



Flood Evacuation Report In support of Residential Development at

Badsell Park Farm Oast,
Crittenden Road,
Matfield,
Tonbridge,
Kent,
TN12 7EW

Jamie Finch FCIHT
January 2024
Revision [B]
Job No. 5828



Badsell Park Farm Oast
Crittenden Road, Matfield
TN12 7EW

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Amendments

Revision	Date	Description
0	November 2022	Planning Issue
A	12 th January 2023	Minor text amendments following client review
B	5 th January 2024	Resubmission to Planning Authority

References

Reference	Title
A	Technical Guidance to the National Planning Policy Framework (March 2012)
B	Environment Agency –What to do before, during, and after a flood (November 2010)
C	RSPD Flood Risk Assessment –Badsell Park Farm, Crittenden Road



Introduction

This Flood Evacuation Plan has been developed in support of a planning application for the conversion of an existing farm building into a dwelling, located at Badsell Park Farm, Crittenden Road, Matfield, Tonbridge, Kent TN12 7EW. This document aims to identify any flood risk areas, offering suggested mitigation where appropriate. A Location Plan and layout of the proposed scheme can be found in the appendices of this document.

Preparing for a Flood

Once a warning of an incoming flood has been received by the Environment Agency, preparations to safeguard the property and any valuable items within it should begin if time allows.

Flood forecasts received from the Flood Forecast centre have in the past been able to give accurate flood warnings up to 36 hours before the floodwater has hit, an adequate time for the property owner to safeguard their home and belongings before the evacuation process begins.

Where a flood warning has been received by the Environment Agency, well in advance of a predicted flooding incident, internal valuables can be protected by moving them to the upper floor if possible or elevating them on the lower floor to help keep them away from rising flood water.

Prior to evacuation of the area, property level protection should be used to limit the access of flood water into the property. Property level protection is available as both a temporary and permanent flood mitigation measure.

The permanent flood mitigation measures should follow any recommendations set out in the flood risk assessment, which may include items like flood resilient doors, portable door barriers and non-return valves in the wastewater system.

Once the property and valuable belongings within it have been safeguarded where possible, the occupants should ensure the home is safely evacuated and that no occupants remain within the property.



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Flood Evacuation Plan

The Flood Evacuation Route plan should be studied in conjunction with the Flood Maps for Planning map.

The Environment Agency are responsible for issuing flood warnings, which will be issued to both the emergency services and local authorities. In the event of a major flood occurring, Kent County Council Emergency Planning Department will assist in setting up Evacuation Centres, which property occupants can take refuge in should they need to.

As the proposed dwelling is located within Flood Zone 3, the occupants will need to sign up to the Environment Agencies flood warning alert service.

If a flood warning is received where there is an imminent threat of a flooding incident, it is unlikely that there will be sufficient time to safeguard the property and will therefore need to prioritise evacuating the area immediately, following the evacuation route shown in the appendices to a place of dry land away from the flood zone, where forward travel is possible to a safe place of refuge. The evacuation route is 0.61km long and leads north along the private access road, marginally outside of flood zone 3 (with the exception of the last section at the junction with Crittenden Road), to a place of dry land in Flood Zone 1.

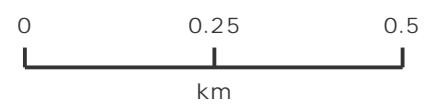
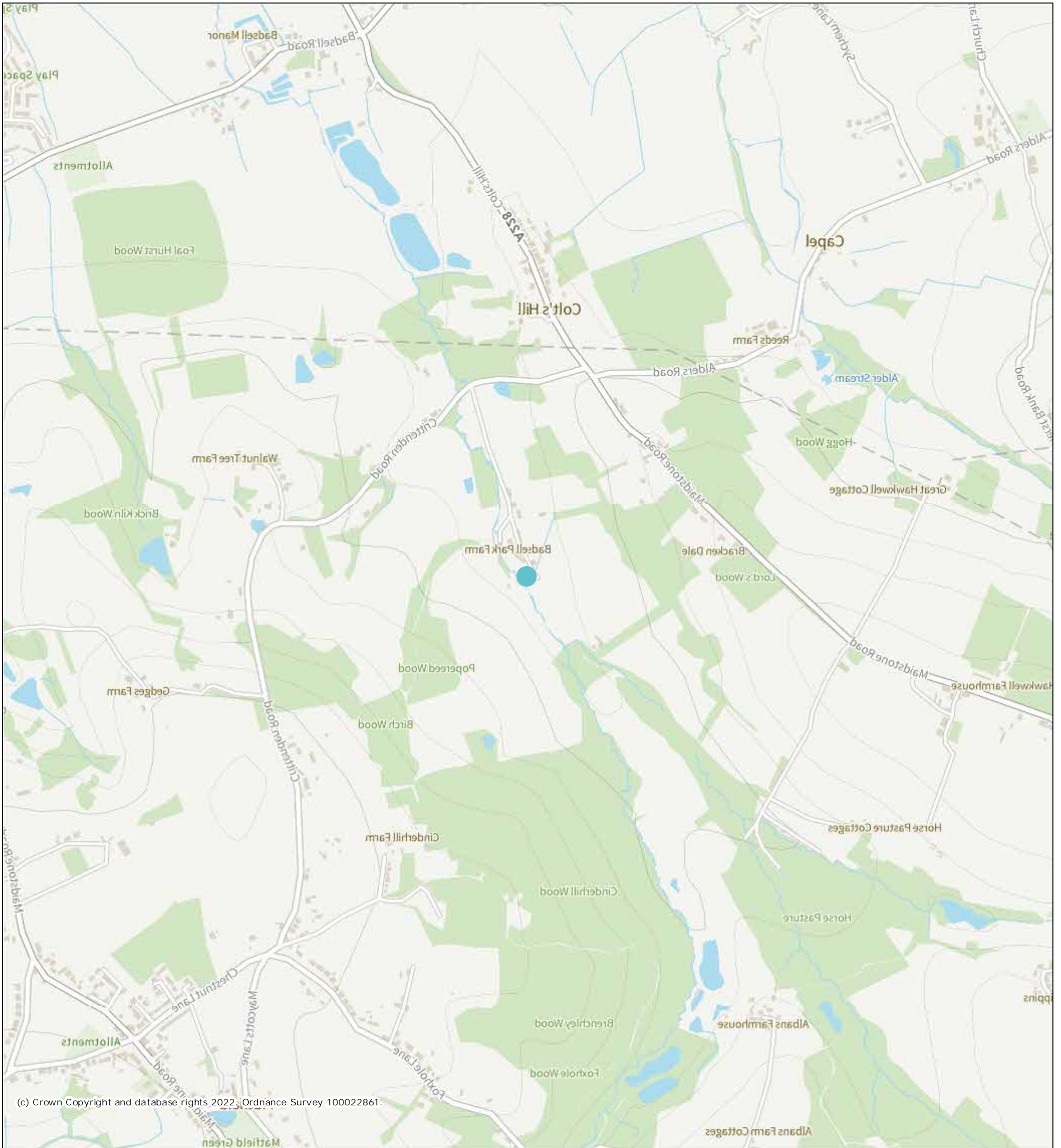
Once the home and area is confirmed as safely evacuated and no occupants remain at the property, occupants should not be allowed to return to the site until the flood warnings have been removed by the Environment Agency.



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TN12 7EW

Appendices

- Site Location Plan
- Flood Maps for Planning
- Flood Risk Assessment Plan



Projection = OSGB36
xmin = 561700
ymin = 141600
xmax = 568400
ymax = 145000

Map produced by MAGIC on 29 November, 2022.
Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

Flood map for planning

Your reference
Badsell Park Farm

Location (easting/northing)
565040/143300

Created
29 Nov 2022 12:34

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

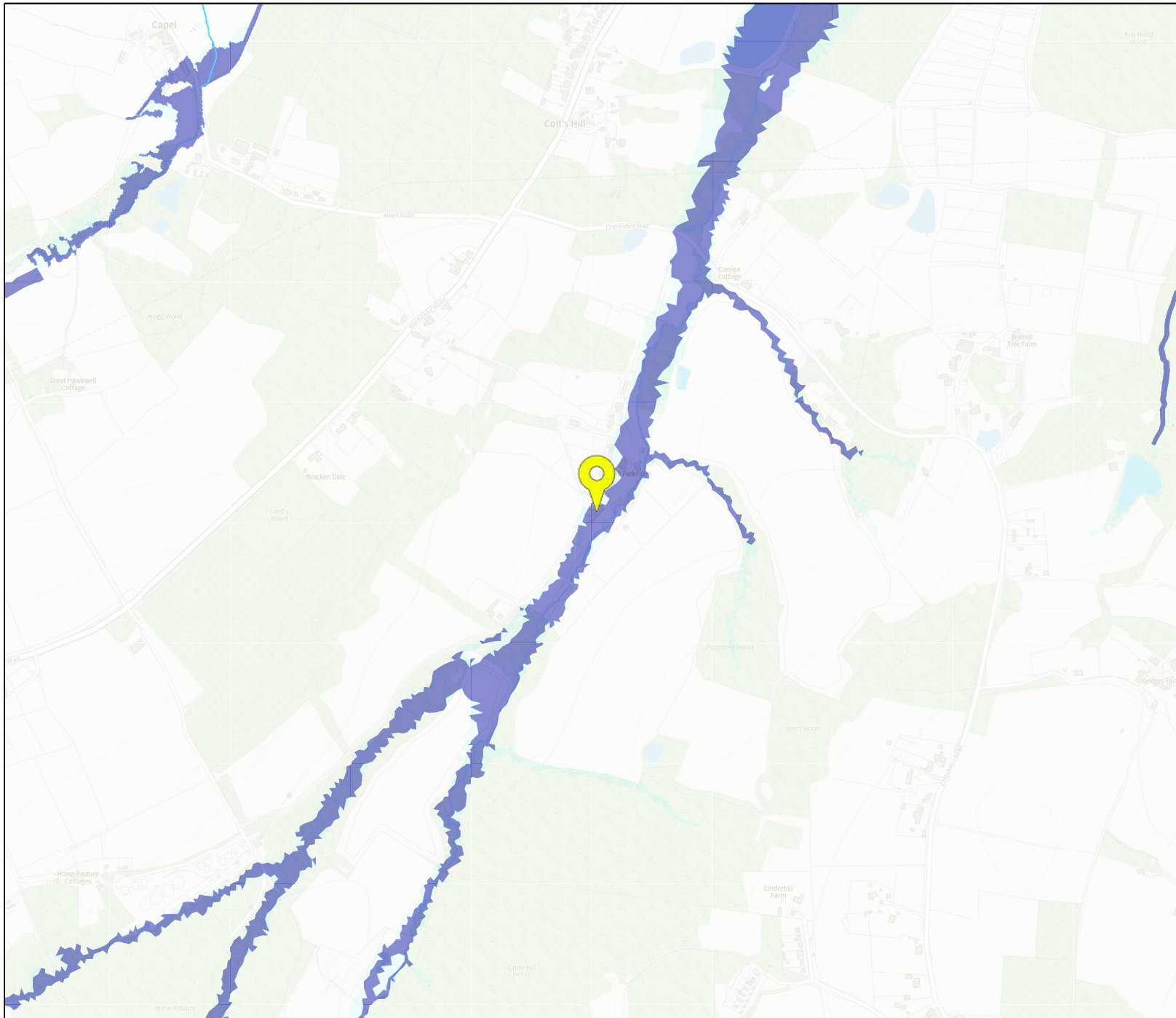
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Badsell Park Farm

Location (easting/northing)

565040/143300

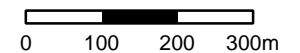
Scale

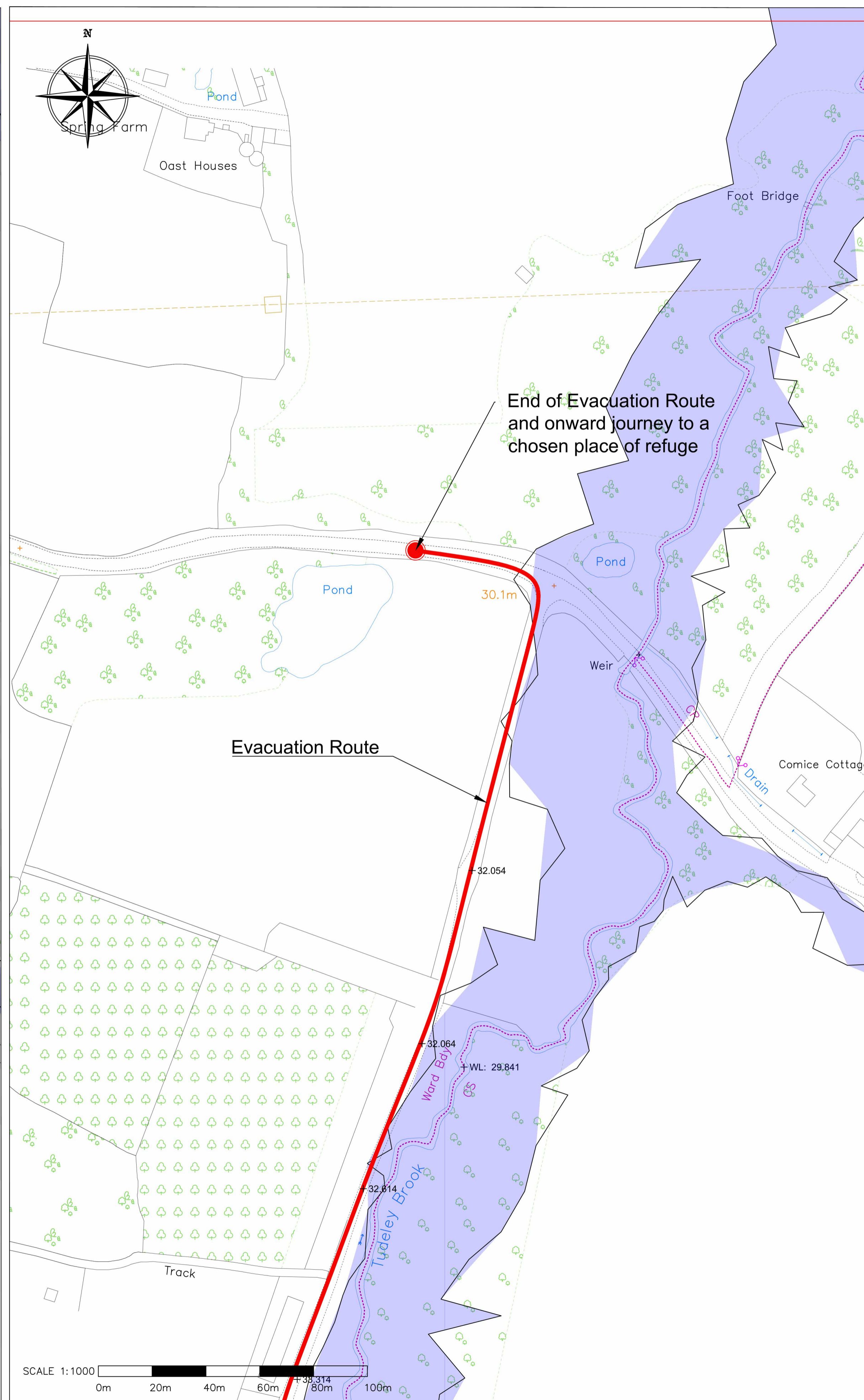
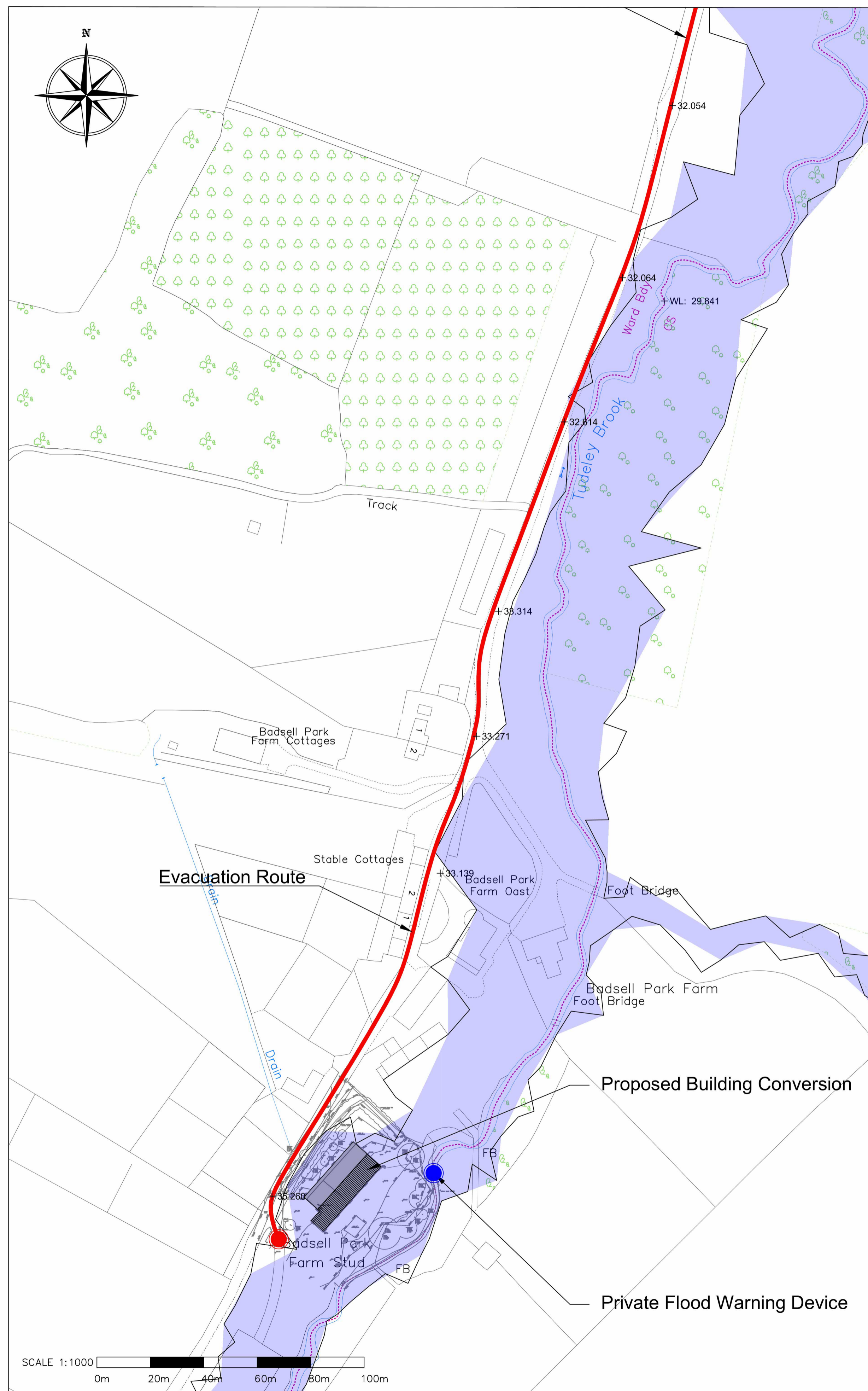
1:10000

Created

29 Nov 2022 12:34

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area





General Notes

**FOR
PLANNING**

Rev A	Additional Spot Heights Added along the Evacuation Route	17/08/23
No.	Revision/Issue	Date



Project Name and Address
**BADSELL PARK FARM
 CRITTENDEN LANE,
 COLTS HILL, KENT.**
 Description
**FLOOD RISK
 ASSESSMENT PLAN**

Project 5659	Sheet 01
Date 29/11/2022	
Scale 1:1000 @ A1	