

FLOOD EVACUATION PLAN

Fulney Lane North

Spalding



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Table of Contents

Document Revisions..... 2

Table of Contents..... 3

1. Introduction 4

2. Flood Risk Assessment..... 5

3. Flood Warning 6

4. Flood Evacuation.....10

5. Post-Flood Recovery Plan 11

Introduction

- 1.1. This Flood Evacuation Plan has been prepared by HJ Consulting Engineers on behalf of Roadside REIT Ltd.
- 1.2. A copy of this Plan shall be provided to all tenants and building users.
- 1.3. The objectives of this Plan are to:
 - Encourage tenants and building users to register for Flood Warnings Direct and relevant weather alerts;
 - Ensure tenants and building users are aware of any residual flood risk;
 - Ensure occupants receive timely flood warnings;
 - Promote effective and appropriate responses to flood alerts;
 - Establish clear procedures for timely evacuation and identification of a designated place of refuge.
- 1.4. This Plan is specific to the development site at Fulney Lane North, Spalding, and is intended to guide future tenants and building users in establishing procedures for flood monitoring and safe evacuation of the premises. The Plan may be adapted by individual occupants to suit their specific operational needs.
- 1.5. It is recommended that the Plan be reviewed:
 - Upon first occupation;
 - Every three years thereafter;
 - Following lessons learned from flood events or near misses;
 - After a change in ownership or significant modification of the premises; or
 - When there are updates to the Flood Warning process.

2. Flood Risk Assessment

2.1. A Flood Risk Assessment (FRA) report has been prepared by HJCE. Flooding can arise from a variety or combination of sources. These may be natural or artificial and may be affected by climate change. The FRA reviews each type of flooding in detail and whether it is likely to impact the site. Table 1 below summarises the findings of the FRA with respect to flood risk sources.

Flood Source	Risk Level				Comment
	High	Medium	Low	Very Low	
Fluvial (Rivers & Sea)		X			
Groundwater			X		
Pluvial (Surface Water)			X		
Canals				X	
Reservoirs				X	
Sewers				X	

Table 1 – Summary of Flood Risk on Site

2.2. The site is identified as being in Flood Zone 3, primarily at risk of flooding from rivers and the sea; however, existing flood defences significantly reduce this risk. A residual risk remains in the event of a breach or failure of these defences.

- 2.3. The Environment Agency's 2115 tidal breach hazard mapping indicates that, in the event of a flood defence breach during a 0.5% (1 in 200-year) or 0.1% (1 in 1,000-year) tidal event, the site could experience flood depths ranging from 0.0 to 0.5 metres.
- 2.4. Below, lists the flood zone categories and explains the flood risk probabilities they represent.
- Flood Zone 1 (Low Probability): Land having a less than 1 in 1000 annual probability of river or sea flooding (land outside Zones 2 & 3 on the flood map)
 - Flood Zone 2 (Medium Probability): Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding, or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (land shown in light blue on the flood map, see Section 4)
 - Flood Zone 3 (High Probability): Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the flood map, See Section 4).

3. Flood Warning

- 3.1. The tenants and building users shall subscribe to the Environment Agency flood warning services, which can be subscribed to through the Gov.UK Website <https://www.gov.uk/sign-up-for-flood-warnings> or by telephoning 0845 988 1188. The service provides information on imminent flood risk and advice on actions to be taken in relation to the risk level during times of risk. <https://check-for-flooding.service.gov.uk/what-to-do-in-a-flood>
- 3.2. The tenants and building users should prepare a Flood Plan to advise staff at the properties on what action to take in a flood event. Guidance on the preparation of a Flood Plan can be found at the following web address: <https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan>. The flood plan should include a provision for notifying staff/building users when it is safe to return to the property.

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- 3.3. A designated Flood Warden should be appointed to monitor Environment Agency flood warning services and coordinate evacuation procedures when necessary. The Flood Warden's responsibilities should include:
- Conducting flood evacuation drills every six months
 - Providing induction training on flood procedures for all new employees
 - Carrying out an annual review of flood procedures with all staff.
- 3.4. A Flood Kit should be assembled by tenants and building users, containing essential items such as important documents, emergency contact numbers, staff/building user contact numbers, torches and spare batteries, first aid supplies, bottled water, blankets, and other necessities.
- 3.5. All building occupants may remain indoors while a flood alert is active. However, if floodwaters become visible, evacuation should commence immediately using the designated evacuation route (see Section 4.0).

- 3.7. The roles and responsibilities need to be identified along with procedures to be put in place before and during a flood event taking place. The table below covers roles & responsibilities.

Body/Authority	Responsibility
Environment Agency (EA)	Predicting flooding from statutory main rivers and the sea, including the location, timing and magnitude. Issuing of Flood Warnings to partner agencies and ensuring that the public is warned and informed. Maintenance and operation of sea and river flood defences. Check defences and undertake essential repairs as required. Monitor and clear blockages of culverts and repair breaches of defences. Support the Police and Local Authority by providing materials, equipment and manpower as far as resources and other duties permit. Advisory role in dealing with pollution issues following flooding.
Lincolnshire County Council	Providing support to the emergency services. Mitigation of the effects of an emergency on people, including emergency feeding, accommodation and welfare. Co-ordination of the voluntary sector response. Information services to the public and media. Flood alleviation measures where possible. Environmental health advice.
Police	Coordination of the emergency services at a major flood event, as well as helping to save lives and protect property. Establishment of cordons where practical to facilitate the work of the emergency services. In conjunction with other emergency services, to evacuate people from properties at risk, if necessary. Collation and dissemination of casualty information.
Fire & rescue	Saving lives and rescuing trapped persons. Provide monitoring procedures with respect to health and safety of those persons operating within an established cordon. Carry out essential damage control measures, including pumping out flood water and salvage work. Rendering humanitarian services in support of the local authority.
Utility Companies	In the event of a flood, will secure their services and equipment to ensure continuity of supply. Repair services disrupted by flood. Provide alternative means of supply during service disruption if life and death health risks are identified.
Met Office	The Met office issues the severe warnings for heavy rain, snow, severe gales etc. These warnings are delivered directly to local Authorities, the emergency services and the media.

Role and Responsibilities

Warning	What it means?	Recommendation
Flood Alert	Flooding is possible. Be prepared. <u>When it's used;</u> Two hours to two days in advance of flooding.	Be prepared to act on the flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on the Environment Agency website.
Flood Warning	Flooding is expected. Immediate action is required. <u>When it's used;</u> Half an hour to one day in advance of flooding.	Implement the Flood Plan. Turn off gas, electricity and water supplies if safe to do so.
Severe Flood Warning	Severe flooding. Danger to life. <u>When it's used;</u> When flooding poses a significant threat to life.	Follow the advice of the Flood Plan Co-operate with the emergency services. Call 999 if you are in immediate danger.

Flood Warning and Appropriate Action

- 3.8. The table above highlights the potential risk of flooding, which will be included within the alerts.

4. Flood Evacuation

- 4.1. The decision to evacuate ultimately rests with the tenant or building user, who should carefully consider the advice, warnings, and instructions issued by the emergency services.
- 4.2. Evacuation decisions should be made with sufficient time to safely complete the process before flooding occurs. Floodwaters present hidden hazards and can hinder or prevent safe evacuation.
- 4.3. Do not assume that emergency services will be able to assist with evacuation, as their priority will be those in greatest need.
- 4.4. A safe evacuation route must be identified to ensure access to Flood Zone 1. According to the Environment Agency Flood Map (Figure 1 below), the nearest Flood Zone 1 area is the villages of Weston and Moulton, approximately 2.5-4.0 km northwest of the site. In the event of evacuation, occupants should travel northwest along Holbeach Road (A151) toward Weston/Moulton, where they can find refuge and seek further guidance from emergency services.



Figure 1 - Evacuation Route to Flood Zone 1 (route indicated by dashed red line)

5. Post-Flood Recovery Plan

- 5.1. The Flood Plan should include a procedure for notifying staff and building users when it is safe to return to the property. This responsibility will typically lie with the appointed Flood Warden.
- 5.2. Following a flood event, the following actions should be considered:
 - Only re-enter the property once it has been declared safe by the emergency services
 - Arrange for structural and electrical safety inspections to be carried out by a qualified professional.
 - Assess any damage and report it to the relevant insurance provider and local authority
 - Update all relevant records and revise the Flood Plan as necessary.