



FLOOD EMERGENCY PLAN

for

Proposed extension and upgrades to
161-162 London Road
Dover
Kent CT17 0TG

on behalf of

Mr J Farrier

Document Control Sheet

Project Title Proposed extensions and upgrade work to 161-162 London Road,
Dover, Kent CT17 0TG

Document Title Flood Emergency Plan

Job No. T-2024-015

Revision 1.0

Status **1st Issue**

Issue	Status	Author	Date	Check	Date	Authorised	Date
1.0	1 st Draft	S. Carr	23.01.24	P. Lavender	23.01.24		

Distribution List

Version	Issued to	Purpose	Date
1.0	Client/Architect (via email)	1 st Draft	23.01.24

CONTENTS

- 1.0 Scope, Objectives and Background
- 2.0 Location and Proposal
- 3.0 Risk Assessment Summary
- 4.0 Assessment of potential Mitigation Measures
- 5.0 Flood Warnings
- 6.0 Actions upon receiving Alerts and Warnings
- 7.0 On-Site Refuge
- 8.0 List of Key Contacts
- 9.0 Personal Flood Plan

1.0 Scope, Objectives and Background

- 1.1 This Flood Emergency Plan is prepared in accordance with the Technical Guidance to the National Planning Policy Framework (NPPF).
- 1.2 The main aim of this flood emergency plan is to reduce the risk to life, mitigate damage, and prepare the occupants of the premises for a safe refuge during a flood event.

2.0 Location & Proposal

- 2.1 The site is located at 161-162 London Road, Dover, as indicated on the site location extract below. The proposals are for a single storey rear extension to the existing commercial premises to provide additional hearse parking, chapels, workshops and cold storage, vehicular access improvements, change of use and conversion of the existing first floor offices to residential maisonette incorporating the existing second floor residential flat.



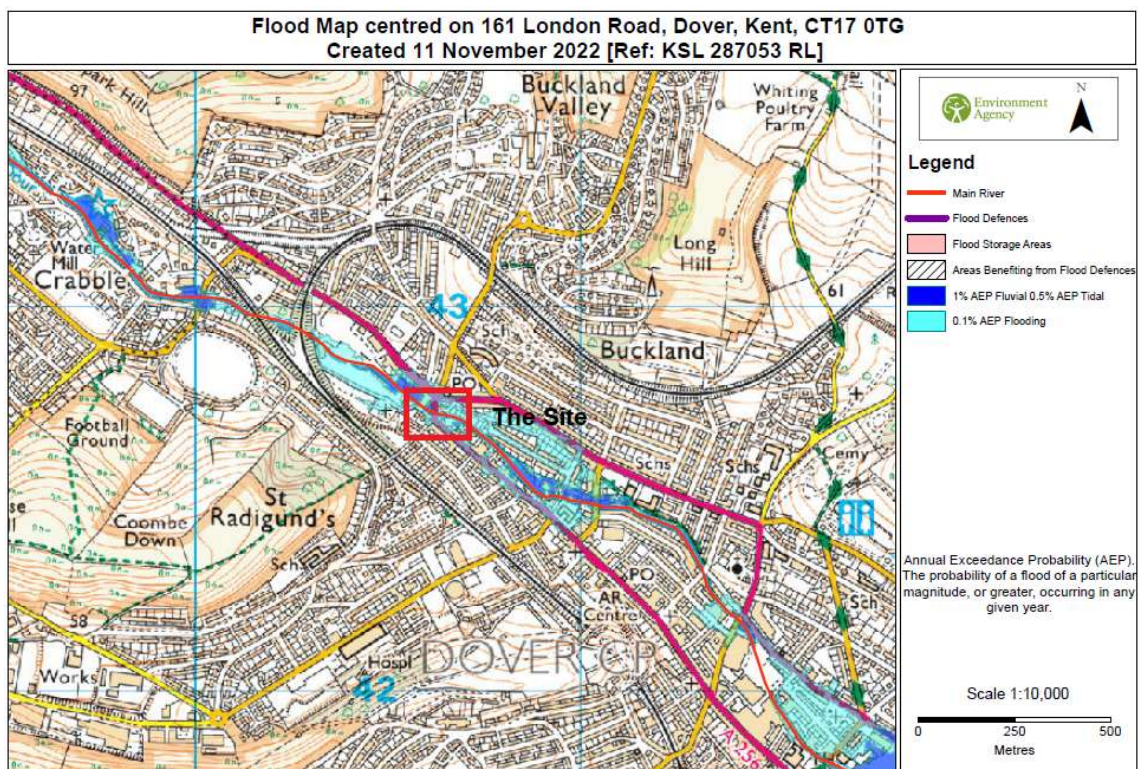
Frame 1 – Location Plan – Site Edged Red
(Blue edged land is further land owned by client)

3.0 Risk Assessment Summary

3.1 A Flood Risk Assessment has been prepared by Tridax as reference T-2022-133 Version 2.0. This Emergency Plan has now been prepared to support that report.

3.2 The conclusions of the flood risk assessment report are as follows.

- The Flood Map at this location (Frame 2 below) has been derived using detailed fluvial modelling of the River Dour. The site lies partly within the outline of a Flood Zone 3 (High Probability) identified as having a 1% probability of fluvial flooding, partly in a Flood Zone 2 (Medium Probability) with a 0.1% probability of fluvial flooding in any given year with a portion of the site shown to be outside the extreme flood outline known as Flood Zone 1.

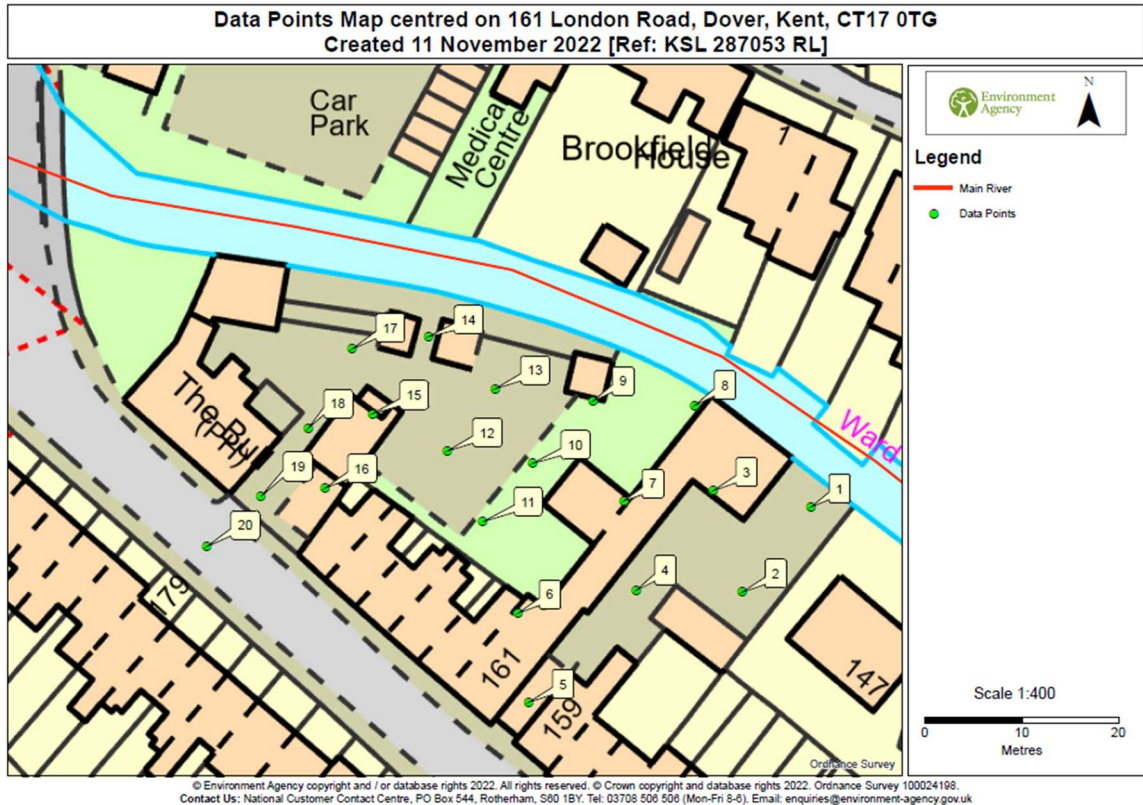


© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown copyright and database rights 2022. Ordnance Survey 100024198. Contact Us: National Customer Contact Centre, PO Box 644, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

- **Frame 2 – Extract of Environment Agency Flood Maps**

- The Environment Agency have previously provided a map showing the location of the points from where the data, used for the initial Flood Risk Assessment, have been, as Frame 3 below. All levels and depths taken are

from the River Dour Fluvial Mapping Study' completed by JBA Consulting in 2015. Climate change (CC) data represents modelled levels with a 20% increase in river flows. A zero (0.00) figure indicates that the data point is outside of the flood extent for a particular return period at that location.



Frame 3 – Modelled Data Points

- The information provided by the Environment Agency shows that node points 8, 9, 10, 11, 13 & 14, which are located closer to the riverbank, become surcharged by between 30mm – 160mm in the Undefended scenario of the 1% AEP + CC flood event. The remaining nodes are identified outside of the modelled flood events. The flood water will be overspill of the river so extreme caution should be maintained at all times. To avoid hazards whilst wading through water and any unseen underwater obstructions such as sloping riverbanks or lifted/open manhole covers, the strategy is to either remain in the maisonette as a safe refuge until the flood water recedes or access the site via the entrance from London Road.

- Reference to Table 3 of the Technical Guidance to NPPF, 'More vulnerable' land use does require the exception test performing for Flood Zone 3 development sites. This assessment demonstrates that by introducing the recommendations made in this report the development will be safe, without increasing flood risk elsewhere
- Parts of the site fall within Flood Zones 1, 2 and 3. The proposed layout seeks to locate the development in the lower risk areas of the site with access and parking set within the higher risk area.

REMEMBER!

If you have to walk in standing water, use a pole or stick to ensure that you do not step into deep water, open manholes or ditches!

Avoid contact with flood water – It may be contaminated with sewage, oil, chemicals or other substances

4.0 Assessment of potential Mitigation Measures

4.1 The following mitigation measures are recommended

- The ground floor level of the extension and refurbished property is to be set no lower than the existing ground floor level. The entrances will have good quality doors installed, fitted with suitable seals to limit the ingress of water in extreme flood event.
- New walls will be constructed in brickwork at the ground floor level. The use of stud walls and plasterboard on the ground floor of the development will be avoided as these absorb water and generally need to be removed and rebuilt after a flood event.
- It is recommended that all residents register with the Environment Agency's Floodline Warnings Direct (**Tel No – 0345 9881188 or Textphone 0345 6026340**), which is a free service that provides flood warnings direct by telephone, mobile, fax or pager. Whilst the probability of an event of sufficient magnitude to cause floodwaters to reach the levels discussed in this report is low, the risk of such an occurrence is always present. With the sophisticated techniques now employed by the Environment Agency to predict the onset of flood events the opportunity now exists for all residents within the flood risk area to receive flood warnings. This forewarning could be sufficient to either allow residents to evacuate the area or prepare themselves and their property for a flood event.

IMPORTANT

This Property is in an area that could suffer from Flooding!!

Have you Read the Emergency Plan prepared for the Property?

Have you Registered with the Environment Agency Floodline?

Telephone – 0345 9881188




Textphone – 0345 6026340

Sign to be erected in entrance hall

5.0 Flood Warnings

5.1 The Environment Agency currently only provides flood alerts for this location. To sign up for this service contact GOV.uk www.fws.environment-agency.gov.uk

6.0 Actions upon receiving Alerts and Warnings

EA Flood Warning	Explanation	What to do
 <p>FLOOD ALERT FLOODING IS POSSIBLE. BE PREPARED.</p>	<p>Flooding of low laying land and roads is expected.</p> <p>Be alert, be prepared, and watch out.</p>	<ul style="list-style-type: none"> ➤ Monitor local news and weather forecasts ➤ Be aware of water levels near you. ➤ Be prepared to act on your flood plan ➤ Check on the safety of pets and livestock ➤ Prepare a flood kit of essential items ➤ Charge your mobile phone
 <p>FLOOD WARNING FLOODING IS EXPECTED. IMMEDIATE ACTION REQUIRED.</p>	<p>Flooding of homes and businesses is expected.</p> <p>Act now!</p>	<ul style="list-style-type: none"> ➤ Move cars, pets, food, valuables and important documents to safety. ➤ Get flood protection equipment in place. ➤ Turn off gas, electricity and water supplies if safe to do so ➤ Put flood protection equipment in place ➤ Be prepared to evacuate your home. ➤ Protect yourself, your family and help others. ➤ Act on your flood plan
 <p>SEVERE FLOOD WARNING SEVERE FLOODING. DANGER TO LIFE</p>	<p>Severe flooding is expected.</p> <p>There is extreme danger to life and property.</p> <p>Act now!</p>	<ul style="list-style-type: none"> ➤ Stay in a safe place with a means of escape ➤ Be ready should you need to evacuate ➤ Co-operate with the emergency services ➤ Call 999 if you are in immediate danger

7.0 On-Site Refuge

7.1



On receiving the 'Flood Alert' it is each residents responsibility to be prepared; remember whilst you will be safe in the flat, you could be isolated for a number of days. Check that your emergency kit is assembled. Below is a list items that you should consider as an emergency kit of essential items;

Emergency Kit

- Torch and batteries
- Radio
- First Aid Kit
- Bottled water / canned drinks
- Sufficient food (particularly Baby foods)
- Essential medicines
- Mobile phone and charger

7.2



On receiving the 'Flood Warning' it is unlikely that evacuation will be required with the flats well above any flood level. You may wish to consider moving to friends or family, but remember you may not be able to return for a number of days!

7.3



Any requirement for a temporary evacuation will be determined by The Emergency Services and occupiers will be expected to follow these instructions. In major situations warnings and advice would be broadcast on local radios; tune in and listen.

8.0 Key Contacts

Environment Agency Floodline	0345 988 1188
Kent County Council	03000 411111
Dover District Council	01304 821199
Emergency Services	999

Local Radio Stations

Heart 97.0 FM

BBC Radio Kent 97.6FM

KMFM 106.8FM

Academy 107.8FM

Capital London 95.8FM

9.0 Personal Flood Plan

Personal flood plan

Checklists to help you prepare for flooding

Before a flood

Actions	Done	Notes
Check what to do before or during a flood		
Sign up for flood warnings		
Check you understand what the warnings mean: <ul style="list-style-type: none"> • Flood alert • Flood warning • Severe flood warning 		
Note your local radio station for travel and weather updates		
Note the phone number for Floodline (0345 988 118)		
Note your local websites and social media for updates		
Check if your insurance covers you for flooding		

Think about how you could stop water entering your home		
Check you know how to turn off your electricity and water		

Move important documents and possessions to a high-up place so that they're safe from flood water. Protect them in a waterproof container. Keep them in a place that is easy to get to in an emergency.

Documents	Done	Notes
Passport		
Driving licence		
Medical cards		
Insurance documents		
Computers or laptops		
Mobile phones and charges		
Important photos and papers		
Items of sentimental value		

Getting help

Keep a note of who can help you and anyone you can help.

This might be relatives, friends or neighbours. Make a note of what help you might need from them, or what you can do to help them.

Contact details you might need

Insurance	Done	Notes
Home		
Contents		
Vehicle		

Utilities	Done	Notes
Electricity		
Gas		
Water		
Telephone		
Broadband		
Mobile phone		
Media providers		

Finance	Done	Notes
Bank accounts		

Pets	Done	Notes
Kennels		
Carers		
Vets		

Council	Done	Notes
District or unitary		
Town or parish		

Medical	Done	Notes
Doctors		
Hospitals		

Preparing a flood kit

Items you might want to include	Done	Notes
Important documents and contact information		
Warm, waterproof and dry clothing and footwear		

A torch		
Drinking water		
Medicine		
Toys for children		
Baby care items		
Mobile phone or device charger or spare batteries		

Pets and animals

Think about what to do with pets if a flood happens.

Actions	Done	Notes
Where they might go		
Food		
Carriers		
Medicines		

If you are asked to evacuate, many centres will allow you to bring your pet. Put cats or small animals in a carrier or small box.

Immediately before a flood

Actions you can take if you know you are about to be flooded

Actions	Done	Notes
Turn off electricity, water and gas supplies		
Lift curtains over rails above flood water levels		
Use any measures you have to stop water entering your property, such as door guards or air brick covers		
Move important items to safety		
Lift rugs and smaller furniture upstairs or on to tables or worktops if possible		
Get your flood kit together and prepare to move from your home		
Move your pets and vehicles away from flood areas if possible		
Make sure your mobile phone or devices are charged		

When a flood happens

Actions you should take

Actions	Done	Notes
---------	------	-------

Follow warnings, information and advice issued by authorities		
Do not walk or drive through flood water, as it may conceal hidden dangers		
Do not put yourself or others at risk		
Take your flood kit with you if you are directed to an evacuation centre		
Let your family or friends know you are safe		
Check they are safe too		

After a flood

Actions you can take

Actions	Done	Notes
Do not return to your home until you are told it is safe to do so		
When returning home, remember that flood water may contain sewage and conceal hidden dangers		
Wear appropriate waterproof or protective clothing when cleaning up		

Contact your insurance company to start the claims process		
If you rent your property, contact your landlord and contents insurance company		
Throw away items damaged by flood water after your property and items have been checked by a loss adjuster		
Throw away items in an appropriate manner		

You may need gas or electricity engineers to check your supply before turning it back on.

Further information

You can find more information from:

- Your local council
- Your local advice centre
- The British Red Cross
- The National Flood Forum

Use this space to make any further notes you think might help you.