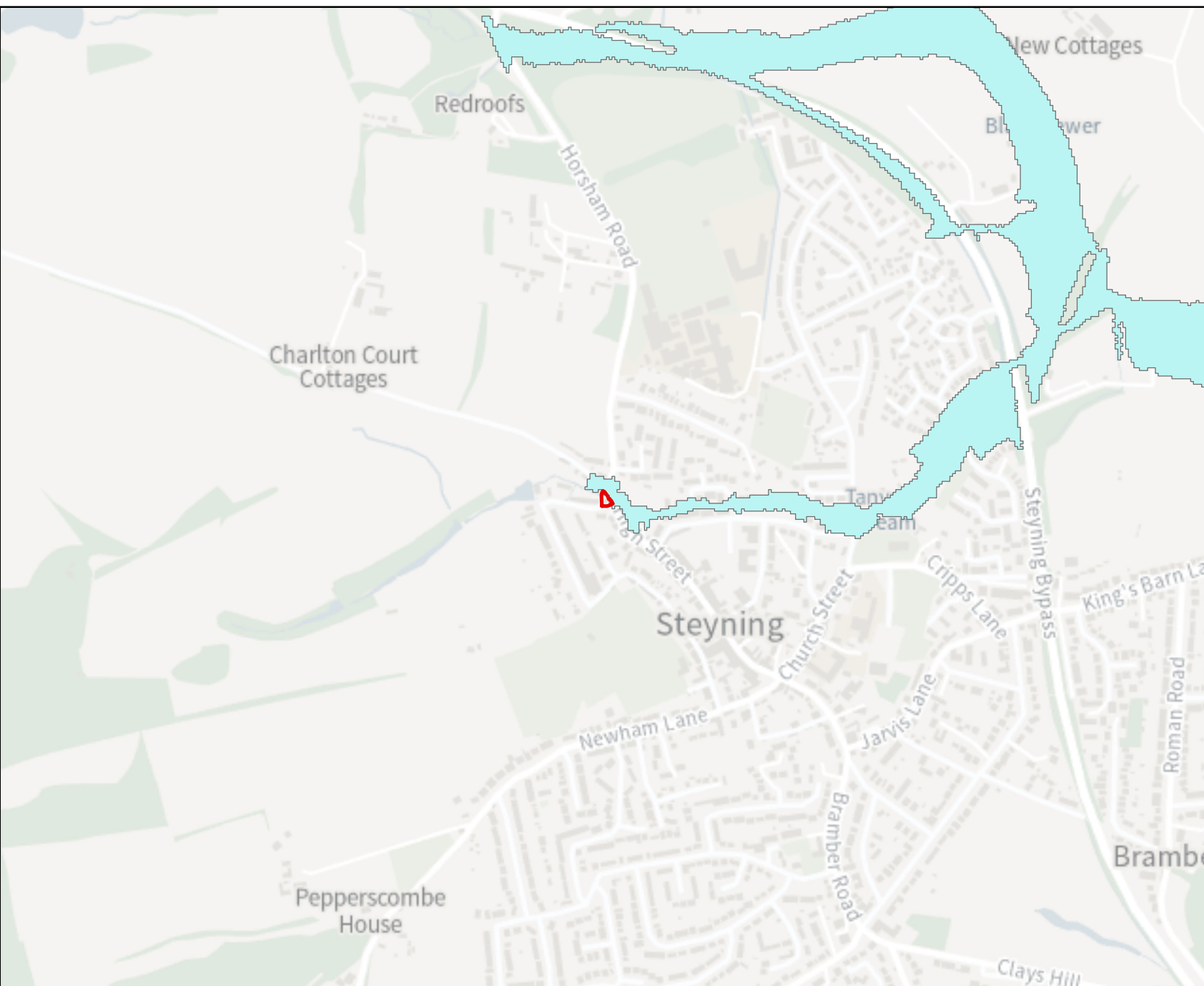
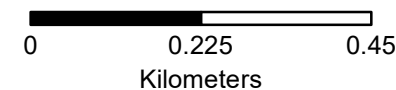
Legend

 Site Boundary

 0.1% AEP (Undefended Fluvial)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000





Legend

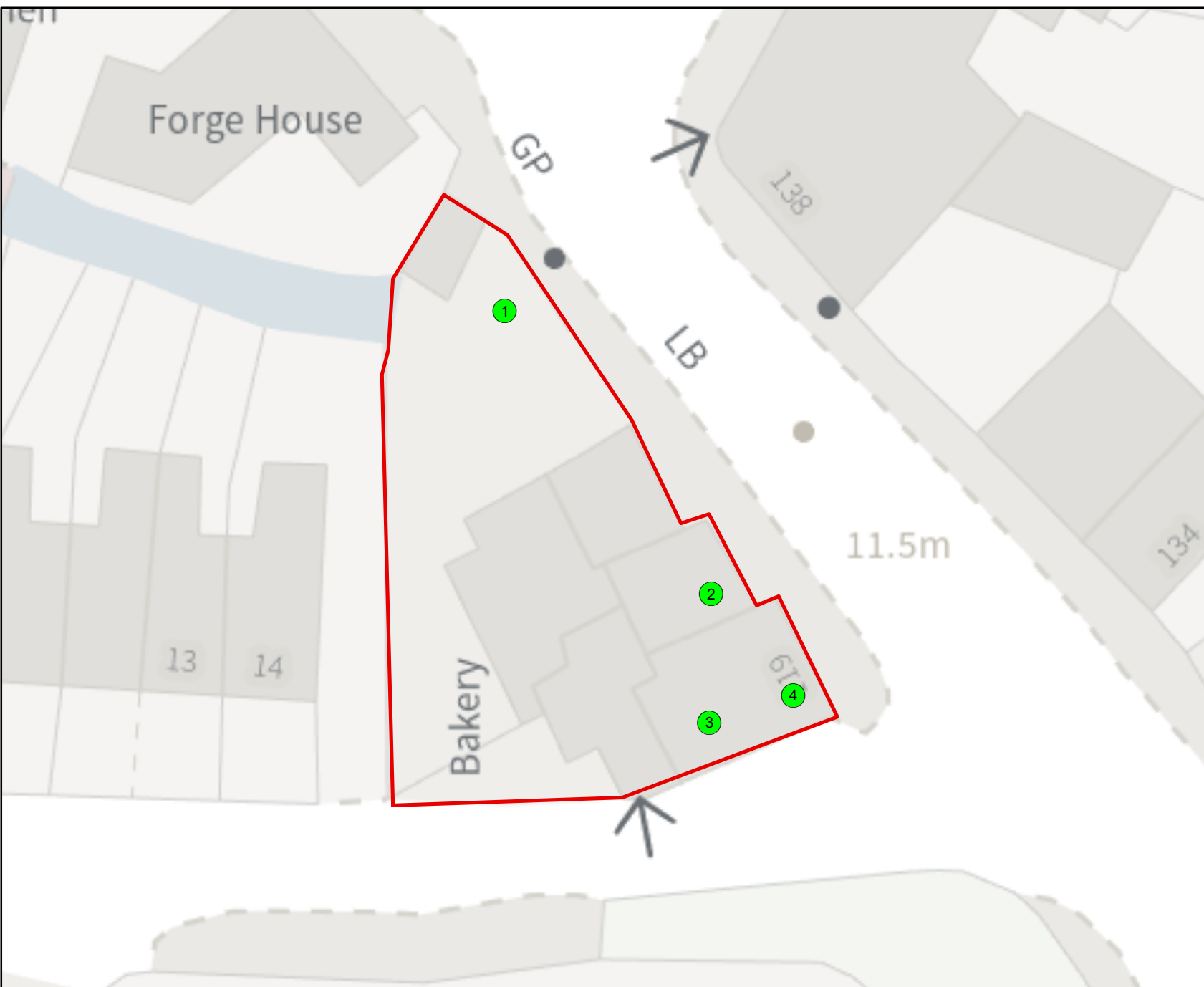
 Site Boundary

 Site Nodes

Annual Exceedance Probability
(AEP) The probability of a flood of
a particular magnitude, or greater
occurring in any given year.

Scale: 1:250


0 0.005 0.01
Kilometers



Product 4 Flood Risk Data Requested by: John Pakenham, gta Civils & Transport.

Site: Model Bakery, 119 High Street, Steyning BN44 3RE

Table 1: Water Levels: Tidal Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD
			Undefended Annual Exceedance Probability
	Eastings	Northings	0.1%
1	517362	111497	11.79
2	517371	111484	11.83
3	517371	111478	11.50
4	517375	111480	11.79

Table 2: Water Depths: Tidal Undefended

Node Ref	NGR		Modelled Flood Depths in Metres
			Undefended Annual Exceedance Probability
	Eastings	Northings	0.1%
1	517362	111497	0.09
2	517371	111484	0.07
3	517371	111478	0.11
4	517375	111480	0.19

All levels taken from: JFLOW Improvements (2009) completed by JBA Consulting.

Produced on: 08/12/2025

*** The flood risk data provided is based on existing EA hydraulic models with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 27 July 2021.**

You should refer to ['Flood risk assessments: climate change allowances'](#) for the most up to date allowances. You will need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

There is no additional information or health warnings for these levels/depths or the model from which they have been produced.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is West Sussex County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

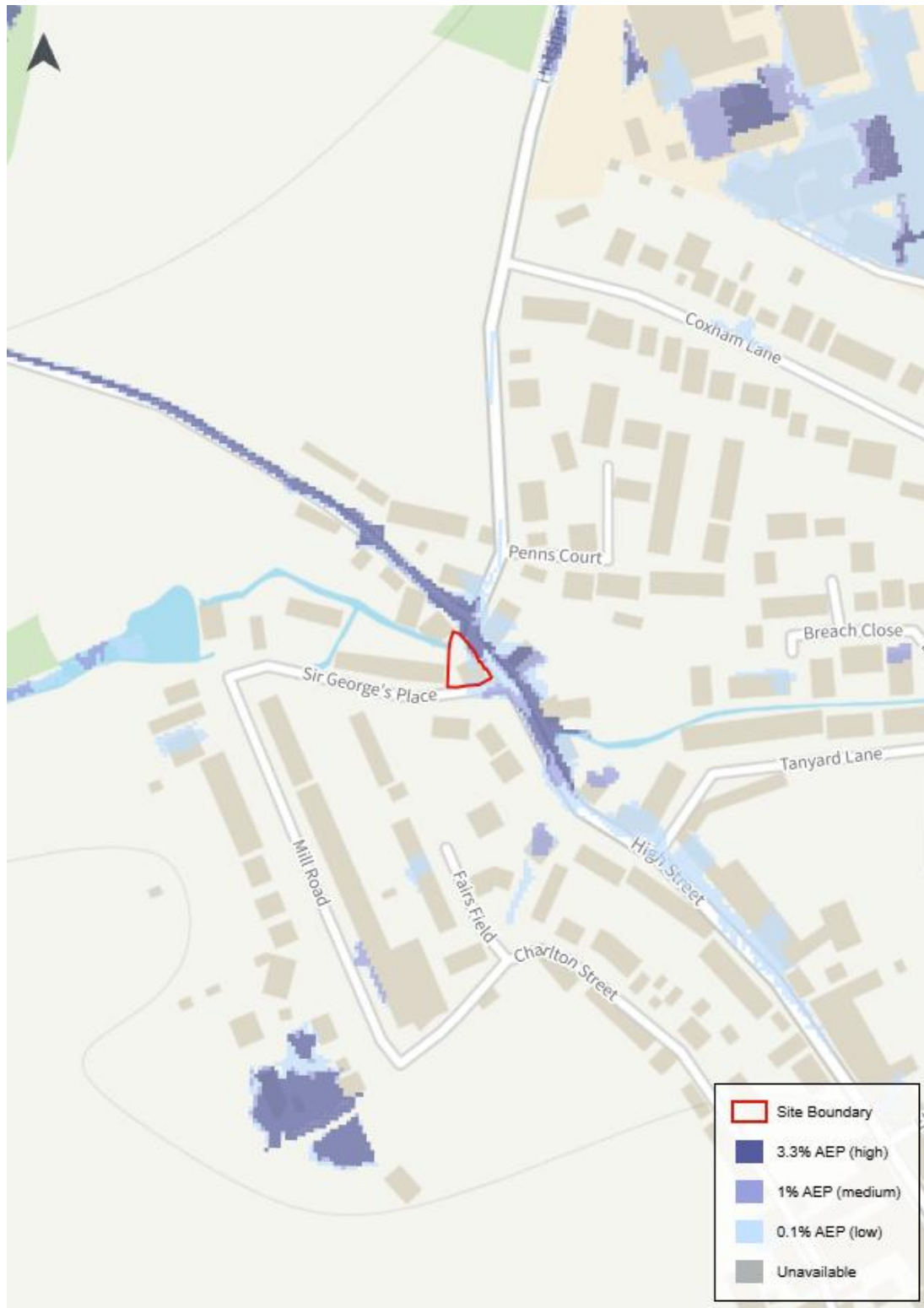
Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

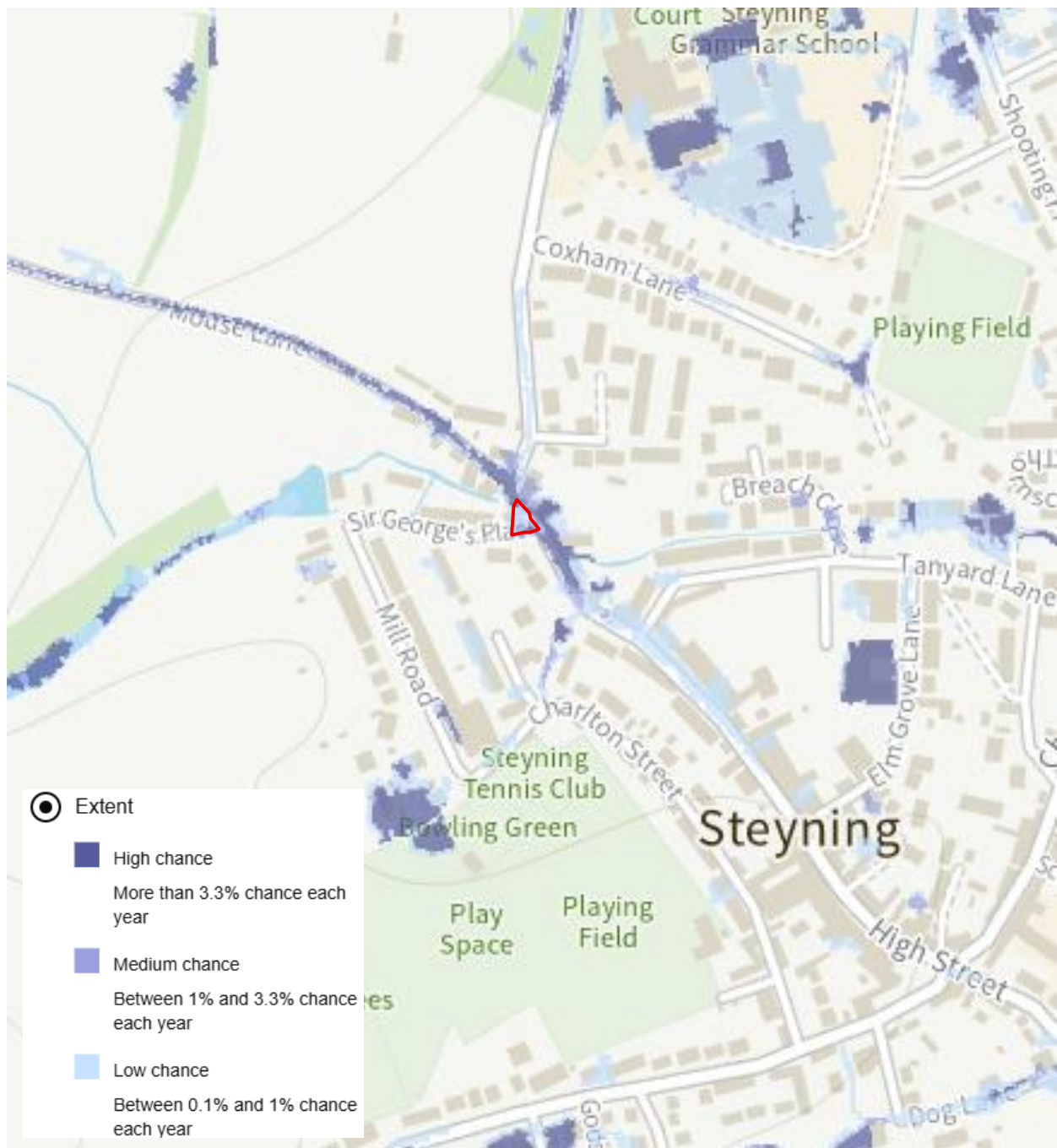
Contact the Solent and South Downs Environment Agency team at ssdenquiries@environment-agency.gov.uk for:

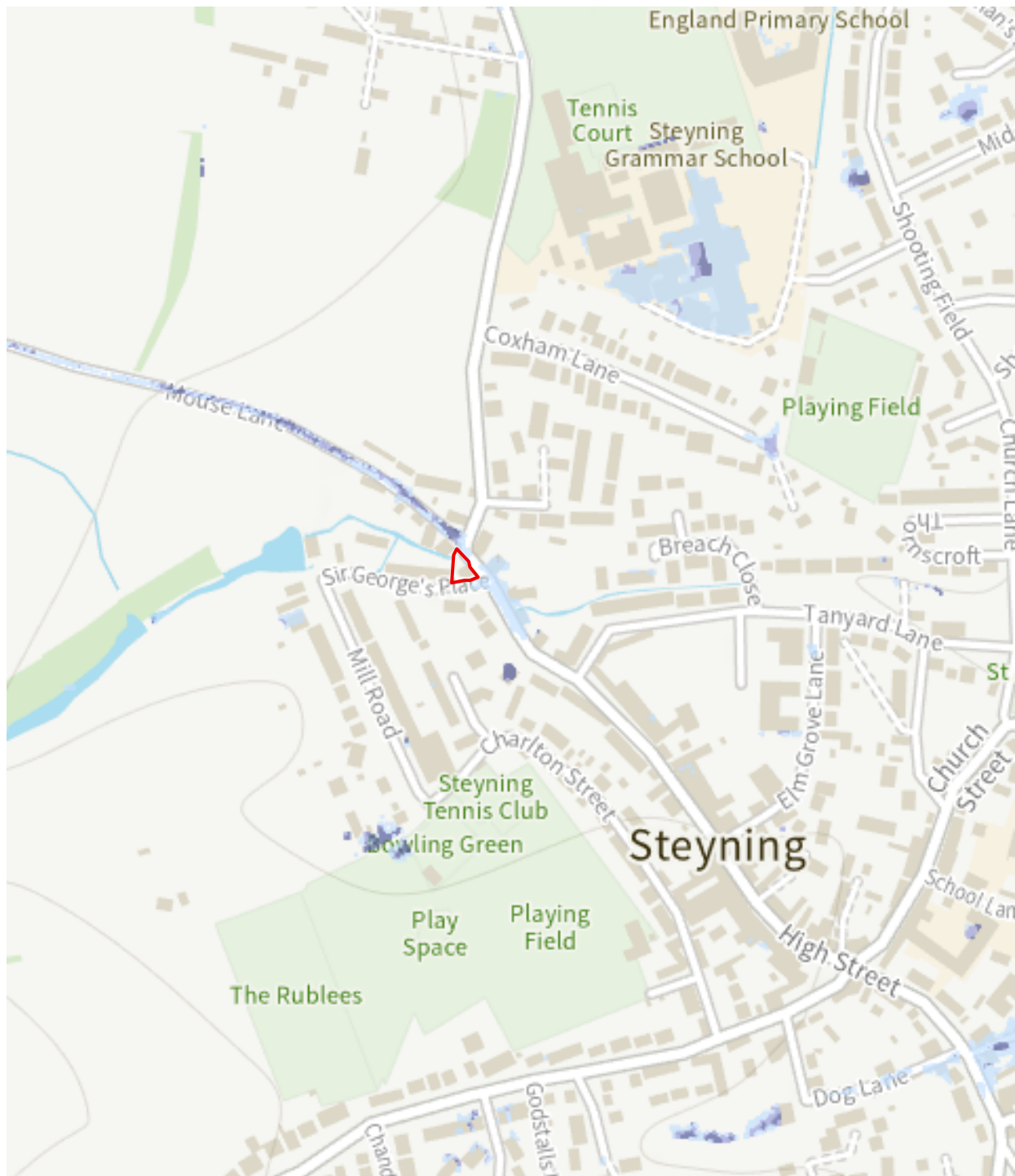
- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for



Environment Agency Surface Water Flood Extents Map

An overland flow route affects only a very narrow strip along the NE boundary; although there is flooding on the south boundary this originates at this point (and appears to be external only)





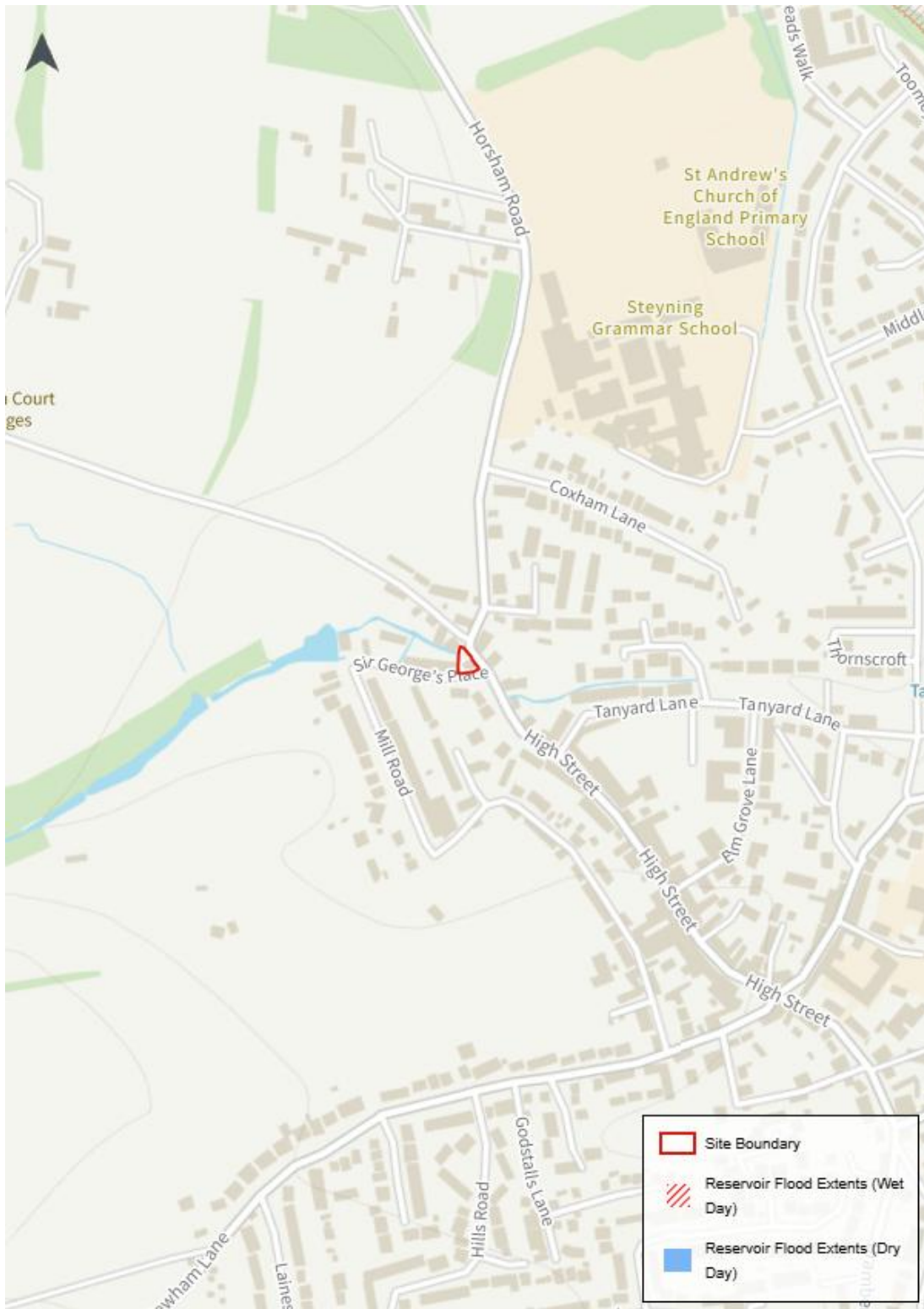
To 30cm
(1ft)



To 60cm
(2ft)

Environment Agency Surface Water Flood Depth Map (Yearly chance of flooding between 2040 and 2060)

The site and highway immediately east of the building is clear of flooding that exceeds 30cm



Environment Agency Flood Risk from Reservoirs

The site is clear from the risk of flooding from this source



DEFRA Historical Flooding Map

The site has been affected by flooding in the past (the pattern corresponds with the FZ2 area)

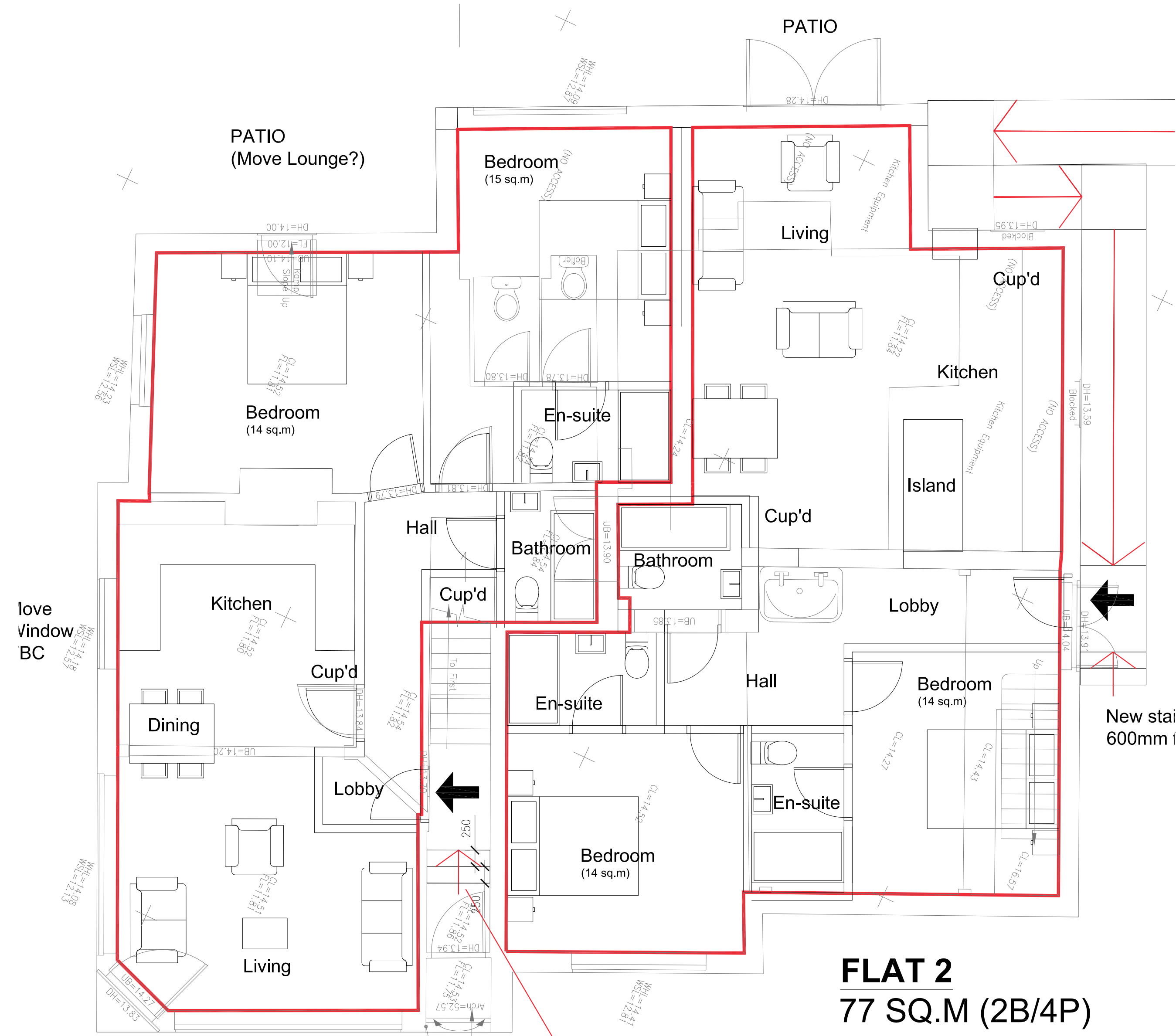


Environment Agency Groundwater Source Protection Zones Map

The site is [Source Protection Zone]

Appendix D

Proposed Scheme Drawings

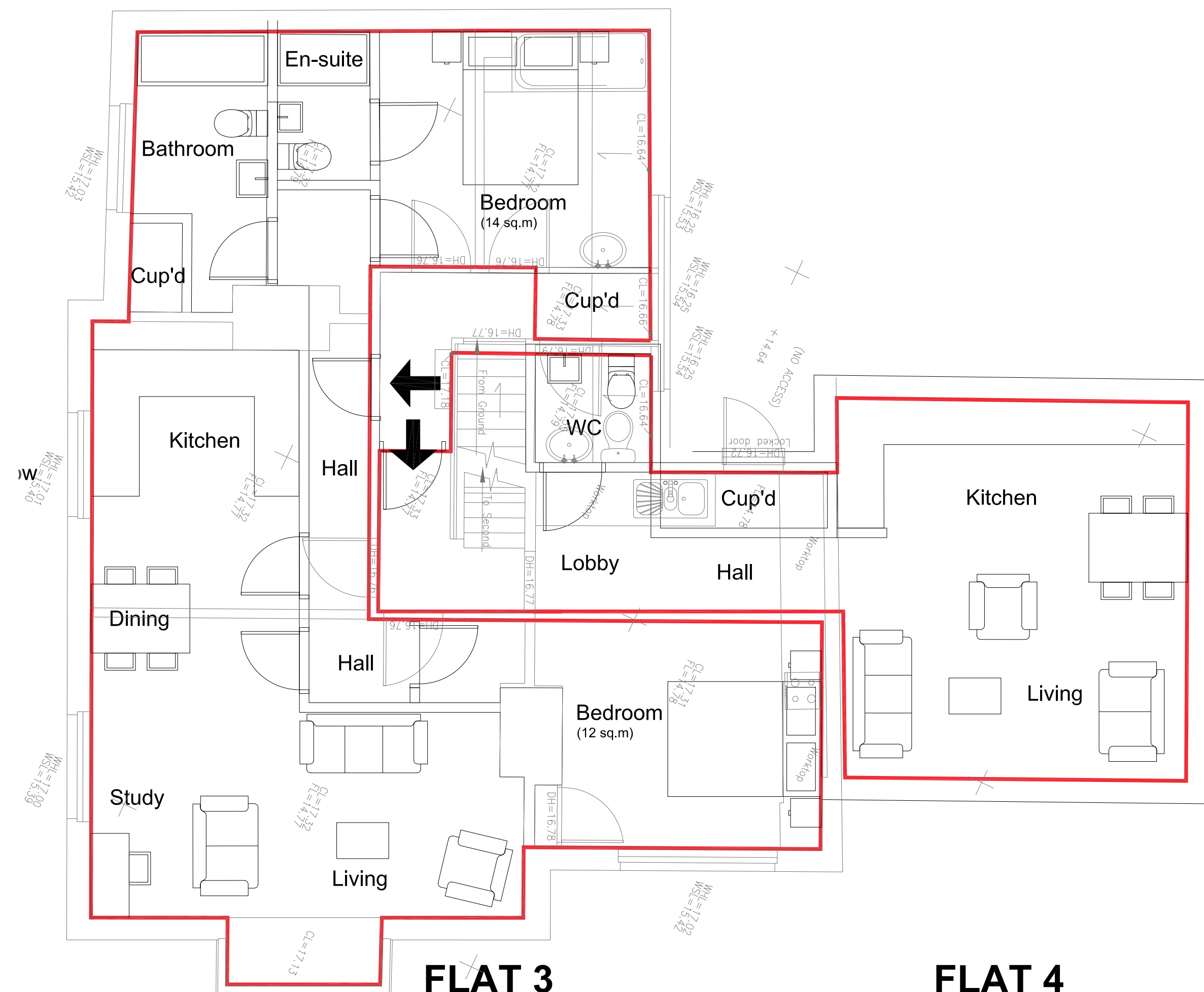


FLAT 1
75 SQ.M (2B/4P)

Ground Floor Plan

FLAT 2
77 SQ.M (2B/4P)

New stairs to accommodate
600mm floor level increase



FLAT 3
73 SQ.M (2B/4P)

FLAT 4
(Maisonette)
90 SQ.M (2B/4P)

1st Floor Plan

1:50
0m 1m 2m 3m

Scale Bar 1-10m @ 1:50

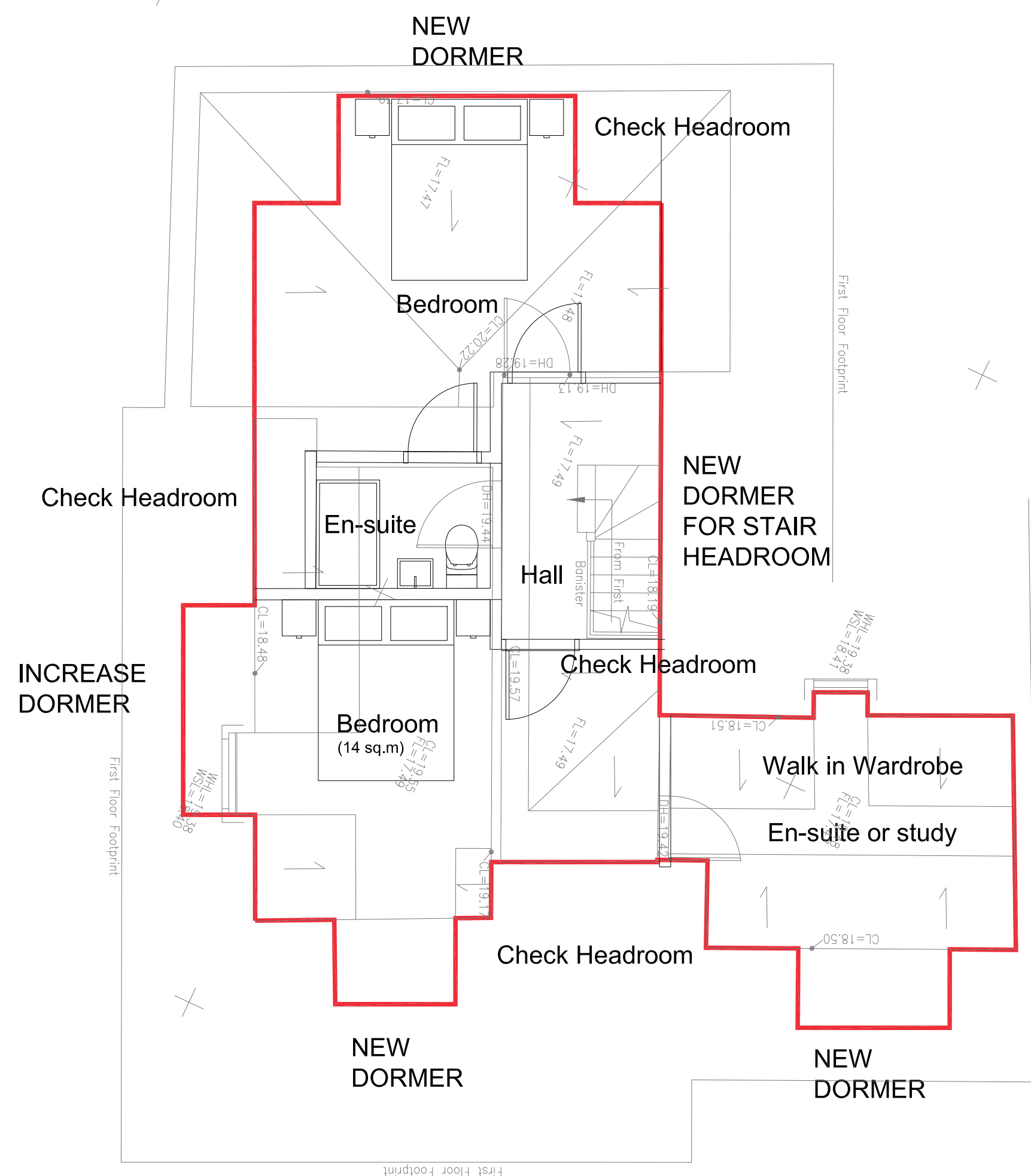


Location Plan 1:1250



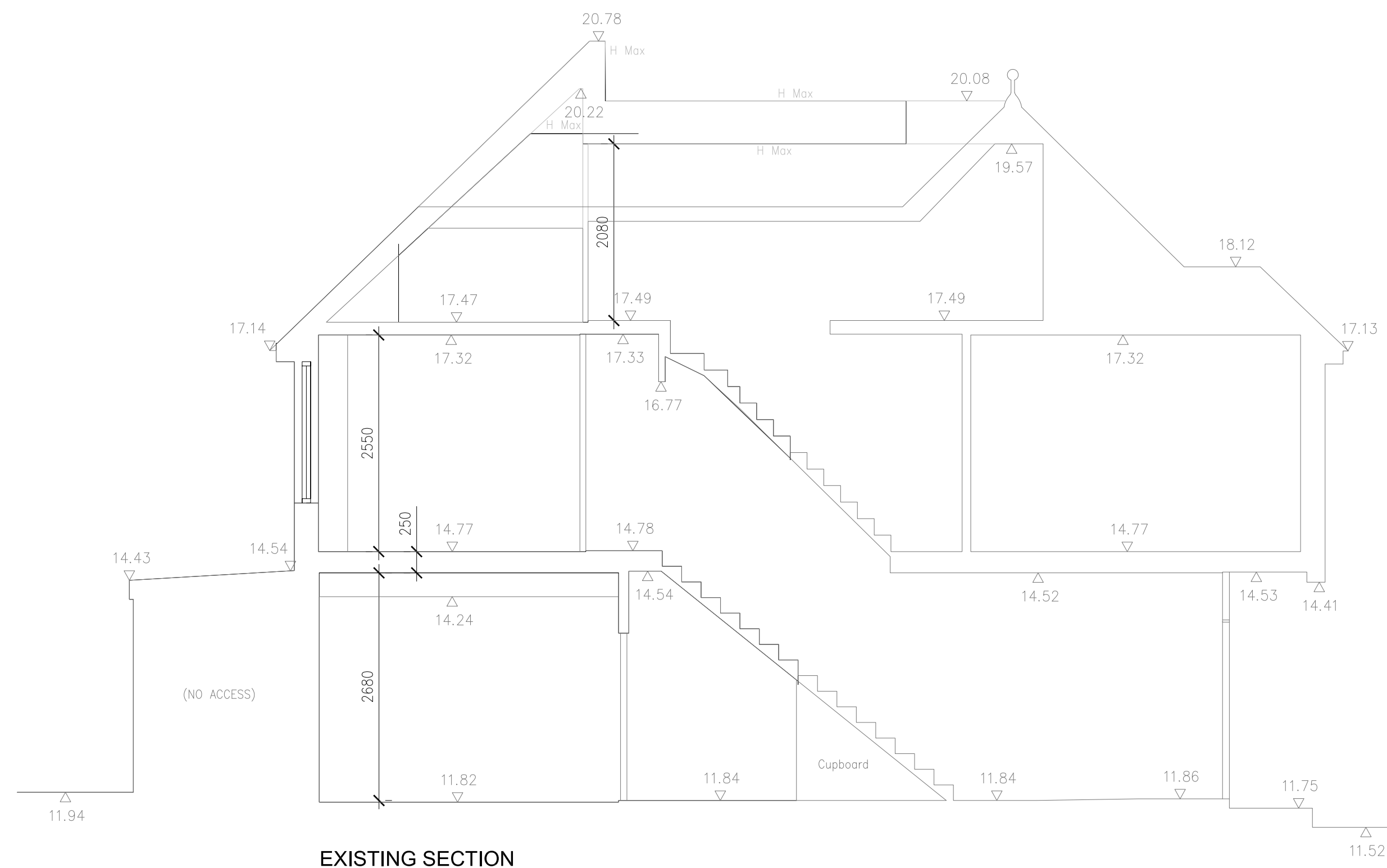
Block Plan 1:500

amendments	
client	DRPJ LTD
job	119 High St Steyning West Sussex BN44 3RE
drawing number	05D
drawing title	Proposed Plans PLANNING
date	October 2025
scale	1:50 @ A1
Do not scale off drawing Check all dimensions on site before all work is commenced All goods materials workmanship to conform with current building regulations BSS and COP's	



2nd Floor Plan

FLAT 4
(Maisonette)
90 SQ.M (2B/4P)



Section A-A
Datum 10.00m

EXISTING - TO UPDATE

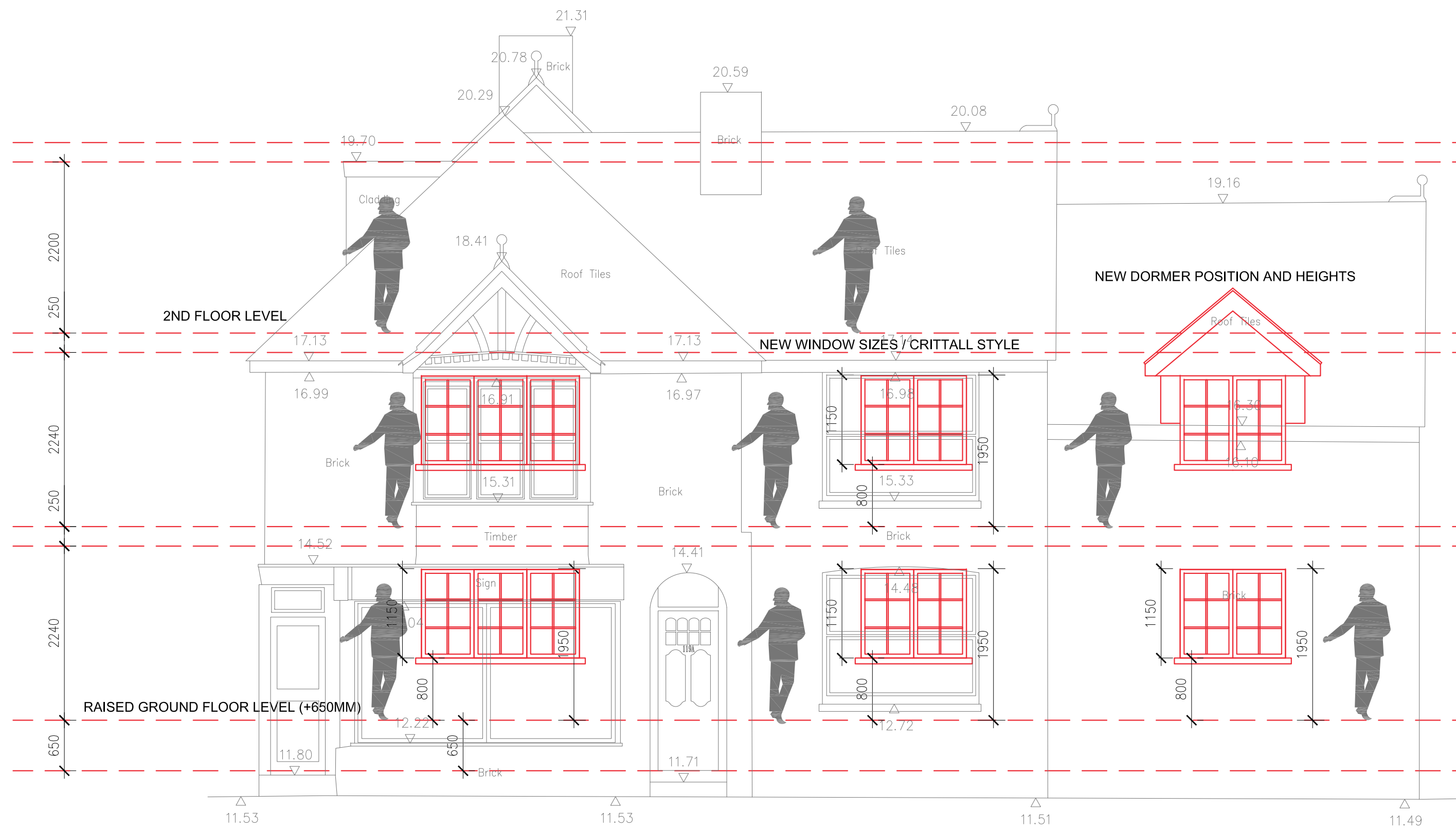
1:50



Scale Bar 1-10m @ 1:50



amendments	
client	DRPJ LTD
job	119 High St Steyning West Sussex BN44 3RE
drawing number	06D
drawing title	Proposed Plan & Section Test PLANNING
date	October 2025
scale	1:50 @ A1
Do not scale off drawing Check all dimensions on site before all work is commenced All goods materials workmanship to conform with current building regulations BSS and COP's	

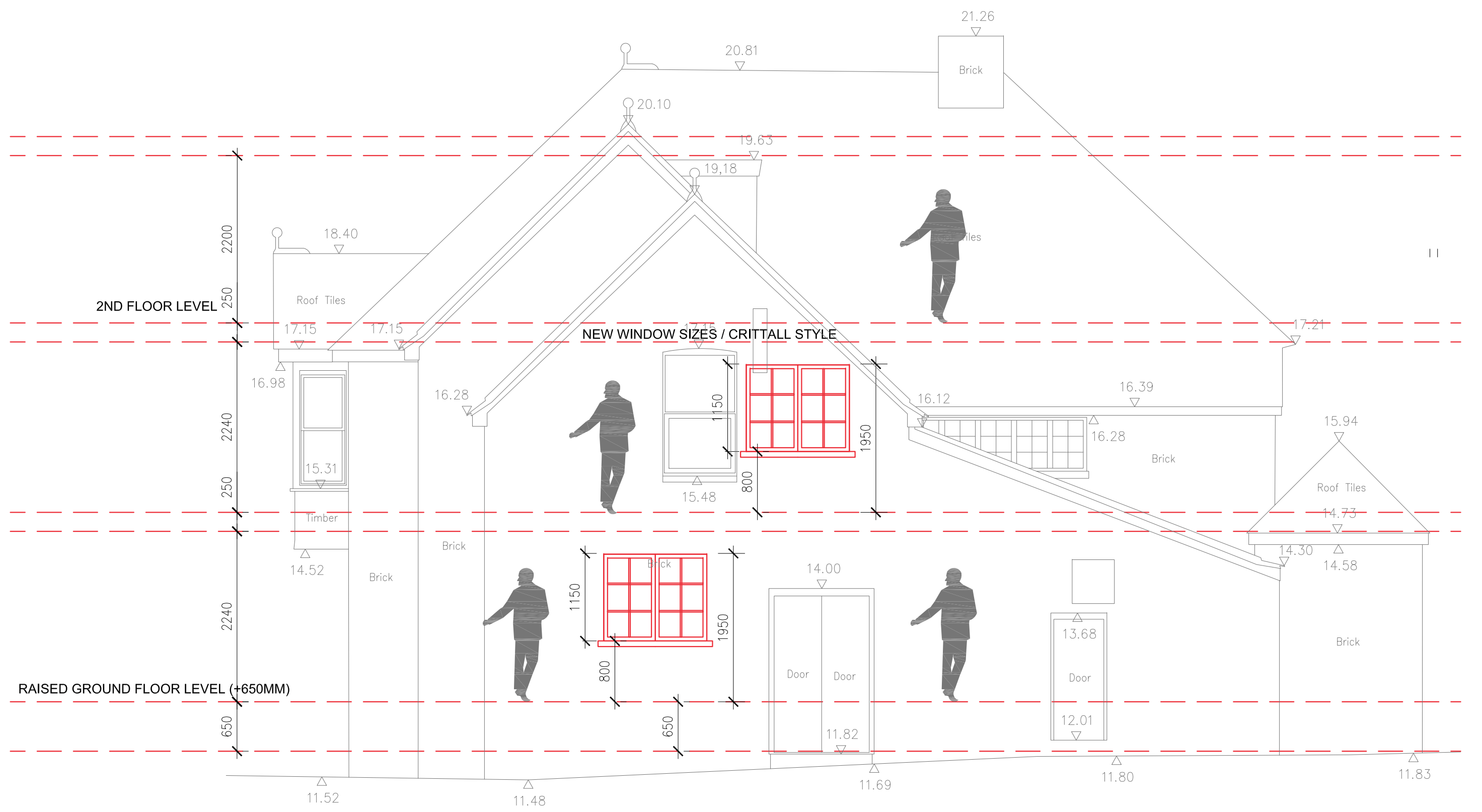


East Elevation
Datum 10.00m

1:50



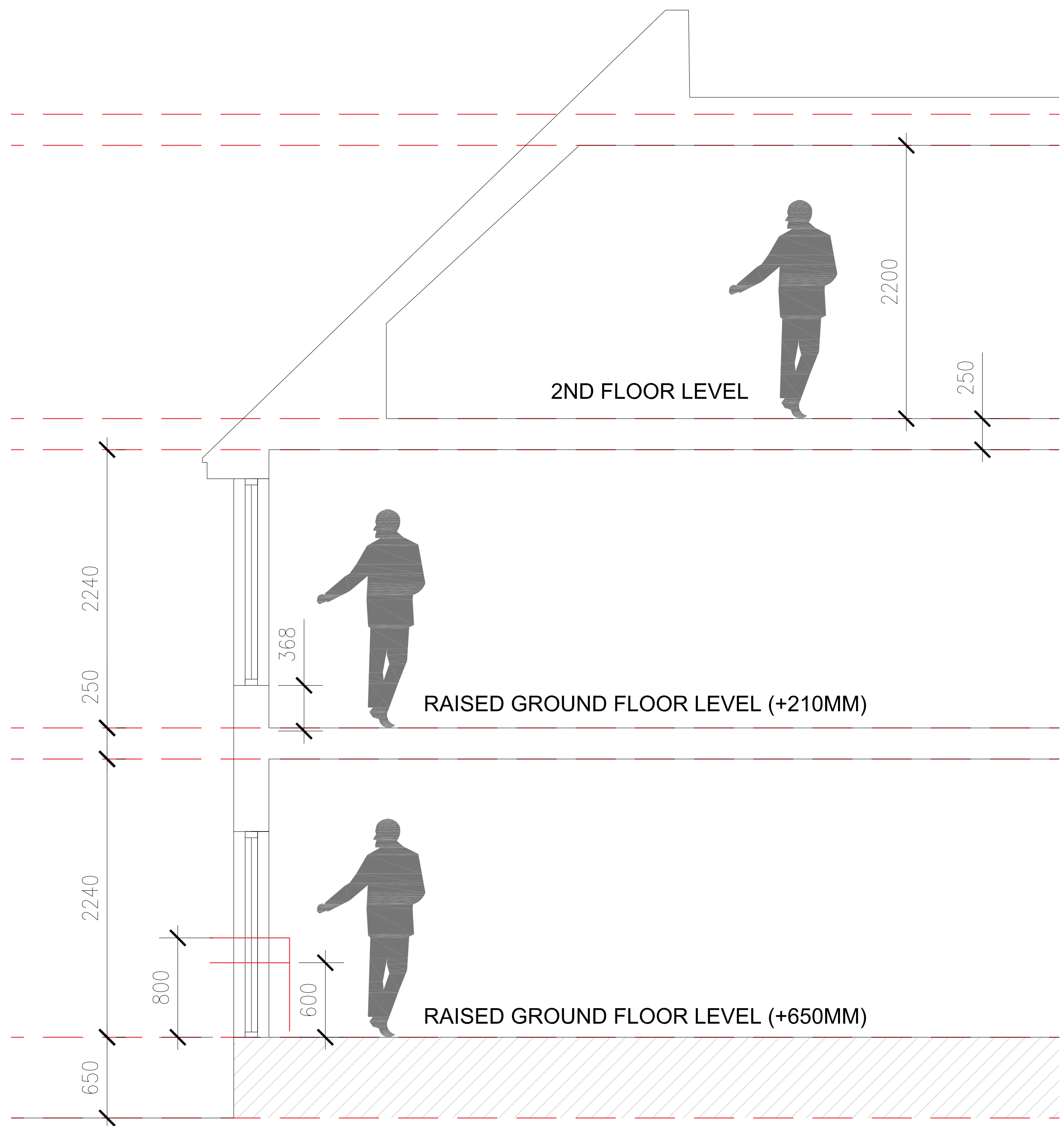
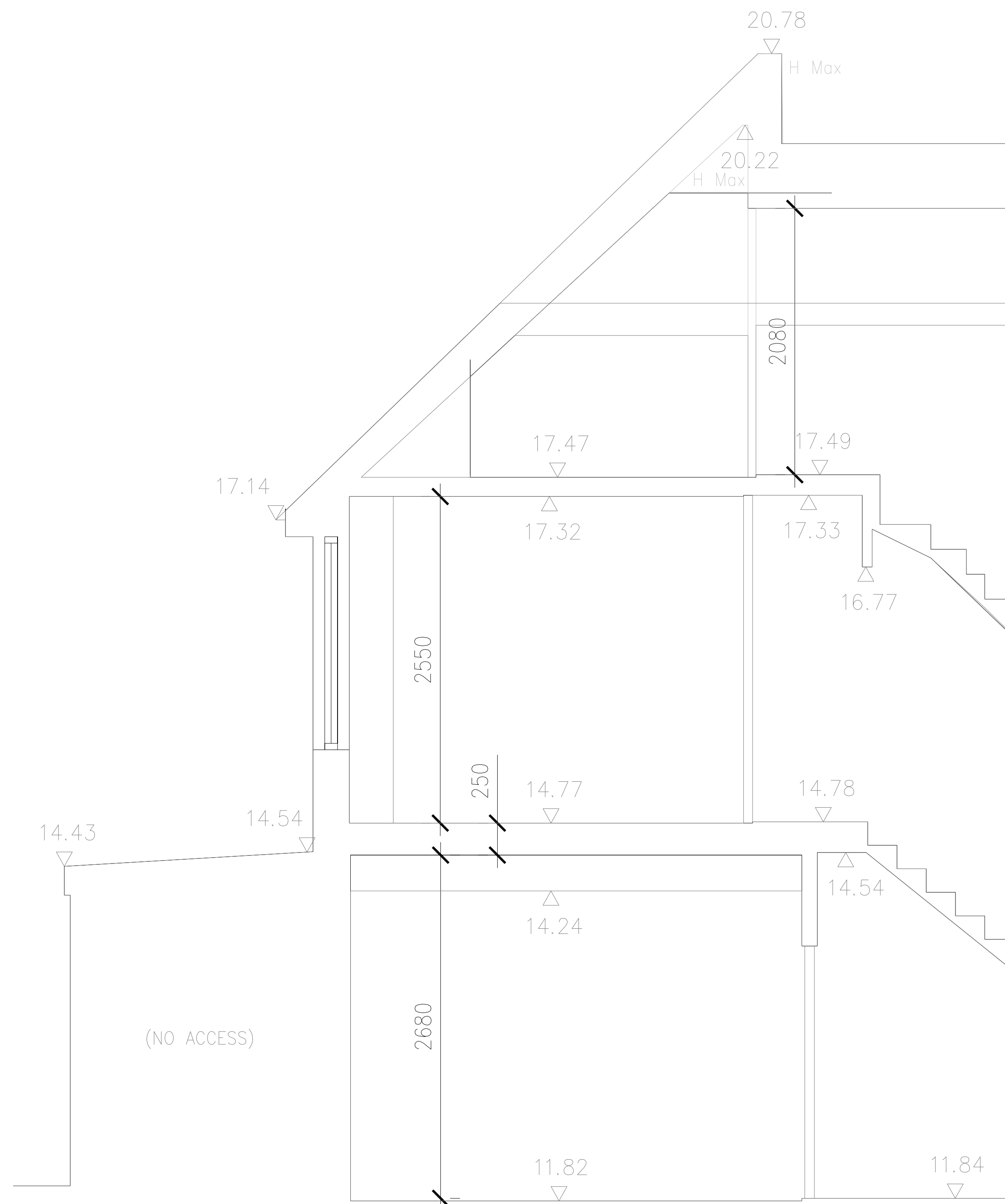
Scale Bar 1-10m @ 1:50



North Elevation
Datum 10.00m

amendments

client	DRPJ LTD
job	119 High St Steyning West Sussex BN44 3RE
drawing number	07B
drawing title	Existing Elevations Test PLANNING
date	October 2025
scale	1:50 @ A1
Do not scale off drawing Check all dimensions on site before all work is commenced All goods materials workmanship to conform with current building regulations BSS and COP's	



amendments		
client	DRPJ LTD	
job	119 High St Steyning West Sussex BN44 3RE	
drawing number	09B	
drawing title	Proposed Section Heights Test PLANNING	
date	October 2025	scale 1:25 @ A1
Do not scale off drawing Check all dimensions on site before all work is commenced All goods materials workmanship to conform with current building regulations BSS and COP's		

Appendix E

Flood Warning and Evacuation Plan

Introduction

The main objectives of this Flood Warning and Evacuation Plan are to 1) raise the awareness of the flood risk to this site and 2) to highlight the need for occupants (residents/visitors) to plan in advance how they would evacuate this area before the peak flooding (when the water levels will make evacuation hazardous).

A copy of this Plan must be bound into the legal documentation (leases or freehold deeds), so as to alert the owners or tenants.

This plan has been prepared so that all occupants can plan ahead – and prepare to evacuate in good time.

Background

This unit is in the area administered by Horsham District Council.

There is a threat of flooding from surface water – and from the tidally influenced Adur via the nearby Brook. The flood depth immediately outside the building is liable to exceed 25cm (0.25m). Although this is not unduly deep, the speed of flow is likely to be hazardous for most occupants during peak periods of flooding, whether they are able bodied or not.

The ground floor level has been set significantly higher (0.6m = 2 ft) than the predicted flood level.

Warning Arrangements

This area is not covered by the EA's Flood Warnings service. Occupants should be mindful of the conditions and watch out for flood warnings provided in media and internet bulletins – local weather forecasts in the main. For a local media outlet offering flood information, consider tuning into BBC Radio Sussex:

Frequency: 104.5, 104.8 & 95.0–95.3 FM; **DAB:**
NOW Sussex Coast; Freeview: 720

Many other radio stations are available online and DAB – browse by name.

For tenanted flats: The landlord is responsible for ensuring that the details in this section are completed with the correct occupant details at the beginning of each change of tenancy. If the tenant changes their details they should communicate this to the landlord who will then update this Plan with the correct information. The registered contact for the site is [INSERT OCCUPIER'S NAME], and his/her contact number is [INSERT OCCUPIER'S TELEPHONE NUMBER]. His/her email address is [INSERT OCCUPIER'S EMAIL ADDRESS].

Likely depth: the flood depth outside your flat may be as great as **0.25m** with a speed of over **2m/s**. The hazard rating of this combination of speed and depth is HIGH (hazardous to most users).

Time to inundation: the likely warning time period for surface water flooding is most likely to be extremely short – maybe as little as 20-30 minutes. Tidal flooding is not much slower.

It must be stressed that the ground floor flats are **not** at direct risk of being flooded. This plan has been prepared so that occupants can prepare to evacuate the area via the best safe route. If you do not manage to evacuate in time you should reside in your home until the flood waters recede from peak level. The total time of inundation is unlikely to be long as both tidal and surface water flood waters usually recede steadily.

This plan has been prepared so that occupants can prepare to evacuate the area via the best safe route so as to minimise the impact on the emergency services – see the map at the end.

Emergency Telephone numbers:

General first responders, namely police, ambulance and fire	999
Horsham District Council – Main Switch (business hours)	01403 215100
Horsham District Council – Environmental Health	01403 215641
Gas Leaks/safety	0800 111 999
EA Floodline	0345 988 1188
RSPA	0300 1234 999

You should prepare by collecting all emergency numbers relevant to you, eg vehicle cover, insurer, landlord.

Flood Warning Codes

If flooding is forecast, alerts are issued by the EA using a set of four easily recognisable codes.

Each of the four codes indicates the level of danger associated with the warning/alert. The EA aims to issue flood alerts up to 12 hours in advance, although this is not always possible. The codes may not always be used in sequence; a Severe Flood Warning may be issued immediately, with no other warning code preceding it.

The Flood Warning Codes and their meanings are:



FLOOD ALERT
FLOODING IS POSSIBLE. BE PREPARED.

- What it means: Flooding is possible. Be prepared.
- When it's used: two hours to two days in advance of flooding.
- Impact: flooding of low lying land and roads - property flooding is not expected.



FLOOD WARNING
FLOODING IS EXPECTED. IMMEDIATE ACTION REQUIRED.

- What it means: Flooding is expected. Immediate action required.
- When it's used: Half an hour to one day in advance of flooding.
- Impact: Property flooding of homes and businesses is expected.



SEVERE FLOOD WARNING
SEVERE FLOODING. DANGER TO LIFE.

- What it means: Severe flooding. Danger to life.
- When it's used: When flooding poses a significant threat to life.
- Impact: Deep, fast flowing water. Debris in water. Communities cut off.

Source: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/311020/flood_warnings_LIT_5215.pdf

**WARNING
NO LONGER
IN FORCE**

- No further flooding is currently expected in your area.
- When it's used: When river (and sea) conditions return to normal.

Action to be Taken on Receipt of Flood Warnings



FLOOD ALERT
FLOODING IS POSSIBLE. BE PREPARED.

- What it means: Be prepared to act on your flood plan. Refer to the Action Checklist – below.
- Call Floodline on 0345 988 1188, select option 1 for up to date information.
- Monitor local water levels and flood forecast on the EA website.

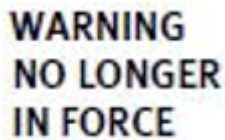


FLOOD WARNING
FLOODING IS EXPECTED. IMMEDIATE ACTION REQUIRED.

- What it means: Flooding is expected. Serious consideration needs to be given to the need to evacuate. It may be impossible for the emergency services to reach this building if events unfold differently to as anticipated.
- Move valuable items to as high a level as possible.
- Carry out the rest of the Action Checklist – as appropriate to the nature of the flooding



- Co-operate with the emergency services. Call 999 if you are in immediate danger.
- If there has been a sudden breach or overtopping of a reservoir resulting in hazardous floodwaters surrounding the site, seek safe refuge at high level.



- Be careful. Floodwater may still be around for several days.
- If you've been flooded, ring your insurance company as soon as possible.

There is a map in the Appendix showing the probable safest route to dry land. All adults in this dwelling should be familiar with this.

Preparation for a Flood Event

Prepare a list of all your important contacts written in a notebook - and keep it to hand.

Prepare a **grab bag** of essential items and keep it to hand – with a copy of this Plan. It can include some or all of the following items:

- List of prescription medication for the family
- Pen
- Blankets and warm clothing
- Waterproofs
- Important documents such as passport and insurance certificates
- First aid kit
- Radio (battery or wind up)
- Torch (battery or wind up)
- Spare batteries
- Spare glasses
- Mobile phone and charger
- Contact numbers in a notebook (see 6.1)
- Insurance details
- Spare keys for flat and car
- Tinned and non-perishable food, and a tin opener

Prepare a list of all your important contacts written in a notebook - and keep it close to hand, eg in the grab bag.

Ensure that all adults in your household know *exactly* how to turn off electricity, gas and water.

Make arrangements with family/friends living outside a flood area to receive you in case of evacuation. If this is not feasible, ensure that you have appropriate insurance cover that provides alternative accommodation (ie guest house/hotel).

Action Checklist

An evacuation route is shown at the back of this Plan. You should consider evacuating the property via this or a similar route on receipt of a flood alert. Bear in mind that there may be short notice between warnings and this area becoming inundated.

The evacuation route guides occupants from this building to higher, dry ground. Study this so that you are familiar with this in advance of deciding to evacuate.

Evacuate! Ensure all the measures listed above are in place – and lock up.

Pets

Pets should be included in your emergency planning arrangements.

Be prepared:

- Make sure your cats and dogs are wearing proper identification e.g. up to date contact details on their collar, microchip
- Make sure pet foods and medicines are well stocked
- Arrange for a family member or friend living outside the flood risk area to take in your pets when an evacuation order comes

If there's a flood warning:

- Move food, bedding and fresh water to somewhere safe and dry
- Keep your portable pet carriers at hand
- Keep familiar toys dry, because pets under stress will welcome something that smells of home
- Consider taking pets to a family member or friend who lives outside the flood risk area
- Put documents like vaccination records, vet's details, and microchip number(s) in a sealed bag with any other important documents. Include a current photograph in case your pet(s) get lost

If disaster strikes:

- Bring your small pets inside (upstairs)
- Move food, bedding and fresh water to somewhere safe and dry
- Keep your portable pet carriers at hand
- Keep familiar toys dry: pets under stress will welcome something that smells of home
- Consider taking pets to a family member or friend who lives outside the flood risk area
- Put documents like vaccination records, vet's details, and microchip number(s) in a sealed bag with any other important documents. Include a current photograph in case your pet(s) get lost

Upon Return & Recovery

When to go back? The responding organisations will be providing updates on the situation and notification when it is safe to return. Follow their advice.

- Do not start the clean-up until the threat of further flooding has passed
- Don't throw anything away until told to do so by your insurer
- Check with your insurance company if it is OK to start cleaning your property before starting
- Confirm what services your insurance company will pay for
- Use a permanent marker to mark on the wall the height of the flood water in each room

- Wear waterproof, gloves, boots and a face mask when clearing up
- Household products are sufficient to clean and disinfect your property
- Use mains pressure garden hose for washing down, not high pressure hose lines
- As soon as possible, ask your insurance company when a loss adjuster will visit
- Ask your insurance company if they will pay for repairs the will make your property more flood resilient for the future
- Keep records: date, time, name of person you spoke to and what was agreed
- Keep receipts
- Take photos and video of your damaged property
- Make a list/record of your damaged property

Map Showing Safest Route to Dry Land



The shortest and safest routes to dry land are 1) south along the High Street and right or left at Sheep Pan Lane/Church Street or 2) west along St George's Place, south along Mill Road and Charlton Street and right at Newham Lane



Civil Engineering - Transport Planning - Flood Risk

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