

Park Road South,
Havant, PO9 1HB

Flood Warning & Evacuation Plan

Individual or Small Scale Development



Document Control

This plan is owned, maintained and updated by the building owner; whether or not the template was provided by or on behalf of the developer.

It is recommended that the plan is reviewed:

- On first occupation;
- Every 3 years thereafter;
- As a result of lessons learnt;
- Following change of ownership or modification of the premises; or
- Following change to the Flood Warning process.

Disclaimer

JDL, as far as it can ascertain, acknowledges that this Flood Warning & Evacuation Plan (FWEP) template is suitable for the purposes set out within the national Planning Policy Framework. This plan is however the sole responsibility of the building owner.

JDL cannot accept responsibility for any omission or error contained in any such plan, or for loss, damage, or inconvenience, which may result from the plans' implementation. Any subsequent approval does not impute any approval of the plans from the Environment Agency or any of the emergency services.

Distribution

The developer\building owner needs to ensure that all properties receive a copy so they can personalise for their circumstances, with this template being made available as part of any conveyancing\leasing pack for future owners\occupiers of the property, and included within the property on a communal notice board or prominent area, including a pack provided within each unit. The commercial unit on the ground floor is responsible for making this document available to their staff and providing training on flood risk.

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Objectives

The objectives of this plan are:

- To encourage owners and occupiers to sign up to [Flood Warnings Direct](#) and [Weather Warnings](#);
- To ensure occupants are aware of any residual flood risk;
- That preventative measures are identified to further reduce risk;
- To ensure that occupants receive the necessary flood warnings;
- That occupants respond to flood warnings appropriately; and
- That occupants establish procedures to affect a timely evacuation and/or place of refuge.

It is important that all occupiers and owners fully read the contents of this document and prepare their plan of action in line with this document before a potential flooding event. Preparedness and timing are critical factors in ensuring safety and minimising the impact of flooding events. We would all hope that an event which would cause flooding will not happen during the lifetime of the development, but as the risk is present and the factors surrounding climate change, rainfall and sea levels are best estimates and subject to revision the risk may vary in the future.

As such this document should be read as soon as possible by new occupants, a plan based on this document formulated, and this plan periodically reviewed based on the changing individual circumstances. This is especially important for less able individuals, elderly, or children who may require additional considerations.

Flood Risk

As part of the planning process a Flood Risk Assessment has been produced by JDL which determines that the level of flood risk to the properties at the time of production as medium at the ground floor level from fluvial and fluvially influenced flooding. There is also potential issues with overland flows during exceedance conditions of the local drainage network. The site is noted as being partially within Flood Zone 2 and 3 on the eastern boundary.

There are different potential contributing sources of flood risk and this is discussed further within the FRA, with the site not falling within an area which has historically flooded.

The various flood maps for the location are included within this document for reference including the modelled flood levels based on the Havant Flood Mapping Study 2008.

Flood risk is given in terms of the Annual Exceedance Probability (AEP) which is to say a percentage chance of occurrence which may be met or exceeded in any one year. Therefore the 1% AEP event has a 1 in 100 chance of occurring, or being exceeded, during the year, every year (ie 1% chance this year, 1% next year etc.).

Annex A - Flood Risk Exposure

Historical Flood Data:

Refer to JDL's Flood Risk Assessment available as an Appendix to this document. Current fluvial (river)\tidal, surface water flood risk and reservoir failure mapping are contained within Annex A Appendix 1.

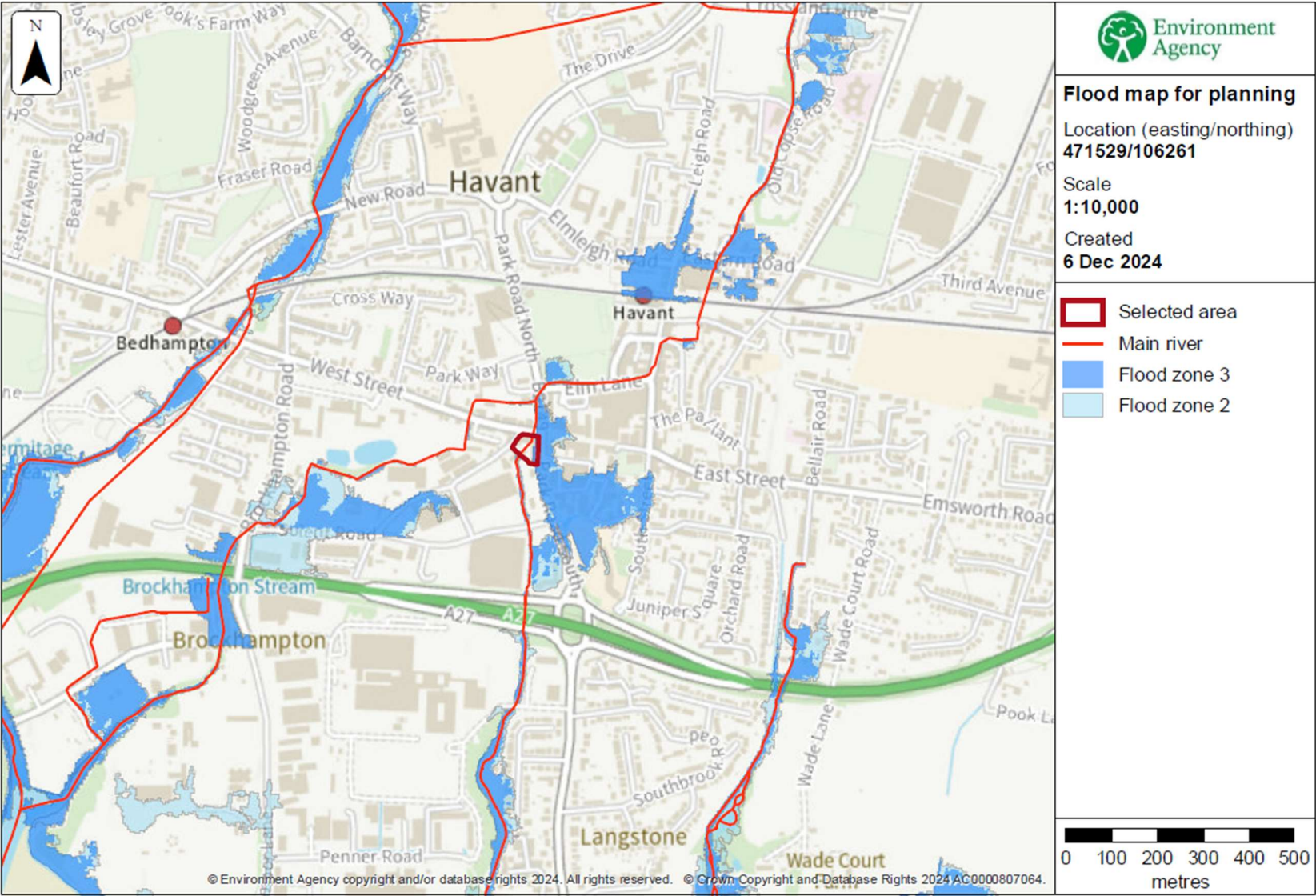
Flood Depths have been based on the Havant Flood Mapping Study 2008. Climate change has been applied in one of the modelling scenarios but the equivalent level data was not provided as part of the data request to the Environment Agency.

The existing FFLs of the units on the ground floor vary across the site between 7.70mAOD and 7.30mAOD, with car park levels around 7.20mAOD. First floor levels also vary but are more than 2.0m above the ground floor levels.

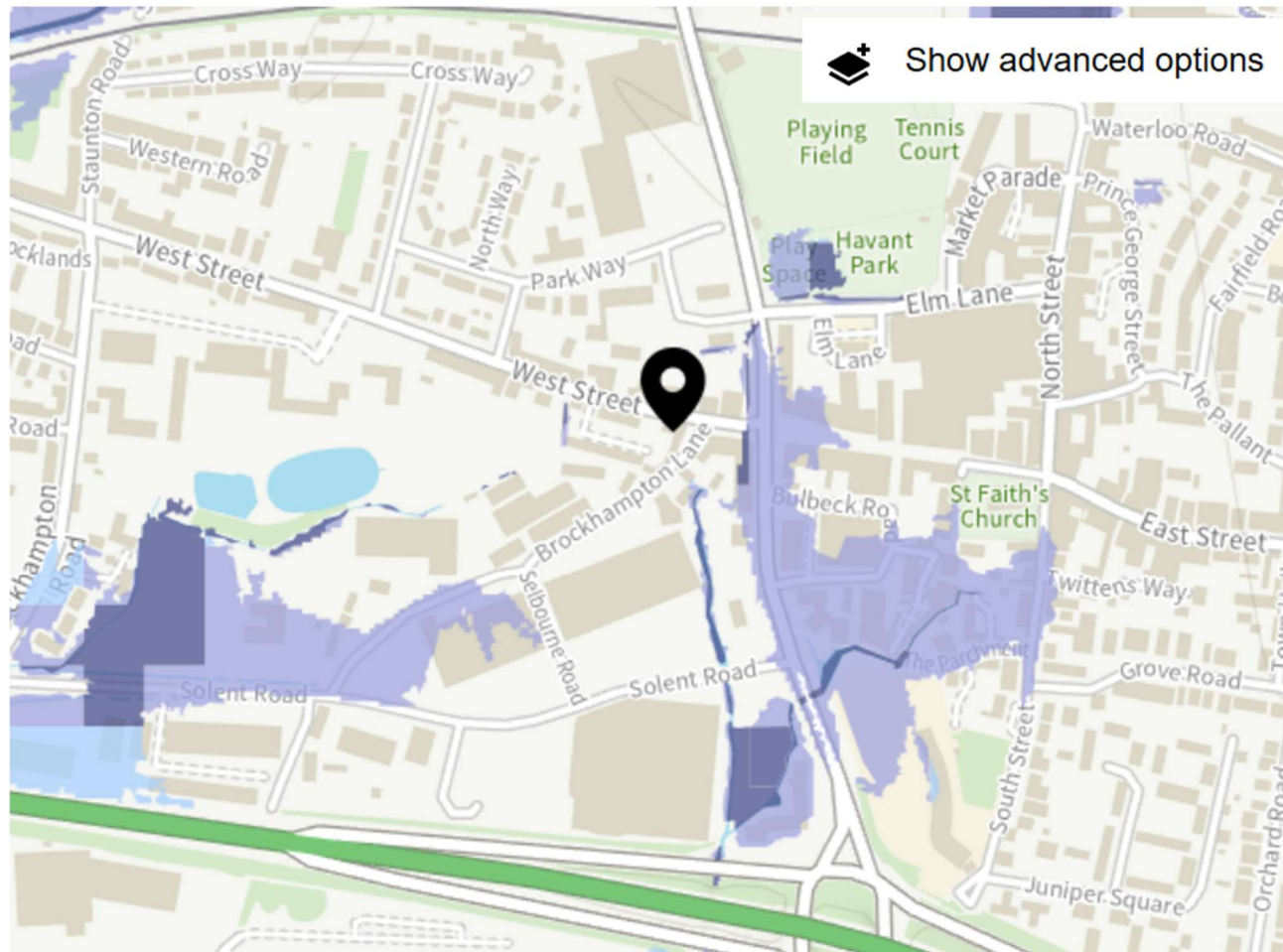
Flood levels have been provided at watercourse modelled 'nodes' upstream and downstream of the site as the watercourse is culverted under the existing building and car park.

Flood Risk Source:	Warning Systems in Place (Flood Warnings Direct etc.)	Estimated Flood Depth Assuming No Defences	Frequency / Probability
Fluvial	Not Applicable	Not present at the site	-
Tidal	Flood Warnings Direct	7.78 mAOD (7.69mAOD downstream)	1% AEP (1 in 100)
		7.84 mAOD (7.81mAOD downstream)	0.1% AEP (1 in 1000)
		Mapped but not provided	1.0% AEP +20% (1 in 100 +CC)
Ground Water	Not Applicable	Not applicable	Not Applicable
Surface Water	Weather warnings for rainfall intensity	Some flooding noted on EA mapping but presence of surface water drainage in this location should mitigate this. Car park may experience some flooding	-
Other: Reservoir	Not Applicable	-	-

Appendix 1 to Annex A – Flood Zone Map



Flood Risk Map

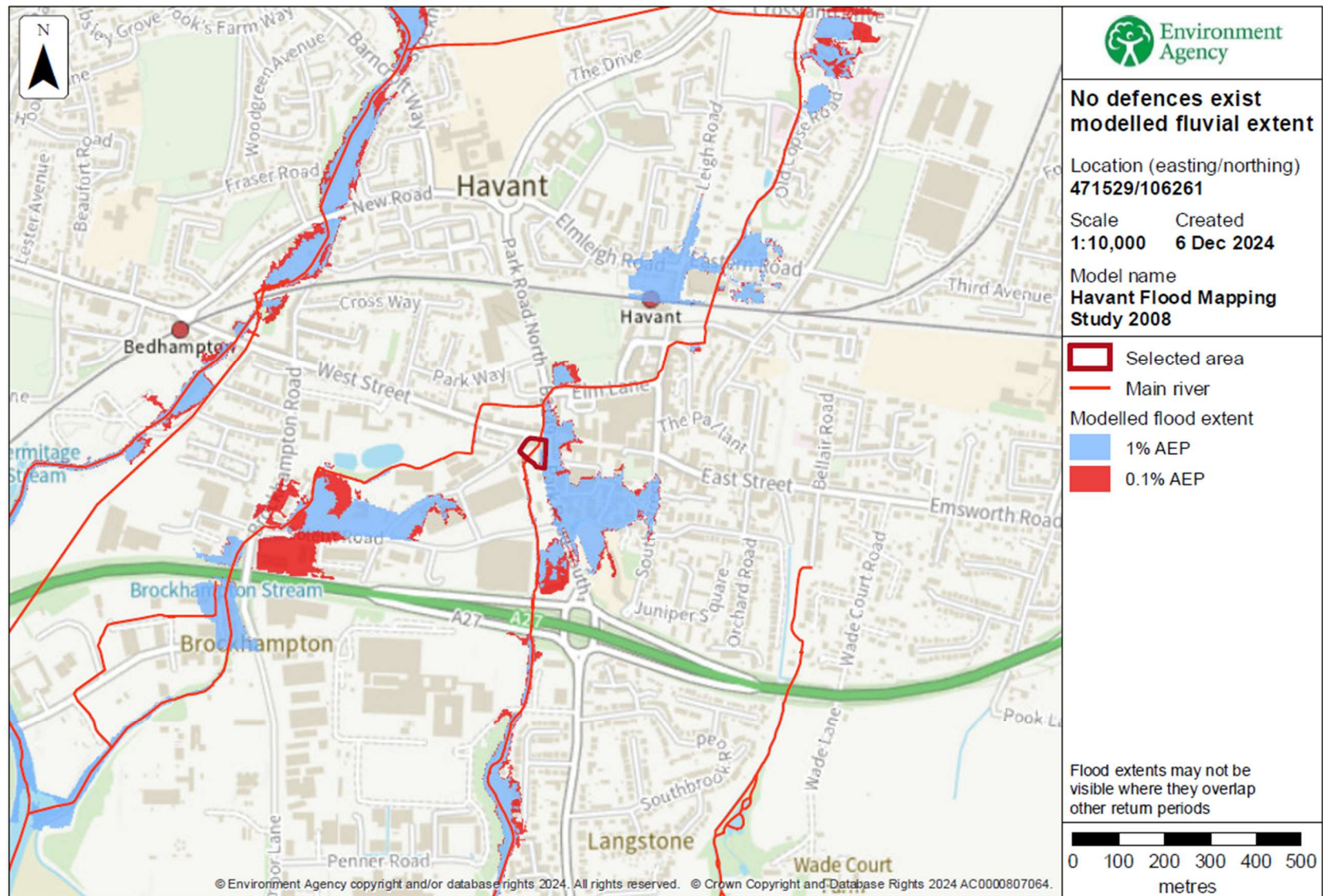


Key

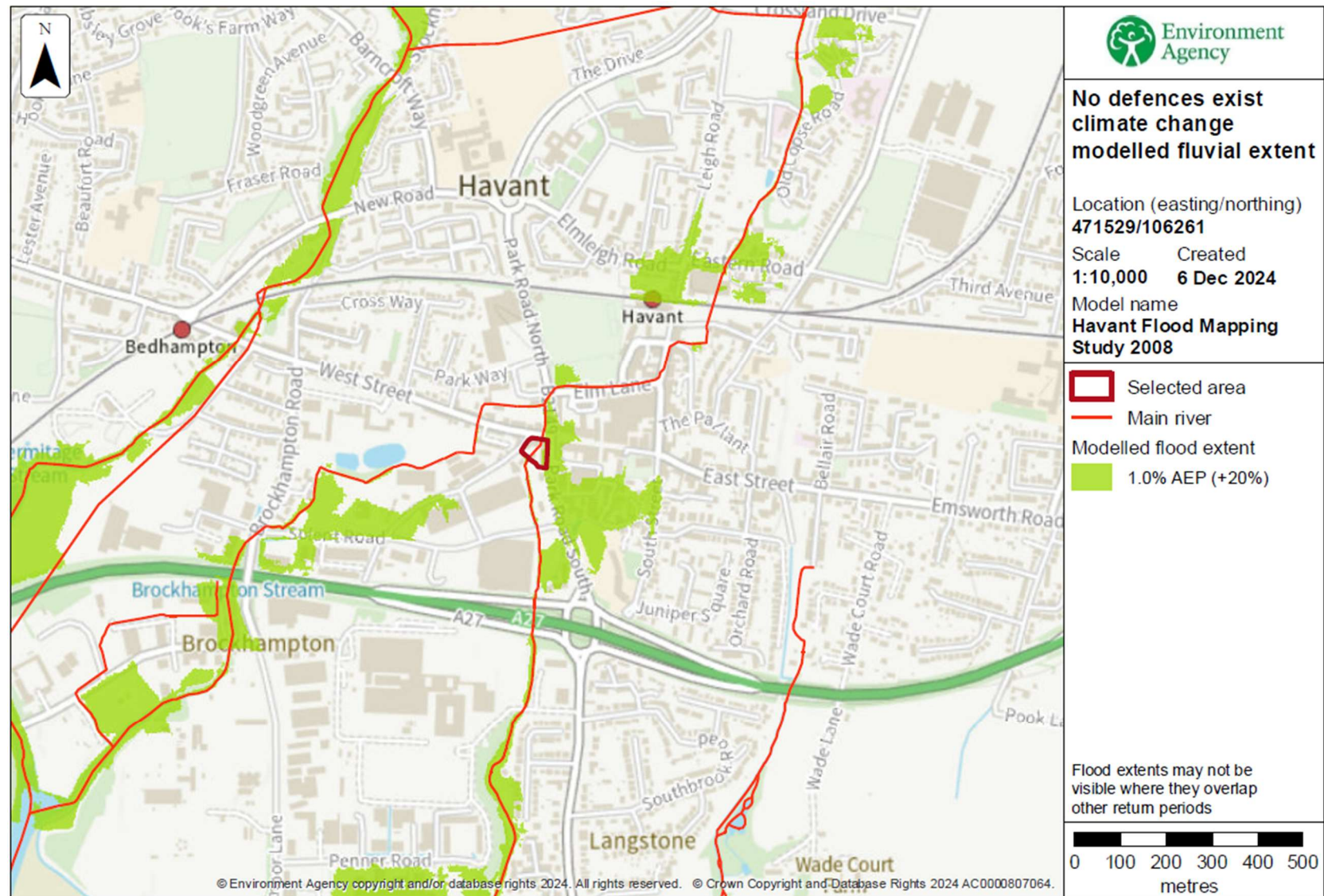
Rivers and the sea

- Extent
- High
More than 3.3% chance each year
- Medium
Between 1% and 3.3% chance each year
- Low
Between 0.1% and 1% chance each year
- Very low
Less than 0.1% chance each year

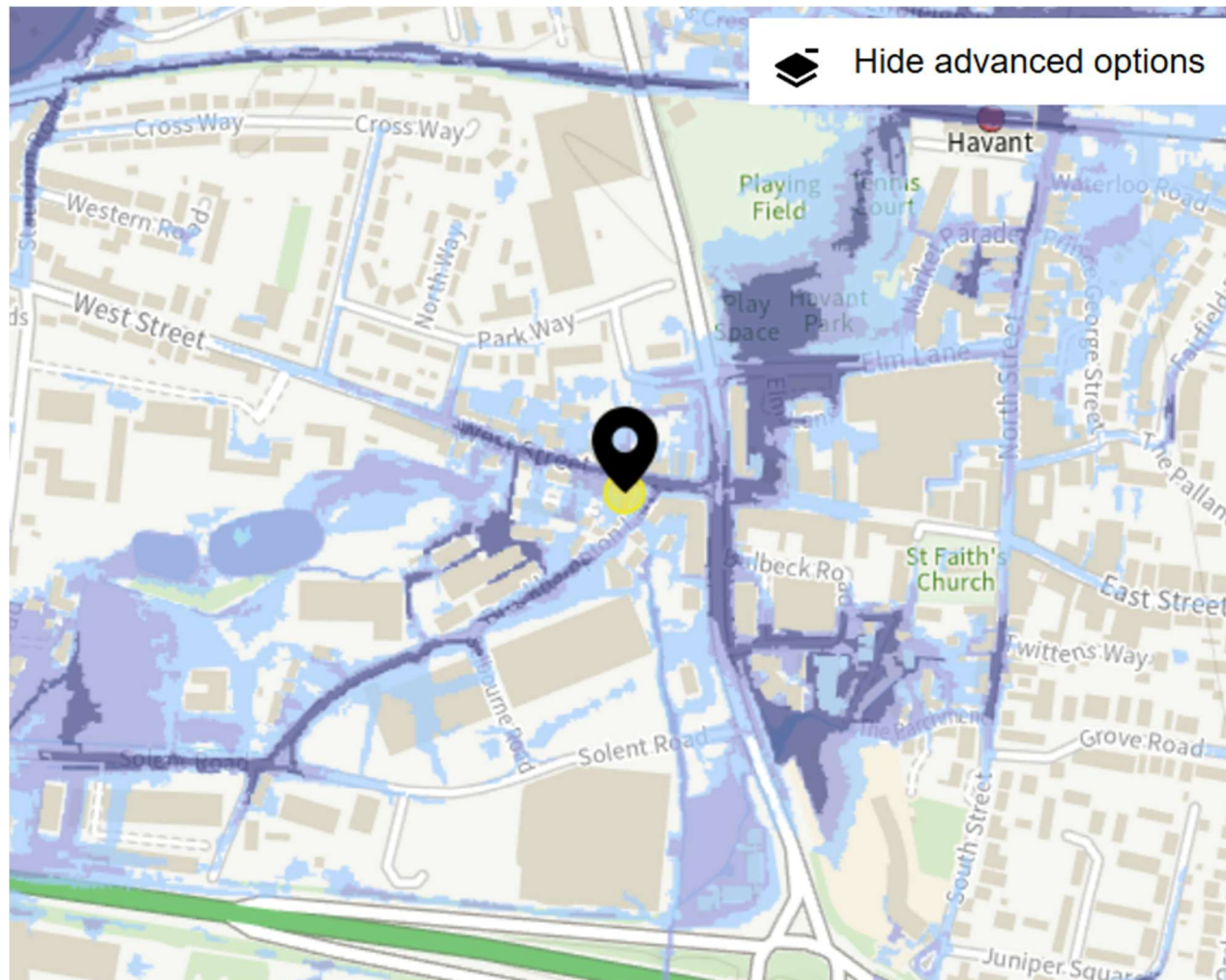
Modelled Flood Risk Map (1 in 100 and 1 in 1000 year events)



Modelled Flood Risk Map (1 in 100 and 1 in 1000 year events)



Surface Water Flood Risk Map (indicative only)



Key

Surface water

● Extent

■ High

More than 3.3% chance each year

■ Medium

Between 1% and 3.3% chance each year

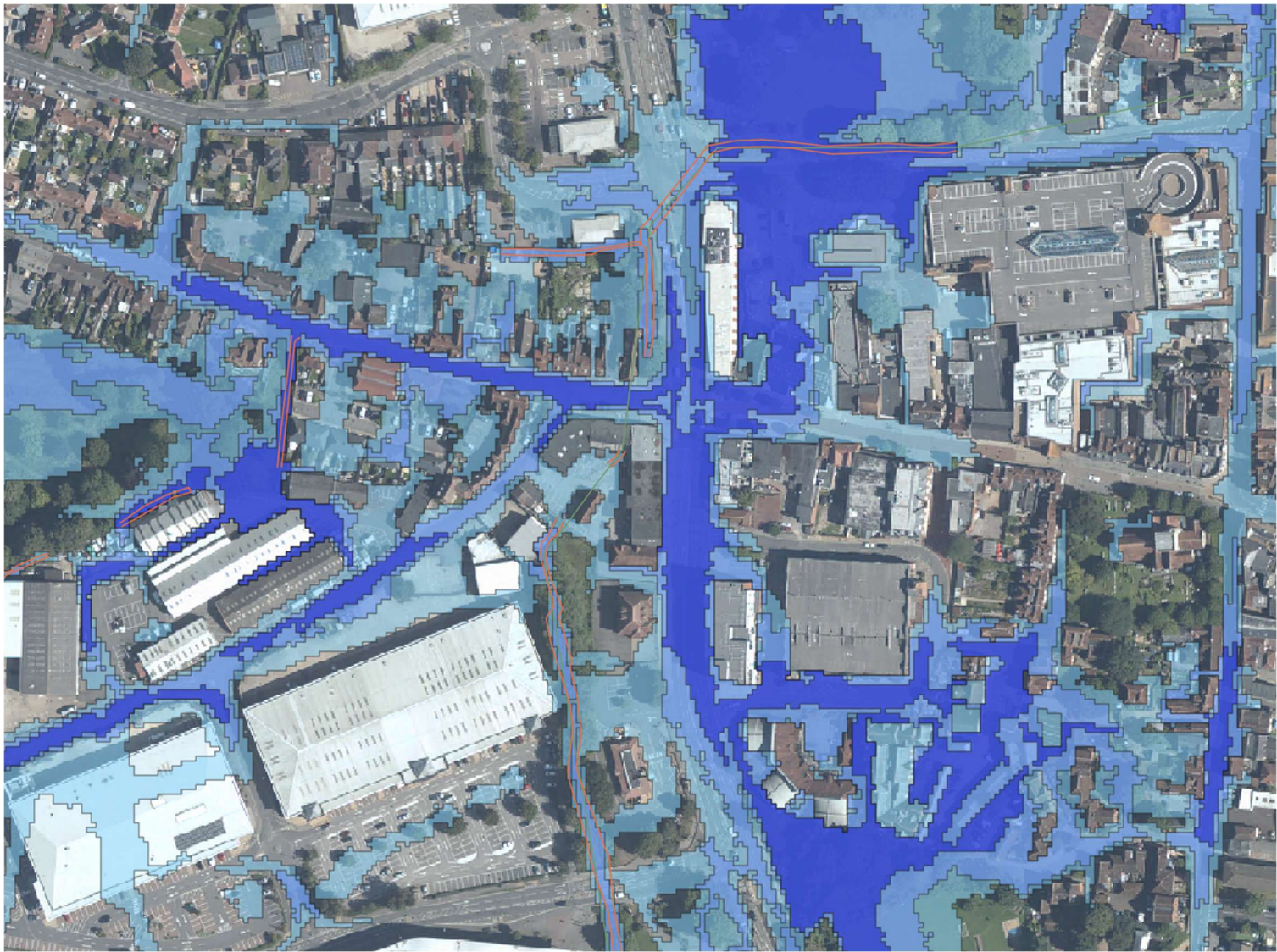
■ Low

Between 0.1% and 1% chance each year

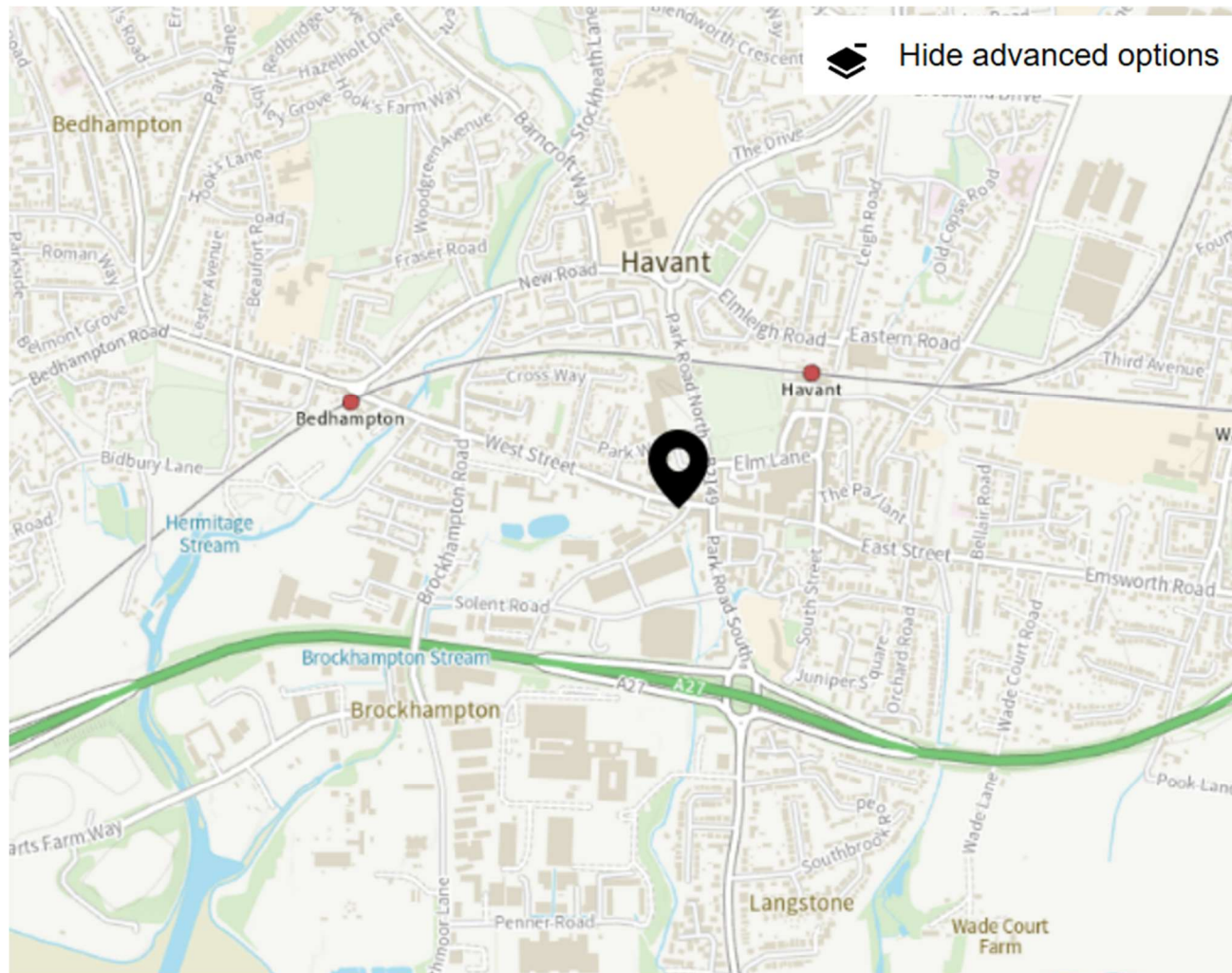
○ Depth

○ Velocity

Surface Water Flood Risk Map to aerial photography (indicative only)



Reservoir Failure Flood Risk Map (indicative only)



Key

Surface water

○ Extent

○ Depth

○ Velocity

Rivers and the sea

○ Extent

Reservoirs

● Extent

■ When river levels are normal

■ When there is also flooding from rivers

Evacuation

The decision to evacuate or take shelter in your property is ultimately for you to make having due regard to the advice/warnings and instructions of the emergency services. Where possible you should make arrangements with family or friends for shelter.

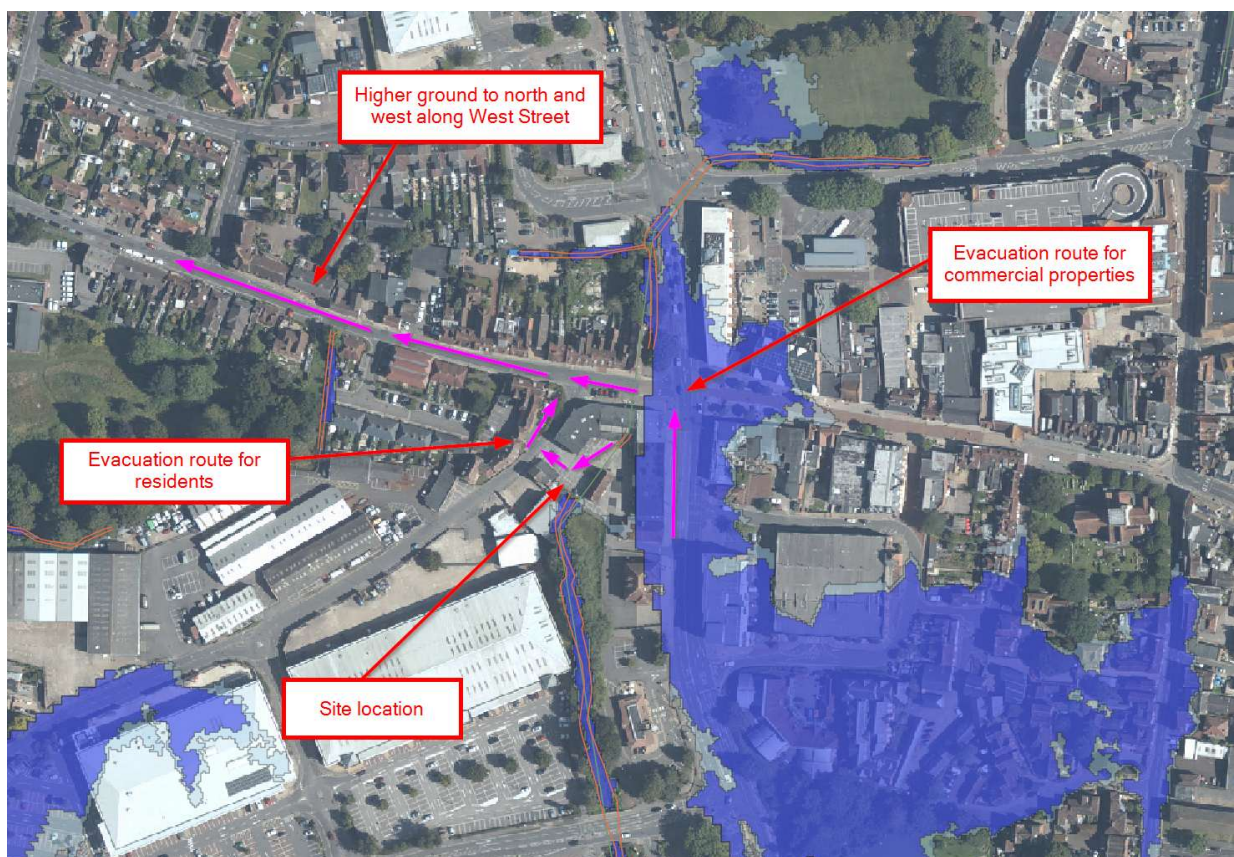
The retail occupants on the ground floor should make arrangements to minimise the impact of flooding and evacuate the premises including warning members of the public who may be present and directing them to higher ground.

The decision to evacuate must be made to allow sufficient time to conduct the evacuation before flooding occurs. Flood waters contain hidden dangers and will impede if not prevent a safe evacuation.

For the residential properties where evacuation is not a feasible option, or has been delayed, you should move to the upper floor of the property; taking with you any important documents, bottled water, essential medicines and food sufficient to support you until rescue (see information related to [Grab Bags](https://www.gov.uk/government/publications/preparing-for-emergencies/preparing-for-emergencies) [https://www.gov.uk/government/publications/preparing-for-emergencies/preparing-for-emergencies]).

You should not assume that the emergency services will be able to assist you with the evacuation; their focus will be directed to those in greatest need. During extreme events the flood levels will make accessing the property difficult.

Flood risk mapping has been included within Annex A Appendix 1 which notes that flood risk is also present in the surrounding local area with land to the north and west being higher ground outside of the flood extents. This should be taken into consideration when planning evacuation. Also, there may be flooding which is present around the building even if the property is dry. Under these circumstances the first floor should be used rather than taking the risk of leaving the property. A potential flood evacuation routes are shown below:



The preferred evacuation route should be the shortest distance, but alternative routes are shown for completeness. It should also be noted that the car park may flood which will impede egress from the residential properties and therefore where there is a higher need (for example underlying medical conditions) evacuation should be planned in despite the residential properties not being at risk of flooding themselves.

Vehicles cannot be relied upon as a means of escape as traffic or other hazards may be present during a flooding event. The parking to the rear of the property is also at a lower level and may flood even where flooding is not visible to the north.

Warning & informing

Owners and occupiers of the residential units shall sign-up to the flood warnings. This procedure should be logged, with advice provided to the occupiers directing them to the copy of this document and the evacuation plan. This document is also provided within the units\commercial area and the occupiers are encouraged to sign up direct.

The owner and manager of the commercial unit will sign-up to the flood warnings and will be responsible for communicating with staff.

Having signed up to Flood Warnings Direct with the Environment Agency and Weather Warnings from the Meteorological Office, you should utilise Annex B to record your prescribed actions in relation to the flood alert levels.

Annex B provides the means to record your planned actions in relation to the flood alert levels. Alternatively you may wish to make an [emergency plan](https://www.gov.uk/government/publications/preparing-for-emergencies/preparing-for-emergencies) (<https://www.gov.uk/government/publications/preparing-for-emergencies/preparing-for-emergencies>) for your home.

This also includes the Environment Agency's Personal Flood Plan template.

Community & Household Resilience

The successful implementation of any plan is dependent on all occupants being familiar with its content and to have rehearsed, where possible, the procedures contained within it. Rehearsing the plan can be made fun and educational for younger members of the family.

Rehearsing and training for evacuation procedures is also vitally important for the retail unit to mitigate the risks of flooding to people, the public and stock\equipment.

Resilience is achieved when individuals and communities cooperate to prepare for, respond to and recovery from emergencies. This begins with engagement with neighbours, understanding your community and culminates in a collective approach to management of risk. This is especially important where your neighbours may be less able, elderly or have children. In these circumstances it would be even more beneficial to plan with your neighbours to ensure everyone's safety and wellbeing.

You are encouraged to explore and consider joining the local flood action group. Havant Borough Council also provides some flood risk management advice on the following link:

<https://www.havant.gov.uk/emergency-advice/flooding-advice>

Recovery

If your property is subjected to flooding, and you have evacuated, you may not be allowed to return until it has been declared safe to do so. Your insurance company will provide further guidance and support.

In the event that you did not evacuate it is possible that you will now be encouraged to do so, insurance companies may insist upon it in order to ensure your protection and to effect necessary repairs.

Annex B – Flood Warning Activation Procedures

Warnings		EA Recommended Actions	Household Actions
	What it means: Flooding is possible. Be prepared. When it's used: Two hours to two days in advance of flooding.	Be prepared to act on your FWEP. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.	
	What it means: Flooding is expected. Immediate action required. When it's used: ½ an hour to one day in advance of flooding.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.	
	What it means: Severe flooding. Danger to life. When it's used: When flooding poses a significant threat to life.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.	
EA Flood Warnings No longer in force	What it means: No further flooding is currently expected in your area. When it's used: When river or sea conditions begin to return to normal.	Be careful. Flood water may still be around for several days. If you've been flooded, ring your insurance company as soon as possible.	
Meteorological Office Weather Warnings	Warnings of heavy rainfall. Warnings of severe winter weather e.g. hail, snow, freezing rain.	Consider the impact of this type of weather – e.g. this could lead to surface water flooding, ground water flooding, increased river and sea levels.	

SIGN UP TO FLOOD WARNINGS DIRECT

Personal flood plan

Name



Are you signed up to receive flood warnings?

If not call Floodline on 0345 988 1188 to see if your area receives free flood warnings.

☐

Let us know when you've completed your flood plan by calling Floodline on **0345 988 1188**. This will help us learn more about how people are preparing for flooding.

General contact list	Company name	Contact name	Telephone
Floodline	Environment Agency		0345 988 1188
Electricity provider			
Gas provider			
Water company			
Telephone provider			
Insurance company and policy number			
Local council			
Local radio station			
Travel/weather info			

Key locations

Service cut-off	Description of location
Electricity	
Gas	
Water	

Who can help/who can you help?

Relationship	Name	Contact details	How can they/you help?
Relative			
Friend or neighbour			

Be prepared for flooding. Act now

Personal flood plan

What can I do NOW?



Put important documents out of flood risk and protect in polythene ☐

Check your insurance covers you for flooding ☐

Look at the best way of stopping floodwater entering your property ☐

Make a flood plan and prepare a flood kit ☐

Find out where you can get sandbags ☐

Identify who can help you/ who you can help ☐

Identify what you would need to take with you if you had to leave your home ☐

Understand the flood warning codes ☐

What can you do if a flood is expected in your area?

Actions	Location
Home	
• Move furniture and electrical items to safety	
• Put flood boards, polythene and sandbags in place	
• Make a list now of what you can move away from the risk	
• Turn off electricity, water and gas supplies	
• Roll up carpets and rugs	
• Unless you have time to remove them hang curtains over rods	
• Move sentimental items to safety	
• Put important documents in polythene bags and move to safety	
Garden and outside	
• Move your car out of the flood risk area	
• Move any large or loose items or weigh them down	
Business	
• Move important documents, computers and stock	
• Alert staff and request their help	
• Farmers move animals and livestock to safety	
Evacuation - Prepare a flood kit in advance	
• Inform your family or friends that you may need to leave your home	
• Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons	

There are a range of flood protection products on the market to help you protect your property from flood damage. A directory of these is available from the **National Flood Forum** at www.bluepages.org.uk

Be prepared for flooding. Act now

Additional Guidance

Gov.UK:

[Prepare for a Flood](https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan) (<https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan>)

Gov.UK:

[Preparing for Emergencies](https://www.gov.uk/government/publications/preparing-for-emergencies/preparing-for-emergencies) (<https://www.gov.uk/government/publications/preparing-for-emergencies/preparing-for-emergencies>)

Environment Agency:

[Flood Warnings Direct](https://fwd.environment-agency.gov.uk/app/olr/home) (<https://fwd.environment-agency.gov.uk/app/olr/home>)

[Local Water Levels](http://www.environment-agency.gov.uk/homeandleisure/floods/riverlevels/default.aspx) (<http://www.environment-agency.gov.uk/homeandleisure/floods/riverlevels/default.aspx>)

[Flood Protection Equipment](http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx) (<http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx>)

Meteorological Office:

[Weather Warnings](http://www.metoffice.gov.uk/public/weather/warnings/) (<http://www.metoffice.gov.uk/public/weather/warnings/>)

Havant Borough Council:

<https://www.havant.gov.uk/emergency-advice/flooding-advice>