

Access and Egress: What Hart District Council expects

1. Safe Route of Access and Egress

1.1. A safe route of access and egress is required in the following circumstances:

- An increase in number of residential properties in the flood zones or within a dry island (an area that does not flood itself but is surrounded by the flood zones).
- An increase in vulnerability of a development i.e. for example if a commercial site is redeveloped as a residential.

1.2. You can determine whether your site is likely to be in the Flood Zones or a dry island by checking the Environment Agency's flood map for planning which can be viewed here: <https://flood-map-for-planning.service.gov.uk/>

2. Determine if detailed modelling is available for your site

2.1. Once you have determined that access and egress is likely to be an issue that needs to be addressed within your Flood Risk Assessment you will need to determine whether detailed flood modelling is available for the area in questions as this affects the method by which you can assess the risk.

2.2. Detailed modelling should be available from the Environment Agency for the following watercourses in Hart:

- The Blackwater
- The Catsby Stream -Yateley
- Moulsham Copse Stream –Yateley
- Southwark Brook –Yateley
- Tudor Stream –Yateley
- Cricket Hill Stream-Yateley
- Bailey Stream- Blackwater

2.3. Please check with the Environment Agency whether detailed modelling is available for you area. This can be done by emailing WTenquiries@environment-agency.gov.uk

2.4. If there is not any detailed flood modelling for your site, under certain circumstances you may be expected to undertake detailed flood modelling for your site application. This is likely to occur if your site falls in flood Zone 3 and fits the Environment Agency's criteria for sites that need modelling.

2.5. We would advise you to check with the Environment Agency as to whether you will be required to undertake detailed modelling for your site to support the proposed planning application. This can be done by contacting WTenquiries@environment-agency.gov.uk and can be done at the same time as checking whether there is detailed modelling for your area. To do this the Environment Agency will need to know briefly what is proposed for the development including any proposed alterations to watercourses.

2.6. If your site is in a dry island and there is no detailed modelling you will not be expected to undertake modelling to support your application.

3. Assessing access and egress where detailed modelling is available

3.1. If detail modelling is available for your site (including if it has been undertaken by the developer) access and egress should be assessed in accordance to FD2320/ TR2 Risk Assessment Guidance for New Development- Phase 2. This is an Environment Agency/ Defra document outlining how to assess the hazard to people walking through flood waters based on the depth and velocity of the water and the risk of being struck by floating debris. For more information please visit: www.gov.uk/topic/environmental-management/flooding-coastal-change

3.2. The Flood Risk Assessment should demonstrate that a safe route of access and egress is available from the door of each property to a location wholly outside of the 1 in 100 plus climate change flood extent. The route should have a hazard rating of no higher than very low (danger to some) in accordance with FD2320/TR2 and should be on publicly accessible land.

3.3. For Safe Access and Egress the following information must be submitted:

- **A map clearly showing the access and egress route** from the doorway of any proposed properties to a location wholly outside of the 1 in 100 plus climate change flood extent. Any locations along the route that floods must be clearly marked.
- **Calculations according to the FD2320/TR2** equation shown in section 13.7.2 page 117 must be supplied. Flood levels should be obtained as close to the flooded locations on the route as possible and ground levels (ideally from topographical survey) obtained for each of the sections that

floods. The maximum flood depth for each flooded location along the route should be obtained for the 1 in 100 plus climate change level.

- **Hazard Rating.** To be acceptable the hazard rating should be shown as very low/danger for some according to table 13.1 on page 118 of FD2320/TR2. If the maximum flood depth along the route is less than 300mm then the hazard rating of very low/danger for some can be assumed. In this case you would only need to demonstrate that the maximum flood depth along the route is less than 300mm and provide the map. Where hazard ratings are greater than very low an alternative method for managing the risk (see prior evacuation and temporary refuge below) must be provided.

3.4. A copy of the approved safe access and egress route must be provided to residents

4. Provision of an Emergency Flood Plan

4.1. If there is no detail modelling for the site, an emergency flood plan will be required for the site indicating how residents of the site will be kept safe during a flood event. There are two options for managing this: Prior Evacuation or temporary refuge.

5. Prior Evacuation

5.1. Prior Evacuation can only be achieved where Flood Warning is available for the watercourse that is affecting site access. You can determine whether flood warning is available for you site here: <http://apps.environment-agency.gov.uk/flood/31618.aspx>. Flood Alert is not sufficient for prior evacuation.

5.2. For prior evacuation, the following information will need to be submitted:

- State that detail flood modelling is not available for the site or (if relevant) the access route has been assessed and found too hazardous.
- State which flood warning areas the site is in
- State that residents will be informed of the need to sign up to flood warning
- Identify where residents will be evacuated to and for how long
- Provide a list of what residents should have in their flood kit which they will need to take with them if evacuated. Advice is included in the Environment Agency's personal flood plan templates: <https://www.gov.uk/government/publications/personal-flood-plan>

5.3. A copy of the approved emergency flood plan must be provided to residents.

5.4. Prior evacuation is most appropriate for larger watercourses (such as the Blackwater) where the duration of flooding is much longer.

6. Temporary Refuge

6.1. Temporary refuge should be used where there is no detailed modelling and no flood warning available for the site. Temporary refuge is suitable for sites that flood from small watercourses as these tend to have a rapid onset of flooding and flooding is of relatively short duration.

6.2. For temporary refuge the following information should be provided:

- State that detail flood modelling and Flood Warning is not available for the site or (if relevant) the access route has been assessed and found too hazardous.
- State the likely duration of flooding. How long residents are in the refuge area for will dictate what facilities need to be provided for the temporary refuge. E.g. will they need to sleep or cook meals?
- Demonstrate that the residents have a safe location that will not be flooded where they can stay for an extended period of time. This location needs to be warm, dry, with access to toilets and other basic necessities. The upstairs room of a flooded house is unlikely to be acceptable.
- Provide a list of what residents should have in their flood kit in case power is lost etc. Advice is included in the personal flood plan templates: <https://www.gov.uk/government/publications/personal-flood-plan>

6.3. A copy of the approved emergency flood plan must be provided to residents

7. Emergency Flood Plan

7.1. All emergency plans should consider the following issues:

- What will trigger the plan?
- What are the specific risks that are trying to be managed through the plan?
- What actions will be taken when the plan has been triggered?
- Are there any public messages that need to be communicated? What are these? How will this be communicated? An example text should be provided within the plan.
- Who will undertake these actions?
- What happens if the emergency occurs out of hours?
- What will trigger the winding down of the plan?
- What actions will be taken once the danger has passed?

- Are there any contact details that will need to be included in the plan?
- Where will items mentioned in the plan be stored? Do these need to be maintained? If so, how often and by who?
- Who will maintain the plan and keep it up to date? How often will this be done?
- What plans and diagrams would be useful for the plan users?
- Who should be provided with a copy of the plan i.e. a distribution list?