APPENDIX 15

EMERGENCY PLAN
Prepared by Urban Life (Shoreham-by-Sea Ltd.)

PROPOSED REDEVELOPMENT OF THE SITE 79-81 BRIGHTON ROAD, SHOREHAM-BY-SEA

URBAN LIFE (SHOREHAM-BY-SEA) LTD.

JANUARY 2007



Urban Life

Emergency Management Plan

The Emergency Management Plan (EMP) has been developed through consultation with the following parties:

- Jon Rodway – Adur District Council's Public Safety Manager
- Christopher Bundy – RNLI
- Jon Simpson – West Sussex Fire & Rescue (WSFR)
- Colin Crookshank (Harbourmaster) – Port Shoreham

The plan sets out a strategy of management for the site in case of both flood and fire situations.

1. Flood

A Risk

1. The site is in an area at risk of a 1 in 200 year surge tide (as identified in the Flood Risk Assessment)
2. The surge tide could last a maximum 6 hours, though probably less due to the tidal nature of the flooding
3. The maximum height of a surge tide is 5.5m AOD. Surge tides occur at spring tides that are known to occur at approx 1am or 1pm. From existing tidal data information it is possible to identify potential surge tide occurrences and frequencies.

B Response

4. The ground floor level podium housing the hotel reception, other commercial space and external piazza levels are 5.7m AOD, 200mm above the EA surge tide level of 5.5m AOD. This area will remain as dry refuge at all times and provide a selected area from which rescue could be made or use to house disbanded residents from the surrounding area.
5. The Environmental Agency (EA) early warning system ensures all residents in properties at risk of flooding receive a flood warning. Should residents wish to leave the premises they will have time to do so before flood waters reach their property.
6. In a flood event the residents of Shoreham will be advised to stay in their homes from the emergency services, as evacuation from a 'dry' site would only hinder the emergency procedures in place. Adur District Council do not provide internal dry refuge centres and housing for evacuees is not provided in the town, except for the elderly and infirm.
7. The building has been designed to accommodate residents throughout a flood event through provision of fresh water supplies, emergency food supplies and energy from an emergency generator, located on site and above the 5.5m AOD flood max level.
8. In a medical emergency the RNLI will evacuate casualties from the west slipway using their existing D class inflatable, currently housed at the RNLI launch site, taking them to either Coronation Green or the Port's locks, depending on the type of emergency and weather conditions.
9. If rescue by helicopter was required this could be coordinated from the roof. The hotel and residential both have roof garden terraces and flat roof profiles.

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2. Flood & Fire / Fire

A Risk

1. Shoreham Waterside will be constructed to meet Building Regulations Part B, minimising the chance of a fire.
2. An emergency evacuation strategy will be agreed with the Fire Safety Officer of West Sussex Fire & Rescue once planning approval is granted. This will incorporate access to the waterside for ambulances and fire engines for non flood water bourn incidents.
3. In a flood and fire situation the building would need to be evacuated. This can be achieved via three exit routes: waterside, airside and road side.

B Response

4. With the WSFR unable to utilise their vehicles due to flooding across the roads, all evacuation would take place by boat. In a large scale fire the RNLI would rescue residents from the waterside, using the larger capacity Tyne, accessing the site from the western slipway and marina access.
5. The class D inflatable boats and WSFR boats could also be utilised to evacuate the site from the road side which in a full surge tide would be under 1.7m of water. Evacuees would be unloaded at Coronation Green or the Port dependant on conditions.

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