

Flood Evacuation Plan

21/0586/FUL

29-31 High Street, Hampton Wick

This document is prepared at the request of the case officer for the above planning application. The site location is predominately within flood zone 1, an area with a low probability of flooding, however, as a small element is within flood zone 2, a Flood Evacuation Plan (FEP) has been requested.

The FEP identifies how to receive flood warnings and sets out recommended evacuation measures to be implemented on the site before, during and after a flood with details contact details of relevant bodies.

This document should be read in conjunction with the RSK Flood Risk Assessment and Indicative Surface Water Drainage Strategy 133989-R1(2)-FRA, and in the context of EA responses and correspondences in regard to the planning application proposals.

Context

The raised floor levels in the building will be above the 100yr + CC(@35%) flood level and hence will provide protection against flooding*. However, a limited area of ground levels outside the building will be under water in an extreme flood event and the escape route onto Hampton Wick High Street could have flood depths of up to 400mm, primarily at the north eastern end of the site only. Once Hampton Wick High Street is reached the route to the north is dry and safe and would lead to an area outside of the flood plain where services and facilities exist and the SFRA indicates this route is very low hazard. Providing a safe escape route from the site along Hampton Wick High Street, such as a raised walkway or footpath, is not considered to be a practical option.

A diagram of the Flood Zone 2 limit and the proposed escape route to a dry safe place is on the following page.

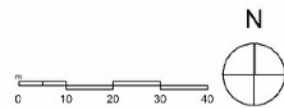
*Except for the two Class E 'retail' units directly onto Hampton Wick High Street, which have FFL to match the existing units in the existing location to afford level access from the back edge of the footpath.

Image: Proposed escape route to a dry safe place



Key:

- Site Boundary
- Flood Zone 1
- Flood Zone 2
- Flood Zone 3
- Flood Evacuation Route
- Safe Ground



Receipt of Flood Warnings

The trigger for the evacuation plan is the receipt of flood warnings, The EA operates a 24-hour free service, Floodline Warnings Direct, that provides frequently updated flood warnings and associated information direct to occupants by telephone, mobile phone, fax or pager. It is recommended that the developer enters the proposed properties onto the flood warning register prior to the properties being occupied. Upon completion of purchase, the site occupants should assume responsible for the maintenance of the free subscription to the EA's flood warning system and shall be responsible for receiving the flood warnings. A flood of the magnitude likely to affect this site would have flooded towns and villages upstream (as it did in the smaller event of January 2014) and would be national and international news, It is unlikely that rapid inundation of the site without any warning would occur.

The site occupants should ensure that all contact details are kept up to date in the EA's database. Each subscriber to flood line can provide up to 5 contacts and this should include terrestrial telephone numbers for home and work, mobile telephone numbers and email addresses. Floodline Warnings Direct will notify residents by direct messaging when a flood is expected and that may affect the site. There are four types of flood warning codes:

Flood Watch - Flooding of low lying land and roads is expected. Be aware and be prepared. This will be issued 2 hours to 2 days prior to any flood event. When residents receive this warning they should monitor the water levels in the river and outside the property and consider whether to prepare to evacuate the site. Residents should take appropriate measures to protect important documentation and personal items on the lower floors. Detailed information on how to prepare for flooding is included on the EA web-site.

Flood Warning - Flooding of homes and businesses is expected and immediate action is required. This will be issued half an hour to one day in advance of a flood event. When residents receive this warning they should evacuate the site in accordance with the procedures detailed in the plan.

Severe Flood Warning - Severe flooding is expected with the potential for extreme danger to life and property. This will be issued when flood levels are expected to pose a significant threat to life. When residents receive this warning they should immediately evacuate the site provided the site access/egress is free from flooding. If flooding has already been observed then residents should remain in the units which are above the level of flooding until flooding subsides. Residents will need to make an assessment as to whether they can evacuate the site or not. If it is not possible to evacuate safely then residents should remain in their properties until flooding has subsided.

All Clear - Flood Watches or Warnings are no longer in force for this area. Residents should only return to the site or leave the units following the receipt of an All Clear.

Evacuation Prior to Flood Waters Rising

Prior to flood water rising a safe dry escape from the site will be possible. Each household should be responsible for evacuating safely prior to flood inundation, or to seek refuge within the properties if necessary, although evacuation is preferred. It will be possible to evacuate the site to an area outside the floodplain prior to flood waters rising given there will be a 3 to 4 day flood warning time.

Following the receipt of a flood warning, and if an extreme event is predicted, the properties should be evacuated by travelling north up Hampton Wick High Street. From there is access to local facilities such as public houses, supermarkets and hotels to accommodate and serve the residents should the need arise. There is also access to major transport links. But this evacuation route should only be used prior to flood waters rising. All vehicles on the site should be removed prior to a flood event.

Evacuation Once Flood Waters have Risen

If flood waters have begun to rise and have affected the site, or it is suspected that this could be imminent, then evacuation along this route through shallow water may still be possible. Residents will need to assess whether they can evacuate the site or not. If it is not possible to evacuate safely then residents should remain in their properties until flooding has subsided.

If it is not possible to foresee the extent of flooding along this route prior to evacuation, then evacuation should not be attempted. The deepest water will be adjacent to the property to the south on Hampton Wick High Street. Any vehicles on the site should be removed although they can remain relatively undamaged in water depths under 300mm. Preferably vehicles should be parked on higher elevations or removed from the site as designed in the site layout.

Procedures After Flood Waters have Fallen

Residents should only return to the site or leave the units following the receipt of an All Clear from the EA. This indicates that Flood Watches or Warnings are no longer in force for this area.

The final FEP should be agreed with the Emergency Planners at Richmond Borough Council.