

**FLOOD WARNING AND EVACUATION PLAN
FOR RESIDENTIAL DEVELOPMENT AT
THE ORCHARDS, BLAZEGATE, GEDNEY**

FINAL REPORT

ECL0712-2/ NKF PLANNING CONSULTANCY

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(Dwg 20/BLAZE/02 C)

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DISCLAIMER

This document has been prepared as a Flood Evacuation Plan in support of a planning application proposed residential development at The Orchards, Blazegate, Gedney. "Ellingham Consulting Ltd" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr J Rooney" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Ellingham Consulting Ltd" during the necessary investigative process, and the conclusions and recommendations, could therefore, differ in the event of material subsequently being found erroneous, incomplete, or misleading. "Ellingham Consulting Ltd" therefore, accepts no liability should this prove to be the case.

1.0 INTRODUCTION

This Flood Warning and Evacuation Plan has been prepared with consideration to National Planning Policy Framework (NPPF) and supporting planning practice guidance (PPG) on Flood Risk and Coastal Change.

Paragraph 163 of NPPF states that development should only be allowed in areas at risk of flooding where it can be demonstrated that any residual risk can be safely managed and that safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

This Flood Warning and Evacuation Plan has been produced on behalf of Mr J Rooney with respect to a residential development consisting of a change of use from agricultural land to provide 5 gypsy / traveller pitches at The Orchards, Blazegate, Gedney.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is located at The Orchards, Blazegate, Gedney, Spalding, Lincolnshire, PE12 OPD. The National Grid Reference of the site is 54190/32450.

The location of the site is shown in Figure 1.

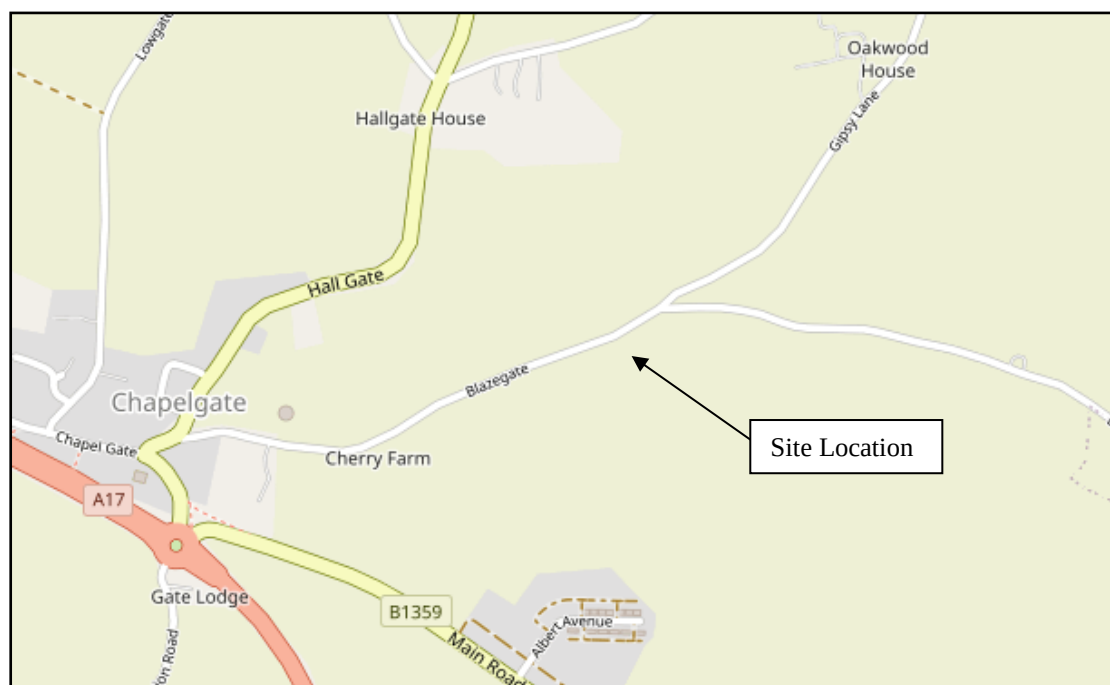


Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Site Description

The site is on the southern side of Blazegate approximately 100m west of the junction with Gypsy Lane. The site is an area of agricultural land with an existing access to Blazegate. The area of development is approximately 1.2 hectares.

The site is in the South Holland Internal Drainage Board (IDB) District.

The development consists of the change of use from agricultural land to provide 5 gypsy / traveller pitches. Each pitch will comprise a static mobile home, dayroom, and parking for a tourer and two vehicles. Details of the proposed development are provided in Attachment 1.

3.0 FLOOD RISK AND MITIGATION

3.1 Existing Flood Risk

A Flood Risk Assessment (FRA) for the development was prepared by Ellingham Consulting in May 2023. Section 3 of this Flood Warning and Evacuation Plan provides a summary of the flood risk to the site based upon the information presented in the Flood Risk Assessment.

The site is in Flood Zone 3, an area with a high probability of flooding benefitting from flood defences, of the Environment Agency Flood Maps for Planning.

The site is protected by tidal defences on the Wash and the River Nene. The defences provide protection against the 0.5% annual probability (1 in 200 chance each year) with climate change event.

There is a residual risk of flooding at the site should a tidal breach occur. The peak depth at the site from direct overtopping together with breach failure is 0.5m - 1.0m and 1.0m - 1.6m. A flood depth up to 1.2m could be anticipated.

3.2 Flood Mitigation Measures

The FRA proposed the following flood risk management measures:

- the static mobile homes will be secured to the ground using a chain and anchor; and
- finished floor levels of the static mobile homes and dayrooms will be 1.6m above existing ground level.

As noted in Section 3.1, the site is protected and therefore the proposed measures mitigate against the residual risk to the site in the event of a breach.

4.0 WARNING, EVACUATION AND RECOVERY

4.1 Receiving Flood Warnings

The site lies within the Environment Agency's "Holbeach, Fleet, Gedney and surrounding areas" flood warning area. The area highlighted in blue in Figure 2 identifies the area in the vicinity of the site covered by this flood warning.

Area covered by this alert location

The area bounded in blue on the map shows the area covered by flood alerts and warnings for Holbeach, Fleet, Gedney and surrounding areas.

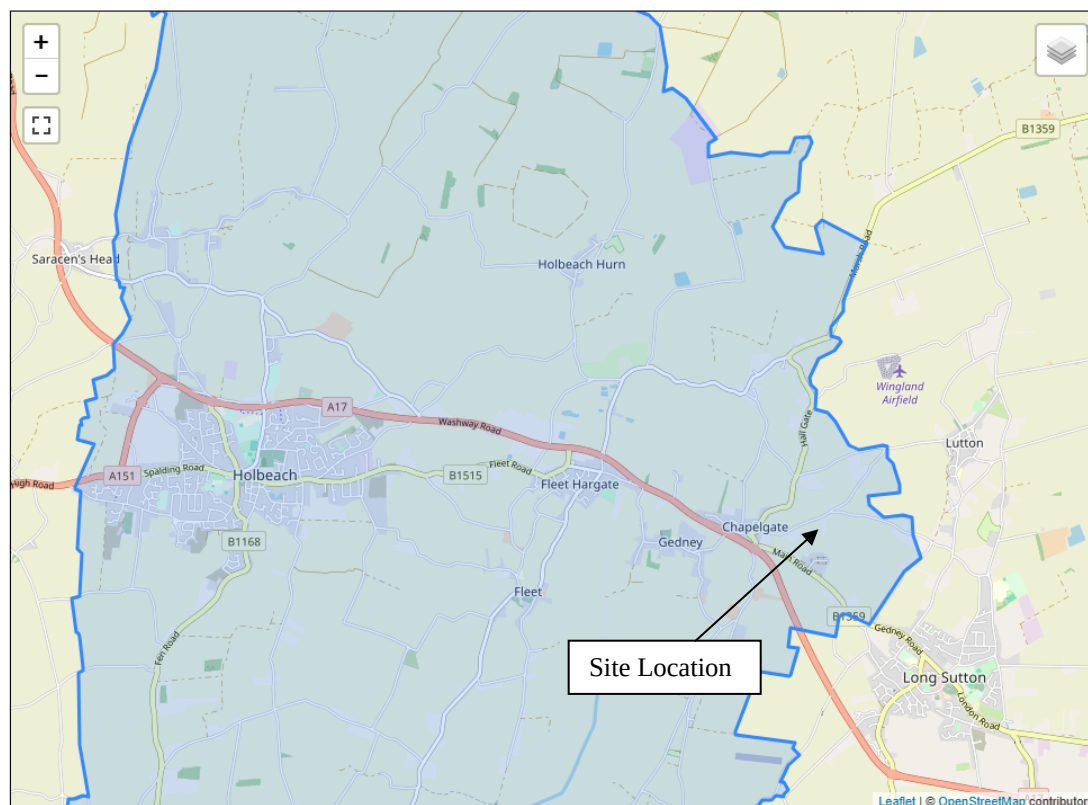


Figure 2 – Flood Warning Area

The flood warden for the site is Mr J Rooney. The flood warden will be signed up to the Environment Agency's Floodline Warnings Direct scheme to be informed of possible flood events.

Signing up to flood warnings is a free service and can be done online by following this link: <https://www.gov.uk/sign-up-for-flood-warnings>. Registration can also be made over the telephone by calling Floodline (a 24-hour service) on: 0345 988 1188. The future owner/occupier will need to provide:

- the address of the property;
- a phone number that is contactable day or night; and
- an email address.

The receipt of a flood warning or the forecast extreme rainfall or tidal events should be the trigger for the flood warden and occupier or each caravan to undertake the actions described within this plan.

In addition to receiving flood warnings the occupiers / owners of the dwellings should listen to local radio for the latest information.

Station	Frequency
Radio Lincolnshire	94.9 MHz & 104.7 MHz

Table 1 – Local Radio

4.2 Preparing a Personal Flood Plan

It is recommended that the occupiers of each caravan prepare a Personal Flood Plan, which should include the following:

- a Flood Pack, which should include a torch, waterproof clothing, wellington boots, high visibility jacket, blankets and first aid kit;
- a plan showing the prescribed safe routes to exit the property and find higher ground;
- emergency service contact telephone numbers;
- the Environment Agency's website details to obtain updates regarding the flood level status;
- contact details of alternative location to relocate (e.g., family or friends);
- location of any mains services, to be switched off when the building is evacuated; and
- contact details of the property's insurance company.

4.3 Stages of Flood Warning

The Environment Agency flood warning service comprises four staged warning codes, each indicating the severity of flooding and the level of danger. A generic simple flood plan prepared by the Environment Agency is provided in Attachment 2.

The four codes and the actions to be undertaken are provided in Table 2.

Flood Warning Code	Meaning and Actions
<p>Flood Alert (Flooding is possible)</p> 	<p><u>Be Prepared</u></p> <ul style="list-style-type: none"> • Monitor local news and forecasts; • Prepare to follow the instructions from this Flood Warning Evacuation Plan; • Plan for possible alternative accommodation; and • Be aware of the water levels in the rivers.
<p>Flood Warning (Flooding is Expected)</p> 	<p><u>Immediate Action Required</u></p> <ul style="list-style-type: none"> • Monitor local news and forecasts; • Prepare to follow the instructions from this Flood Warning and Evacuation Plan; • Collect pets, valuables and important documents and move them to safety; • Turn off utility supplies; and • Be aware of the water levels in the rivers.
<p>Severe Flood Warning (Severe Flooding)</p> 	<p><u>Danger to Life</u></p> <ul style="list-style-type: none"> • Act on the instructions in the Flood Warning and Evacuation Plan; • Listen to advice from the Emergency Services; • Evacuate the Site if safe to do so, if in danger call 999; and • Avoid walking or driving through flood water.
<p>Warning No Longer in Force</p>	<p><u>No Further Flooding Predicted</u></p> <ul style="list-style-type: none"> • Return to property once flood waters have receded

Table 2 – Flood Warning Stages and Actions

4.4 Evacuation Procedures

If the site receive a **“Flood Alert”** they must prepare to evacuate. The following actions will be taken:

- the flood warden will inform all occupants;
- an occupancy list will be prepared by the Site Manager;
- vehicles will be checked ready for evacuation.

If the warning code is increased to **“Flood Warning”** evacuation must begin. The Flood Warden will inform all occupants to leave. A system will be in place for recording which guests have been informed. Occupiers must initially undertake a visual check of any floodwater to satisfy themselves that evacuation is safe.

Evacuation from the development should be in a westerly direction towards Gedney village and hence to Holbeach which is in Flood Zone 1. The route is shown in Figure 3.

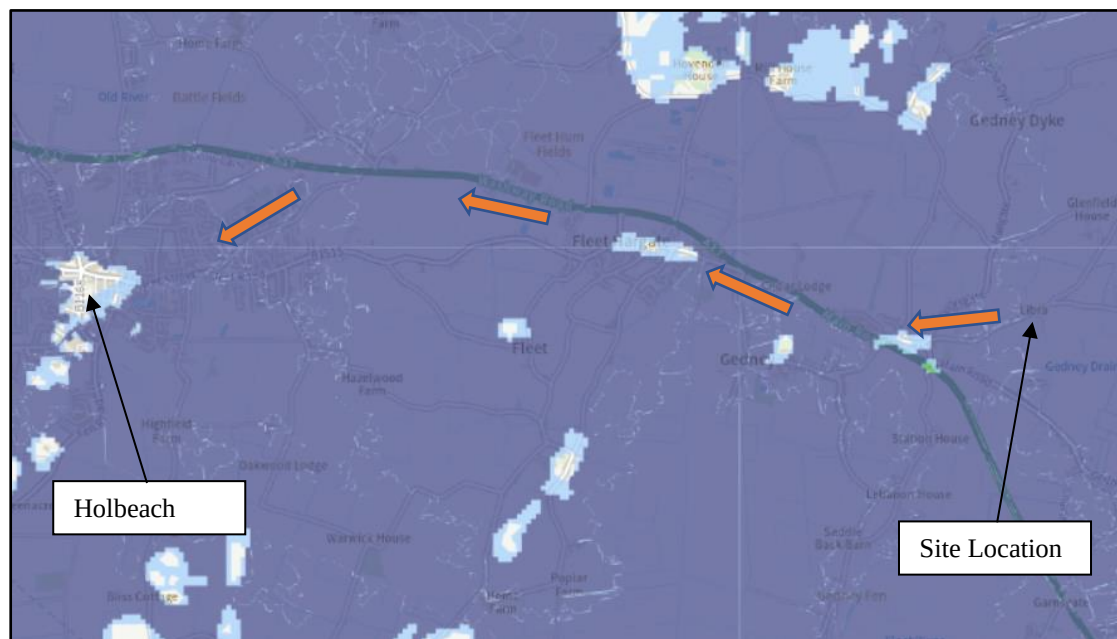


Figure 3 – Evacuation Route

If it is intended to walk through floodwater from the caravans to higher ground then it must be at a safe level to do so i.e., shallow enough to see the ground below.

4.5 FLOOD RECOVERY PLAN

Once the flood event has passed, Environment Agency flood information, local news and media should be monitored to determine when it is safe to access the property again if it has been evacuated.

Flood conditions should be assessed by the Council and emergency services prior to any attempt at reoccupation. There should also be cooperation with representatives from the utilities companies to ensure that there are no unacceptable risks.

Once it is deemed safe to return, a thorough assessment and inventory should be undertaken to assess any health and safety risks due to flood damage. Potential hazards include (but are not limited to):

- debris and foliage;
- standing water;
- silt or residue on the site that may be slippery;
- contaminated or electrified water;
- slip hazards; and
- broken glass / edges.

As a priority, the owner/occupier should contact their insurance company prior to occupation and to also obtain information on submitting any claims. Upon reoccupation, a clean-up operation can commence. Residents may need to:

- commission immediate repair work (including pumping, if necessary) to prevent further damage;
- open doors and windows to provide ventilation to the property;
- contact the Council to find out where residents can obtain help on cleaning up;
- contact the Utilities Providers to make sure it is safe to re-use;
- dispose of any food/drink that may have been in contact with the flood waters; and
- keep a record of any flood damage (e.g., using photographs).

Particular attention must be given that there are no loose or dangling wires or broken service pipes before utilities are connected and power is restored.

The Environment Agency provides further information on flood recovery on its website <https://flood-warning-information.service.gov.uk/recovering-after-a-flood>. The website consists of advice about how to clear up after a flood, get help from specially trained Flood Support Officers and how to apply for potential financial aid from the Council.

5.0 EMERGENCY CONTACTS

The response to a major flood event will consist of several organisations working at a local level, including the emergency services, local authority, and the Environment Agency. A table of these principal contacts is below:

Organisation	Number
The Environment Agency	0345 988 1188
South Holland District Council	Tel: 01775 761161
Lincolnshire Prepared	for information on how floods are responded to in Lincolnshire and how to prepare for evacuation www.lincolnshire.gov.uk/lincolnshire-prepared
Lincolnshire County Council	01522 782244
Lincolnshire Fire and Rescue Service	Emergency: 999 Non-Emergency: 01522555777

Table 3 – Principal Contacts

6.0 MONITORING

This Flood Warning and Evacuation Plan should be monitored and maintained. It is recommended that this Plan is reviewed at a minimum period of every five years. The Plan should also be reviewed following its implementation in the event of a flood.

The review should consider any changes to the tidal hazard maps, these are available from the Environment Agency. The Environment Agency Flood Map for Planning should be reviewed to determine if this changes the proposed evacuation routes.

Should any changes to the Flood Warning and Evacuation Plan be made then all recipients of the current Plan must be provided with a copy of the updated Plan.

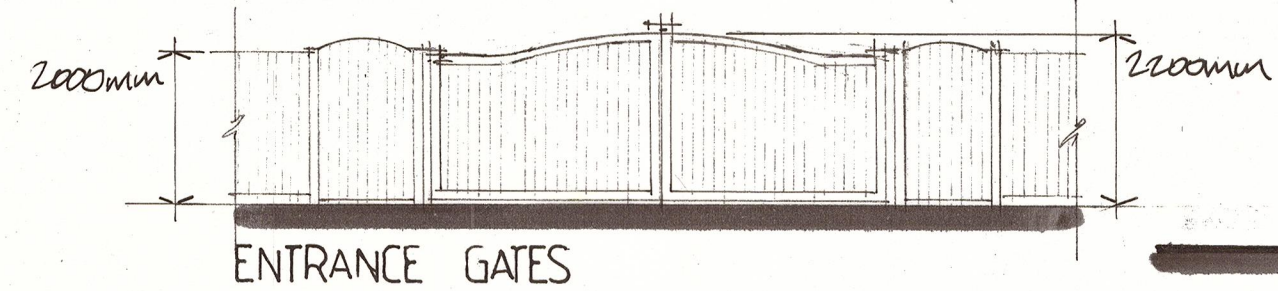
ATTACHMENT 1

**SITE PLAN, ENTRANCE AND DAYROOM AS PROPOSED
(DWG 20/BLAZE/02 C)**

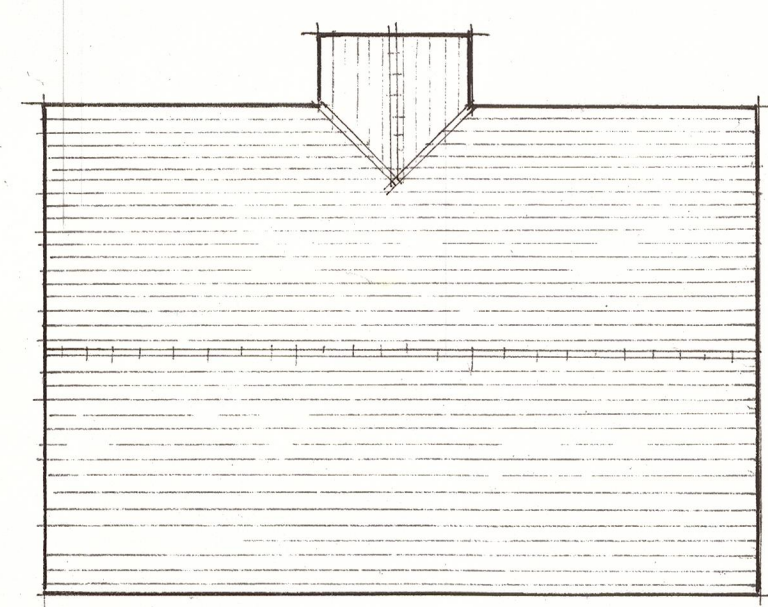


SITE PLAN

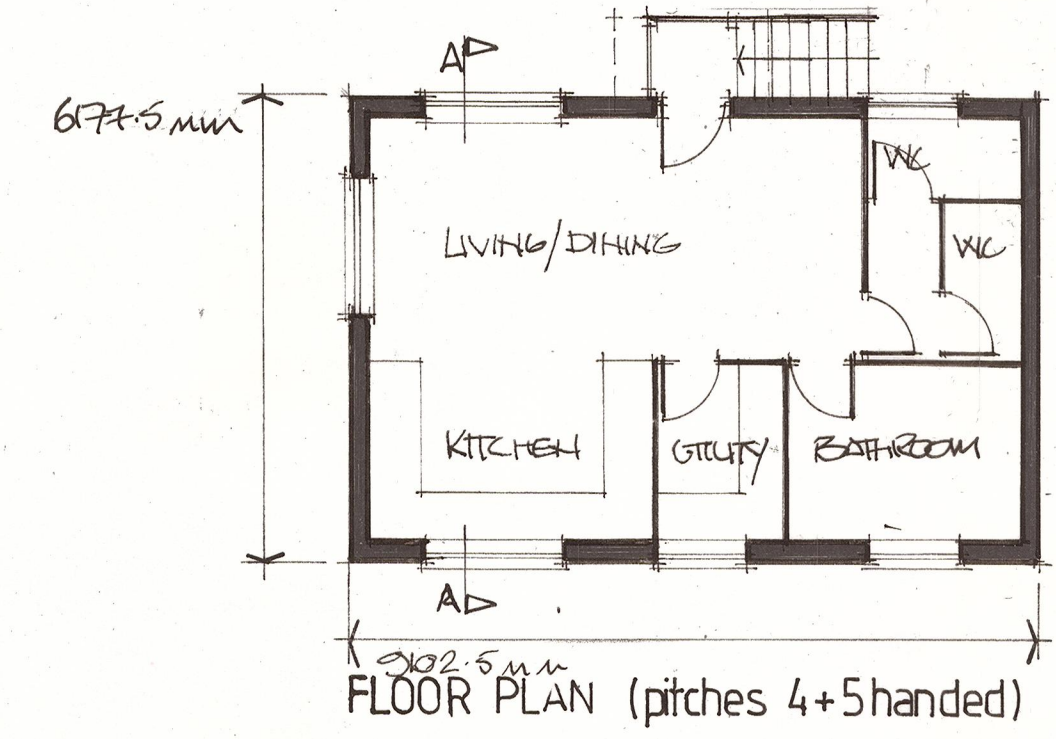
1:500



ENTRANCE GATES



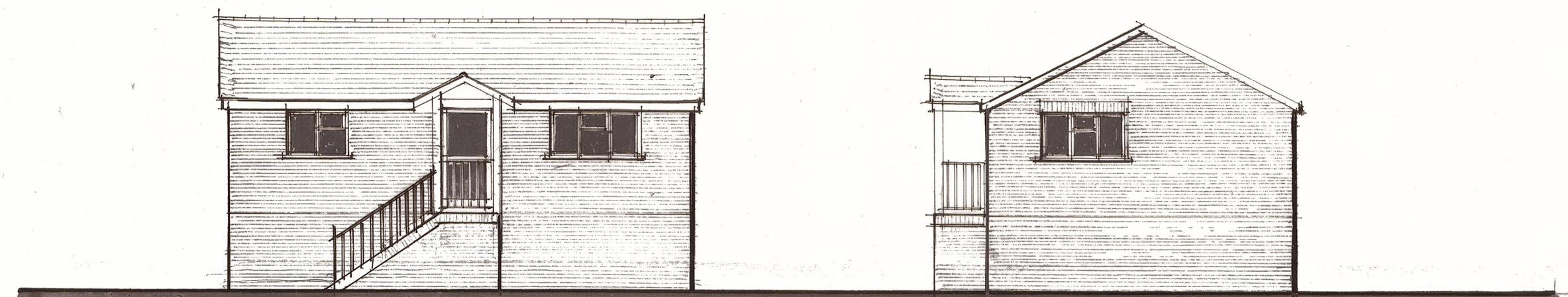
ROOF PLAN



FLOOR PLAN (pitches 4+5 handed)

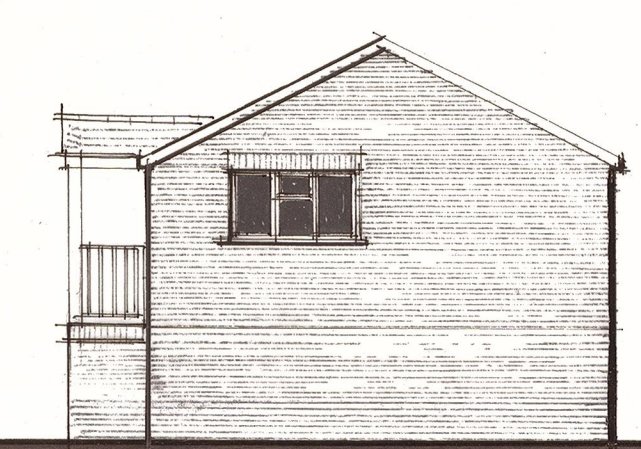
ENTRANCE & DAYROOM

1:100



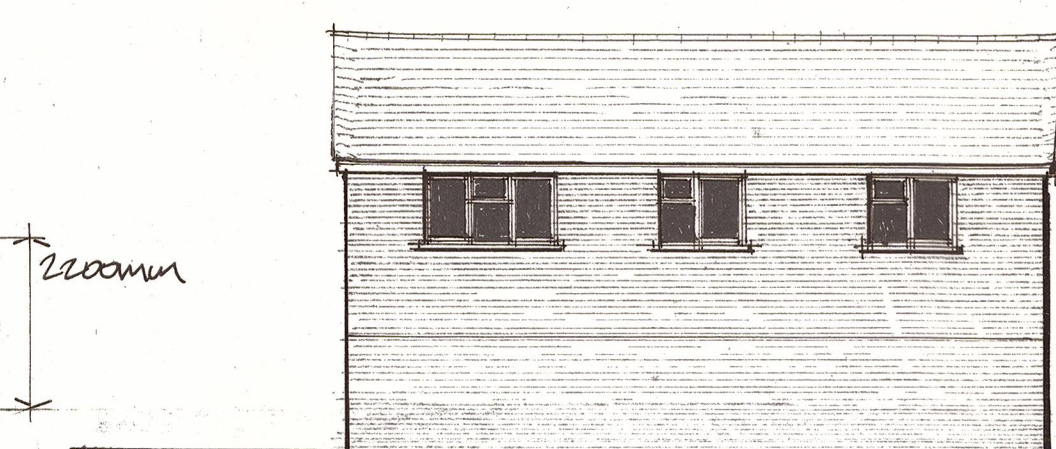
FRONT

N



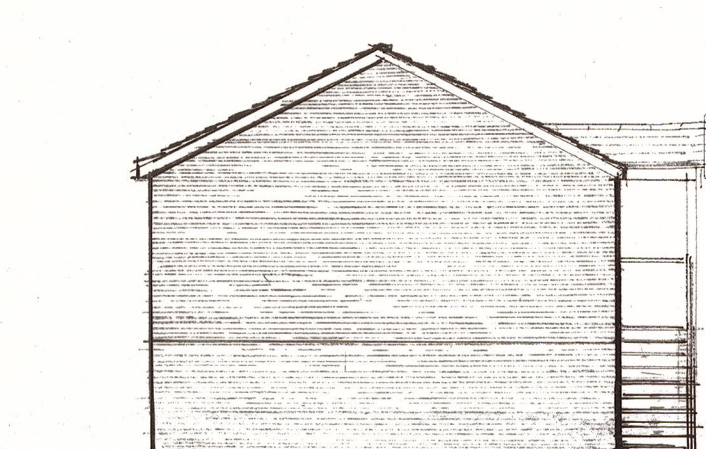
SIDE

W



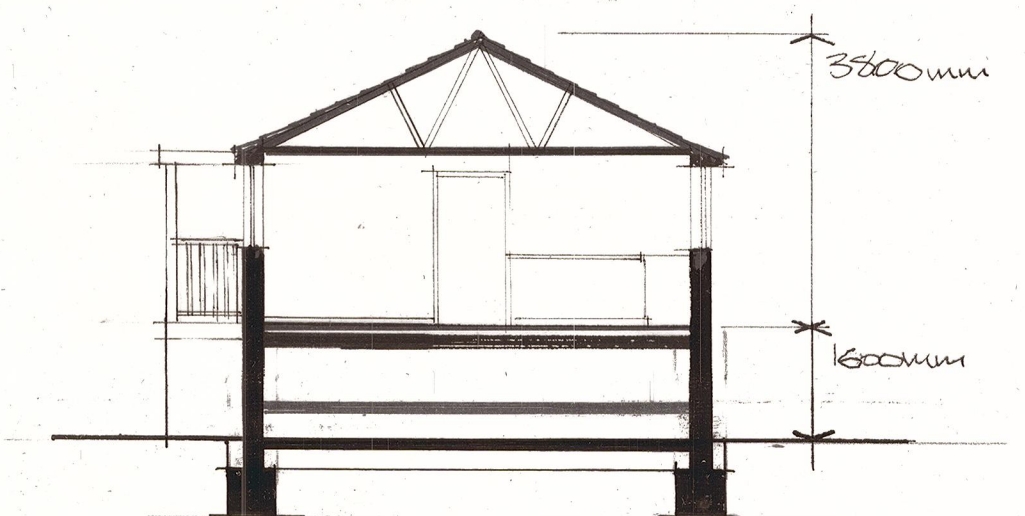
REAR

S



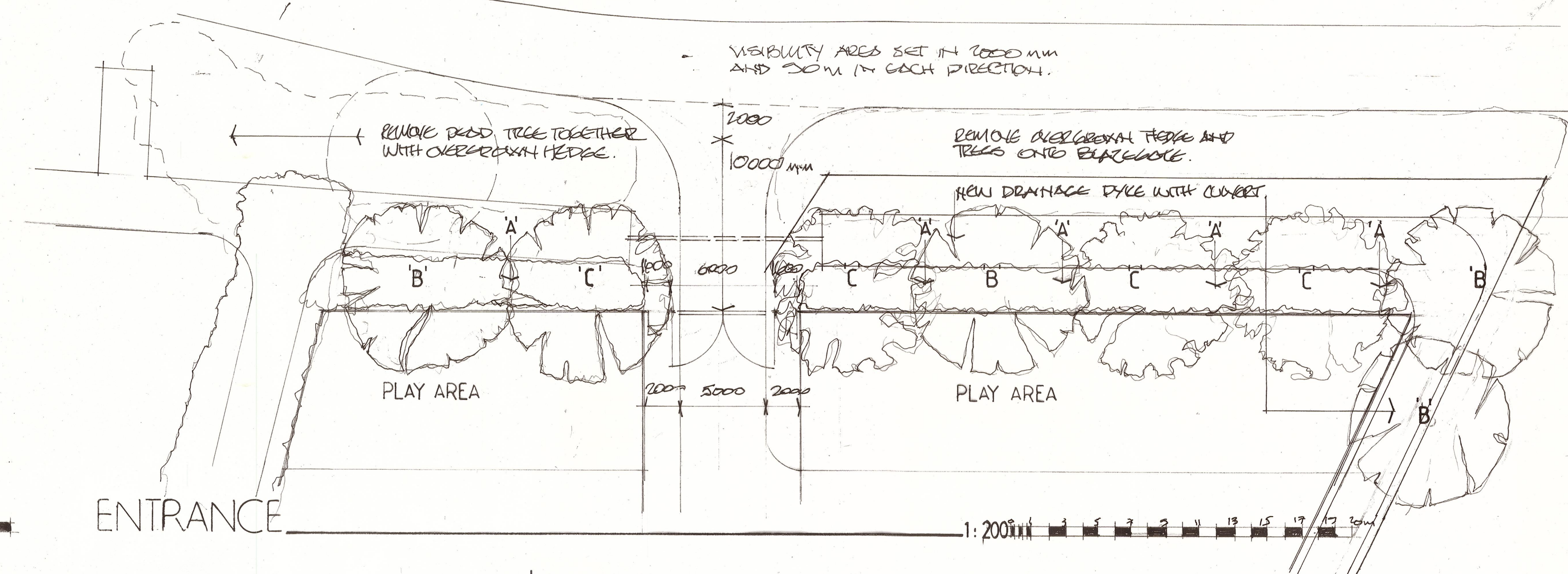
SIDE

E



SECTION

A-A



ENTRANCE

1:200

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

ROOF
'MAKING' ETERNITE' SIDE ROOFING
TILE COLOUR - DARK GREY
FASCIA SOFFIT
'PVC' FASCIA, SOFFIT'S AND
BARGE BOARDS COLOUR - WOODGRAIN
WINDOWS + DOORS
'PVC' DOUBLE GLAZED WINDOWS
AND DOORS COLOUR - WOODGRAIN
WALLS
CAVITY WALLS 'PORTER' FACED
BRICKWORK COLOUR - COUNTRY RED
DAMPSTOP WIRECUT
FENCING
ALL FENCING TO BE 1800MM
WITH 150MM GROUND BOARDS
COLOUR - NATURAL
GATES
AUTOMATIC WASH ENTRANCE
GATES AS SHOWN ABOVE -
NATURAL...
SIDE GATES TO MATCH.
DRIVE + HARDSTANDINGS
CURB NEW ROUNDED STONE
COLOUR - NATURAL.
ENTRANCE UP TO GATES AND
PROTRUSIVE TARMAC ASPHALT

Date	Revisions
SEPT 2021	ADD OF HARDSTANDINGS
AUG 2021	REVISED, DRAIN TO PLOTS ADDED
AUG 2021	FEL RAISED TO 1000MM
	DYKE EXTENDED TO THE SOUTH EAST BOUNDARY
	CONVERTED THE BILLING
AUG 2021	OMITTED FROM APPLICATION

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Client
MR J ROONEY

Job Title
LAND SOUTH EAST OF 'LIBRA'
BLAZEGATE
GEDNEY
SPALDING
Lincs

Drawing Title
SITE PLAN, ENTRANCE AND
DAYROOM AS PROPOSED

Scale 1:100 1:200 1:500

Date DEC 2020 Drawn by KS

Drg. No.
20 / BLAZE / 02

Rev.
C

ATTACHMENT 2

ENVIRONMENT AGENCY SIMPLE FLOOD PLAN

Would you know what to do in a flood?



**FLOOD
ALERT**

PREPARE

- Prepare a bag that includes medicines and insurance documents
- Visit flood-warning-information.service.gov.uk



**FLOOD
WARNING**

ACT

- Turn off gas, water and electricity
- Move things upstairs or to safety
- Move family, pets and car to safety



**SEVERE
FLOOD
WARNING**

SURVIVE

- Call 999 if in immediate danger
- Follow advice from emergency services
- Keep yourself and your family safe