



Cole Easdon

TECHNICAL NOTE – 9154/02
FLOOD EVACUATION PLAN

Proposed Commercial Redevelopment, Penventon Farm
Nursery, Lanner, Cornwall on Behalf of Warrior
Warehouses Limited

DRAFT

Project Title:	Proposed Commercial Redevelopment, Penventon Farm Nursery, Lanner, Cornwall, TR16 6AS				
Client:	Warrior Warehouses Limited				
Project No.:	9154	Date:	September 2023	Issue No.:	1
Title:	Flood Evacuation Plan				
Written By:	B. Thornton BSc (Hons)	Checked By:	D. Frosoni CEng MICE CIWEM	Authorised By:	D. Frosoni CEng MICE MCIWEM

1.0 Introduction

1.1 This *Technical Note* has been prepared in relation to the proposed construction of one commercial building with landscaping, access and parking at Penventon Farm Nursery, Lanner, Cornwall, TR16 6AS. Refer to enclosed CE Figure 9154/500 Figure 1 [*Site Location Plan*]. The proposal comprises the demolition of existing greenhouses on site, with one existing building to be retained, and the construction of a new warehouse. Refer to Drawing No. 07976-TDA-DR-PL-0006 [*Block Plan and Site Location Plan*] (by Trewin Design Architects) enclosed with this *Technical Note*.

1.2 This study advises on an appropriate flood evacuation plan in relation to Planning Condition 13 (*Cornwall Council Application Reference: PA20/08877*). as below:

Condition 13:

No development approved by this permission shall be brought into use until a flood warning and evacuation procedure has been submitted to and agreed in writing by the Local Planning Authority and thereafter these arrangements shall be maintained for the duration of occupation of the premises unless alternative arrangements have been approved in writing by the Local Planning Authority.

2.0 Evacuation Plan

2.1 The EA’s website confirms that the site is located within an area that is not covered by Floodline Warnings Direct. Therefore, evacuation procedures would instigated by monitoring weather forecasts and local news media.

2.2 The site itself lies within Flood Zone 1 (Low Risk), however the vehicular entrance to the site from the A393 and the A393 itself lies within Flood Zone 3 (High Risk) associated with the unnamed watercourse to the north of the site. Refer to Figure 2.1 below. The A393 highway is also at risk from surface water flooding. Refer to Figure 2.2 below. Therefore, in the event of flooding, a dry evacuation route may not be available via the existing access.



Figure 2.1: Fluvial Flood Risk
 (Source: <https://flood-map-for-planning.service.gov.uk/>)



Surface water flood risk: water depth in a low risk scenario
 Flood depth (millimetres)

● Over 900mm ● 300 to 900mm ● Below 300mm ⊕ Location you selected

Figure 2.2: Surface Water Flood Risk
 (Source: <https://check-long-term-flood-risk.service.gov.uk/map>)

- 2.3 The site entrance and A393 highway are at a lower level than the site, and are therefore likely to be flooded first. Users of the site should be aware of the dangers of moving vehicles through floodwater. Site evacuation should take place in advance of the onset of flooding in the event that heavy rainfall is forecast.

- 2.4 In the event of flooding of the A393 highway and site entrance the occupants should await further instruction from the emergency services. Due to the risk posed by flooding it is inadvisable for individuals to leave the site during a flood event. Occupants should remain inside the site buildings.

2.5 If the emergency services order the evacuation of the site in the event of a flood, the following rules of safety should be observed:

- **Stay in pairs** – when following evacuation procedures work in pairs;
- **Don't walk through flowing water** – currents can be deceptive and even shallow water can knock you off your feet;
- **Don't swim through fast flowing water** – you may be swept away or struck by objects in the water;
- **If you have to walk in standing water** – use a pole or stick to ensure you do not step into deep water or into an open manhole or stairway;
- **Don't drive through a flooded area** – abrupt drop-offs may not be visible. Just 0.5 metres of water can carry a car away; and
- **Avoid direct contact with floodwater whenever possible** – it may contain sewage, hydrocarbons or other harmful substances

2.6 Occupants should only return to the site after floodwaters have receded and it is safe to do so.

Enclosures

CE Drawing 9154/500

Site Location Plan

Drawing No 07976-TDA-DR-PL-0006

Block plan and site location plan (by Trewin Design Architects)

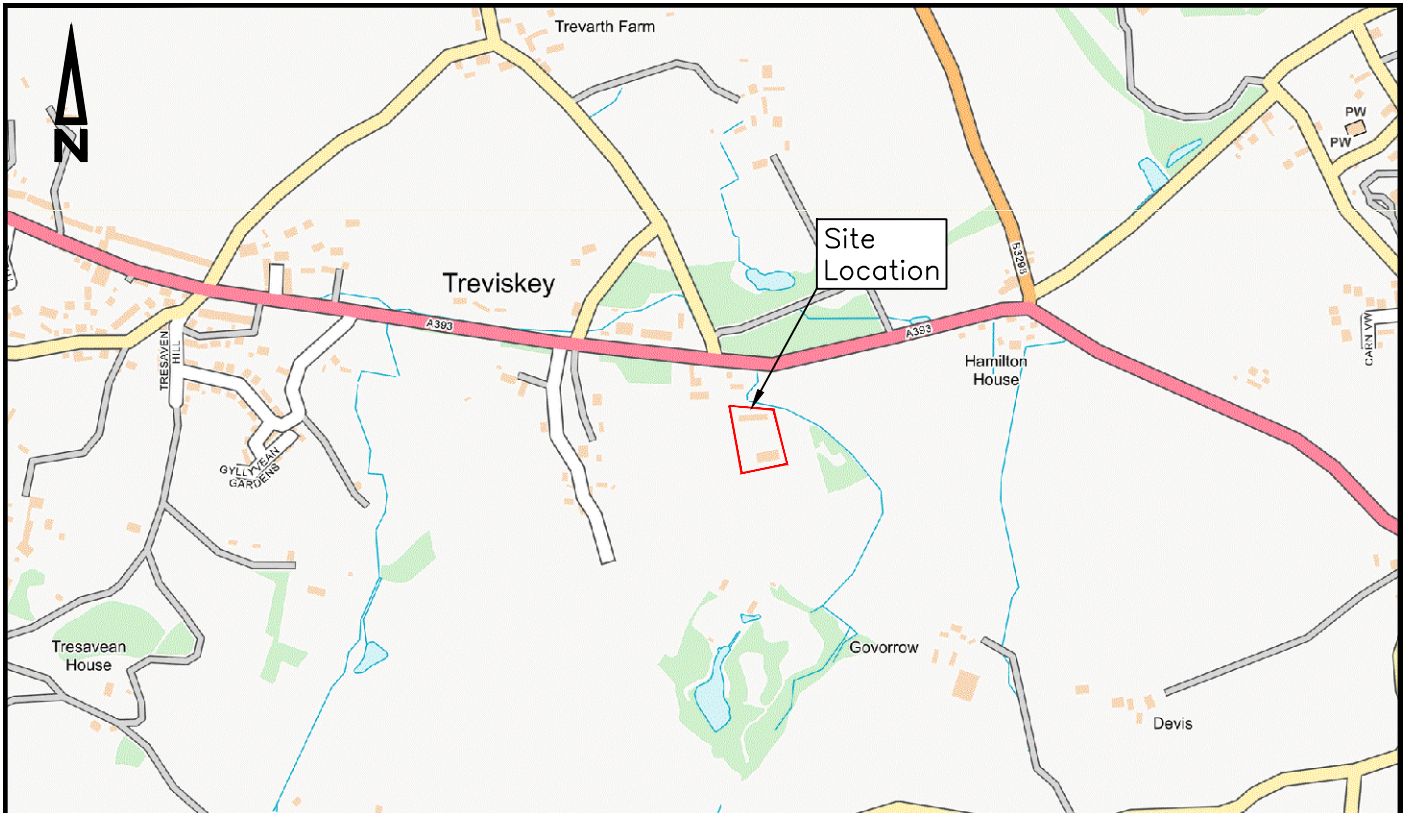
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September 2023

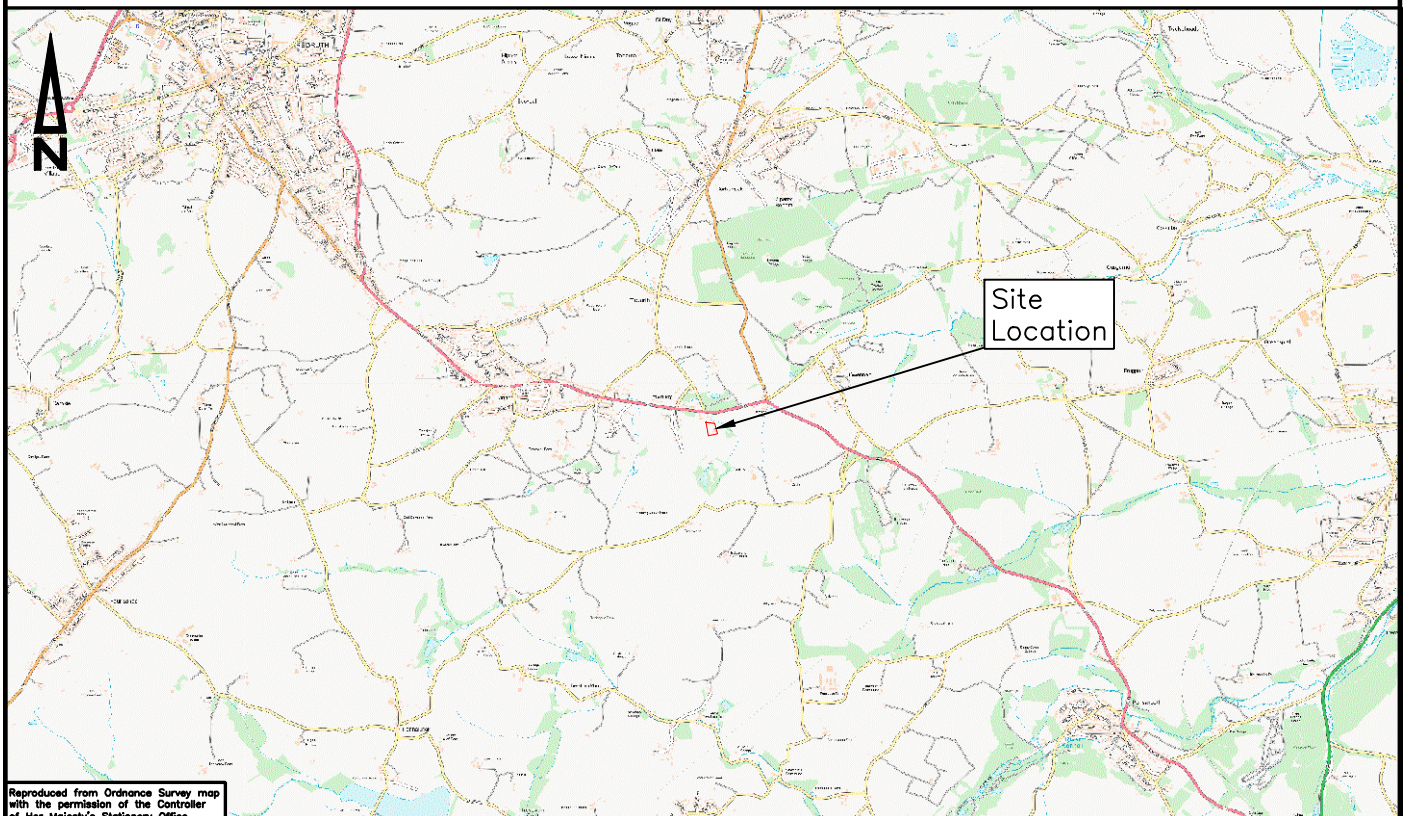
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Enclosures



Scale: 1:10,000



Scale: 1:50,000

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Job Title:
Proposed Warehouse
Penventon Farm Nursery
Lanner
TR16 6AS

Drawing Title:
Site Location Plan

Client:
Warrior Warehouses Ltd

Drawn By
BT

Date Drawn
August 2023

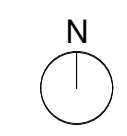
Checked By
JP

Drawing No.
9154/500 Figure 1

Drawing Status:	
FOR COMMENT	
FOR PLANNING	<input checked="" type="checkbox"/>
FOR TENDER	
FOR APPROVAL	
FOR CONSTRUCTION	
AS BUILT	

Scale
As Shown (A4)

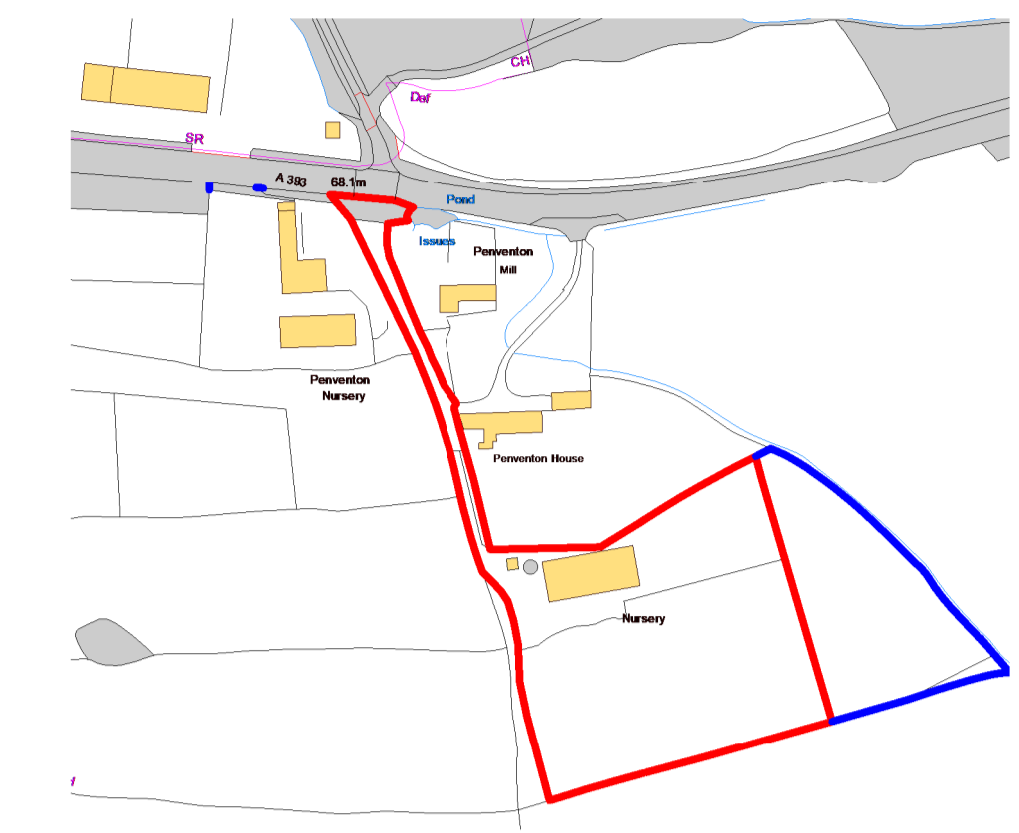
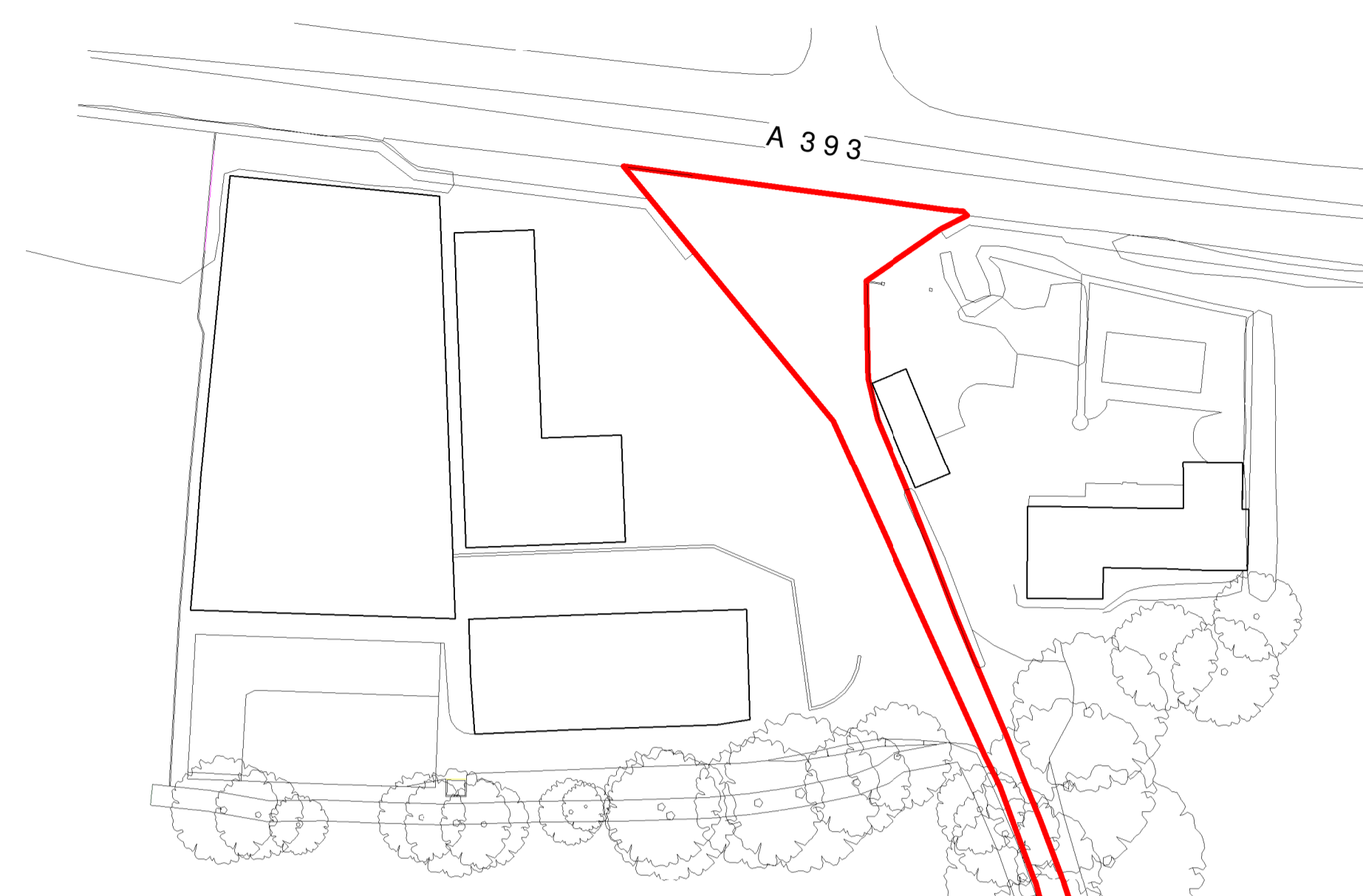
Revision



TREWIN DESIGN ARCHITECTS

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This drawing has been prepared solely for the purposes of the stage indicated on the drawing. As such this drawing may not include sufficient detail for any stage beyond that indicated. This drawing forms part of an information pack relating to the indicated stage and should be read in conjunction with all other drawings, reports specifications and schedules, including those from other Consultants. Contractors must check all dimensions on site before fabrication. As built drawings are not based on surveyed information unless stated otherwise. Only figured dimensions are to be worked from. All discrepancies to be reported to Trewin Design Architects Ltd before proceeding. Copyright - All rights reserved.



Site Location Plan
1 : 2500 0 50m

Key: To be read in conjunction with Arboricultural and Net Gain report

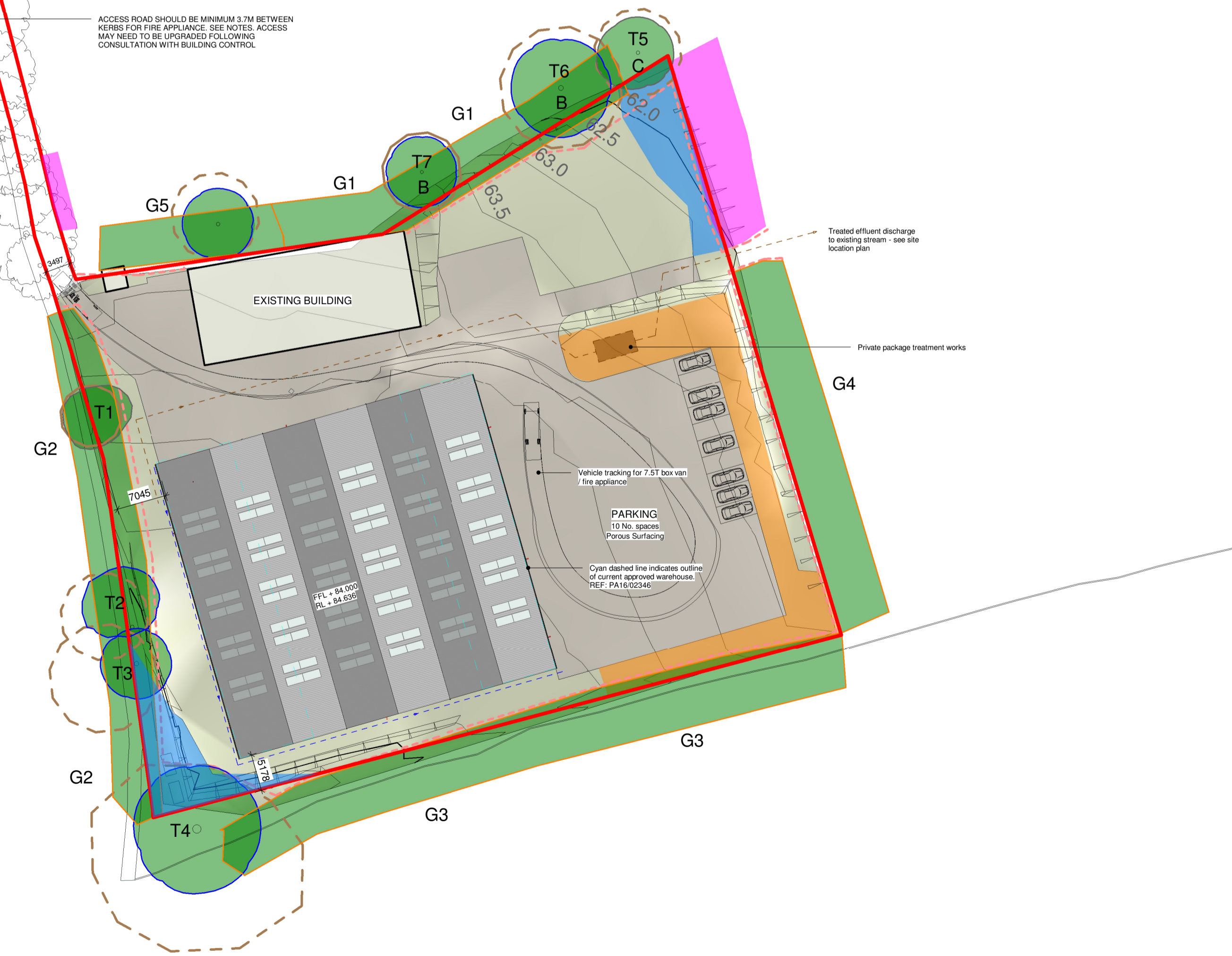
- Site boundary
- Tree protection fencing
- Category B trees
- Category C trees
- Grassland - other natural grassland (species-rich wildflower grassland on bank)
- Newly planted species rich hedge associated with bank or ditch
- Heathland and scrub - mixed scrub

Bat box information

Bat boxes to be mounted onto the existing building or large trees on the cornish hedgebank at the southwest perimeter.

Bird box information

Pre-fabricated bird boxes to be mounted onto the large trees at the site perimeters or incorporating them into the existing building.



Block Plan
1 : 500 0 10m

Drawing title			
Block Plan and Site Location Plan			
Job title			
New Warehouse Penventon Farm Nursery Lanner			
Client			
Warrior Warehouses Ltd			
Stage	PL - Detailed Design	Issued for	Client/Stage Approved
Scale @ A1	As indicated	Date	15/09/2020
Drawn by	SD	Checked by	JT
Drawing number		Revision	
07976-TDA-DR-PL-0006		A03	
Revision	Description	Date	Initials
02	Planning Application	17.09.20	SMD