

**FLOOD WARNING AND  
EVACUATION PLAN FOR  
LAND OFF FELLANDS GATE, OLD LEAKE**

**FINAL REPORT**

**ECL1185/RDC**

**DATE JANUARY 2024**

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## **1.0 INTRODUCTION**

This Flood Evacuation Plan has been prepared with consideration to National Planning Policy Framework (NPPF) and supporting planning practice guidance (PPG) on Flood Risk and Coastal Change.

Paragraph 163 of NPPF states that development should only be allowed in areas at risk of flooding where it can be demonstrated that any residual risk can be safely managed and that safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Planning permission was granted in September 2022 for up to thirty-six glamping pods at the site under application B/22/0192. Condition 9 of that permission limited occupation of the glamping pods to between 15 March and 31 October in any year.

This Flood Warning and Evacuation Plan has been prepared to support an application for all year-round occupancy. This Flood Warning and Evacuation Plan sets out the safety procedures that are in place which are considered to mitigate the risk during the winter months when the risk of tidal flooding is at its highest.

## 2.0 SITE LOCATION AND DESCRIPTION

### 2.1 Site Location

The site is at land off Fellands Gate, Old Leake, Boston, Lincolnshire, PE22 9PN.

The location of the site is shown in Figure 1.



Figure 1 – Location Plan (© OpenStreetMap contributors)

### 2.2 Site Description

The site is 2.95ha of land located to the northeast of Fellands Gate. The predeveloped site comprised part agricultural land and part grassed paddock. The wider surrounding area is predominantly agricultural with a small number of residential properties.

The permitted development is for the siting of up to 36 glamping pods with fishing lake, amenity space, landscaping, parking, access roads and associated other development. The Landscape Masterplan is provided in Attachment 1.

A topographic survey undertaken in August 2021 shows that ground levels within the site are between +1.5m OD and +2.0m OD. Following excavation of the lake the site level is +2.0m OD. Felland Gate carriageway adjacent to the site is typically +2.1m OD.

### 2.3 Flood Risk and Mitigation

A Flood Risk Assessment (FRA) for the glamping pods was prepared by RM Associates in April 2022. This Section of the Flood Warning and Evacuation Plan provides a summary of the tidal flood risk to the site based upon the information presented in the Flood Risk Assessment.

The site is located within Flood Zone 3a, an area with a high probability of flooding, of the Environment Agency Flood Maps for Planning. The primary source of flood risk is from the coast.

The site is protected by coastal defences. The tidal defences protecting the site consist of earth embankments which are supplemented by saltmarsh to maintain foreshore levels. They are in fair condition and reduce the risk of flooding (at the defence) to a 0.67% (1 in 150) chance of occurring in any year.

The risk to site based upon breach hazard mapping and overtopping hazard mapping provided by the Environment Agency is summarised below.

Scenario	Return Period	Hazard Rating	Depth	Velocity
Tidal Hazard Maps 2006	1 in 1000	Danger for Most	0.5-1.0m	0-0.3m/s
Tidal Hazard Maps 2115	1 in 1000	Danger for Most	1.0-1.6m	0-0.3m/s
Overtopping 2115	1 in 1000	Danger to All	1.6+	0.3m-1.0m

Table 1 – Breach Hazard Mapping & Overtopping

The residual risks are mitigated by the landscaping that will reduce breach flood depths across the site to 0.5m-1.0m and floor level of the pods.

### 3.0 WARNING, EVACUATION AND RECOVERY

#### 3.1 Receiving Flood Warnings

The site lies within the Environment Agency's "Wash Frontage from Gibraltar Point to Frieston, including low lying areas near Old Leake" flood warning area. The area highlighted in blue in Figure 2 identifies the area in the vicinity of the site covered by this flood warning.

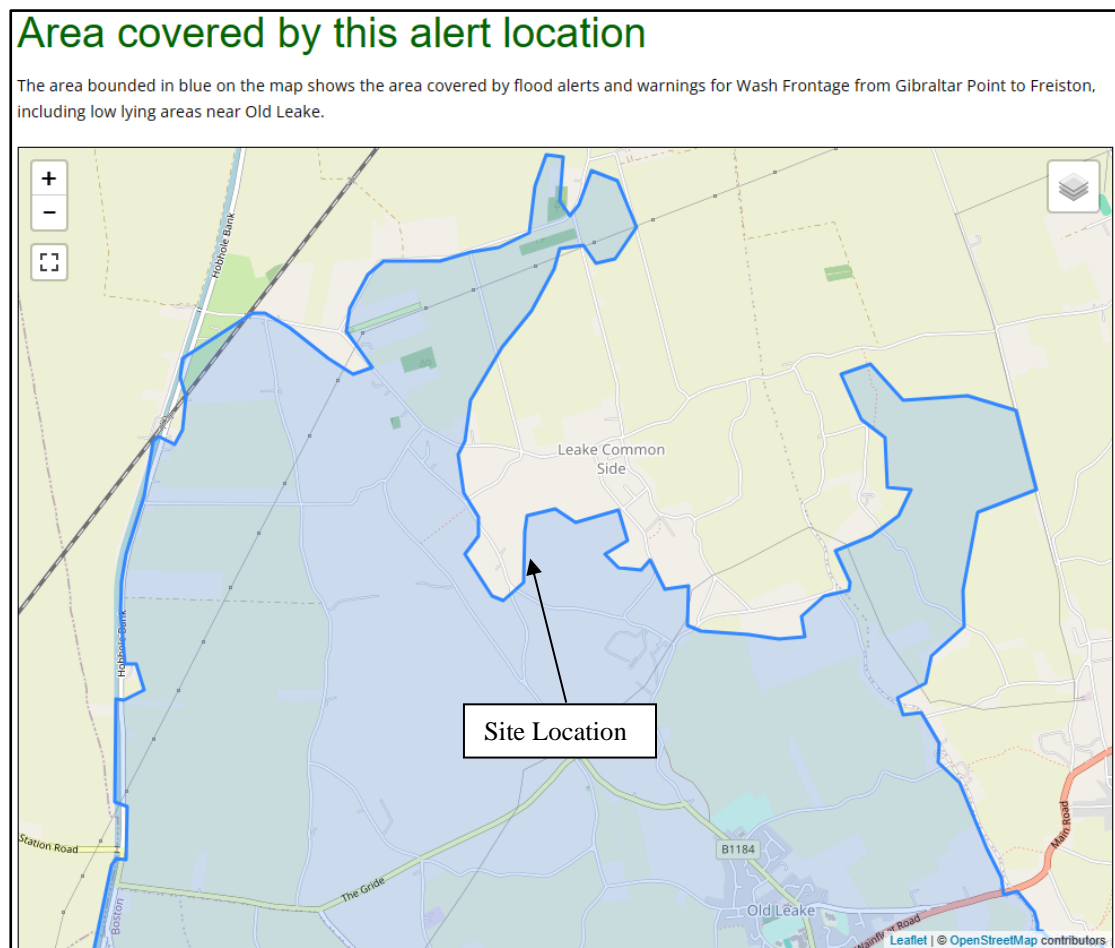


Figure 2 – Flood Warning Area

All residents upon their first occupation will be briefed on the flood risk to the site. How this Flood Warning and Evacuation Plan will be used in the event of a flood will be explained.

The Site Manager will maintain a register of the names of all occupiers of the accommodation on the site. This will include the duration of stay, home address, and contact telephone number.

#### 3.2 Stages of Flood Warning

The Environment Agency flood warning service comprises four staged warning codes, each indicating the severity of flooding and the level of danger. The four codes and the actions to be undertaken are provided in Table 1.




Flood Warning Code	Meaning and Actions
<p>Flood Alert (Flooding is possible)</p> 	<p><u>Be Prepared</u></p> <ul style="list-style-type: none"> <li>• Monitor local news and forecasts;</li> <li>• Prepare to follow the instructions from this Flood Warning Evacuation Plan;</li> <li>• Plan for possible alternative accommodation; and</li> <li>• Be aware of the water levels in the rivers.</li> </ul>
<p>Flood Warning (Flooding is Expected)</p> 	<p><u>Immediate Action Required</u></p> <ul style="list-style-type: none"> <li>• Monitor local news and forecasts;</li> <li>• Prepare to follow the instructions from this Flood Warning and Evacuation Plan;</li> <li>• Collect pets, valuables and important documents and move them to safety;</li> <li>• Turn off utility supplies; and</li> <li>• Be aware of the water levels in the rivers.</li> </ul>
<p>Severe Flood Warning (Severe Flooding)</p> 	<p><u>Danger to Life</u></p> <ul style="list-style-type: none"> <li>• Act on the instructions in the Flood Warning and Evacuation Plan;</li> <li>• Listen to advice from the Emergency Services;</li> <li>• Evacuate the Site if safe to do so, if in danger call 999; and</li> <li>• Avoid walking or driving through flood water.</li> </ul>
<p>Warning No Longer in Force</p>	<p><u>No Further Flooding Predicted</u></p> <ul style="list-style-type: none"> <li>• Return to property once flood waters have receded</li> </ul>

Table 2 – Flood Warning Stages and Actions

Table 2 presents generic advice, the site-specific actions are provided in Section 3.3 and Section 3.4.

### 3.3 Flood Warning Procedures

The receipt of a flood warning or the forecast of extreme tidal events should be the trigger for the Site Owner, Site Manager and occupants to undertake the actions described within this plan. In addition to receiving flood warnings the Site Owner, Site Manager and occupants should listen to local radio for the latest information.

Station	Frequency
BBC Radio Lincolnshire	94.9 MHz and 104.7 MHz

Table 1 – Local Radio

The overall responsibility for managing a flood event and for the co-ordination of flood warnings and evacuation procedures lies with the Site Owner. The site is registered to receive Environment Agency Flood Warnings and the Site Manager will receive the alerts.

The Site Owner is ultimately responsible for making the decision of whether the occupants evacuate the site to an area that is not at risk of tidal flooding, move to a temporary refuge available to the users of the site, or remain on the site.

If the site receives a **“Flood Alert”** the following actions will be taken:

- the Site Manager will inform the staff and they will form the Evacuation Team.
- the occupancy list will be made available to the Site Manager.
- all guests will be alerted by the Site Manager.
- If necessary, equipment and machinery will be moved to a safe place.

If the warning code is increased to **“Flood Warning”** the following actions will be taken:

- the Site Manager will hold a meeting to brief the Evacuation Team.
- the evacuation team will then visit the pods and using the occupancy report communicate to all guests that a flood warning is in place. If a pod is unoccupied then the occupant will be called. A system will be in place for recording which guests have been informed.
- the Evacuation Team will assemble items that would be needed in an evacuation such as torches, wet-weather/high-vis clothing, keys, megaphones, etc.

Following the receipt of a Flood Warning the Site Owner is responsible for making the decision of whether the occupants evacuate the site to an area that is not at risk of tidal flooding, move to a temporary refuge that is available to the users of the site, or remain on the site.

If the warning is increased to **“Sever Flood Warning”** the following actions will be taken:

- if the site has not already been evacuated then evacuation will begin. It is anticipated that the Police will give the command to evacuate.
- the Evacuation Team must initially undertake a visual check of any floodwater to satisfy themselves that evacuation is safe.
- evacuation Team members will inform all occupants to leave. A system will be in place for recording which guests have been informed.
- after the site has been evacuated the appropriate members of the evacuation team are to switch off gas, electric and water supplies.

### 3.4 SAFE REFUGE AND EVACUATION PROCEDDURES

If the occupiers/owners receive a “Flood Alert” they must prepare to evacuate.



If the warning code is increased to “Flood Warning” the Site Owner will assess the risk of evacuation and moving to a safe refuge.

If it is decided to evacuate the site this should be in a westerly direction where the risk during a breach of the tidal defences is lower. Sibsey, approximately 4km west of the site, is in Flood Zone 1 and not at risk during a tidal breach.

The evacuation route from the site is in a westerly direction on Fellands Gate and Forty Foot Lane, south on Hobhole Bank and west on Station Road to Sibsey. The route is shown in Figure 3.

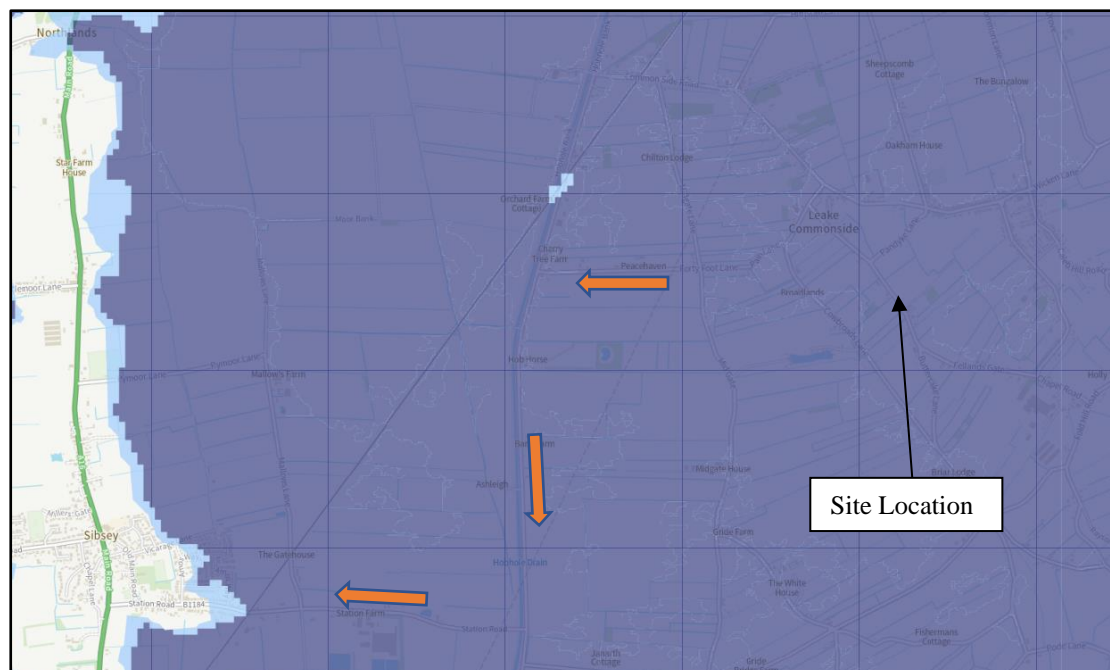


Figure 3 – Evacuation Route

If it is unsafe to evacuate the site via the route described above the occupants could move to a temporary safe refuge that is above the flood level. Occupants will be accommodated at Iceni House which is located to the south west of the site. Iceni House is owned by the Site Owner and should it be required, will provide a safe refuge above flood level for the occupants of the site.

If it is intended to walk through floodwater then it must be at a safe level to do so i.e., shallow enough to see the ground below.

### 3.5 FLOOD RECOVERY PLAN

Once the flood event has passed, Environment Agency flood information, local news and media should be monitored to determine when it is safe to access the site.

Flood conditions should be assessed by the Council and emergency services prior to any attempt at reoccupation. There should also be cooperation with representatives from the utilities companies to ensure that there are no unacceptable risks.

Once it is deemed safe to return, a thorough assessment and inventory should be undertaken to assess any health and safety risks due to flood damage. Potential hazards include (but are not limited to):

- debris and foliage;
- standing water;
- silt or residue on the site that may be slippery;
- contaminated or electrified water;
- slip hazards; and
- broken glass / edges.

As a priority, the Site Manager should contact their insurance company prior to occupation and to also obtain information on submitting any claims. Upon reoccupation, a clean-up operation can commence.

The Site Management team may need to:

- commission immediate repair work (including pumping, if necessary) to prevent further damage;
- open doors and windows to provide ventilation;
- contact the Utilities Providers to make sure it is safe to re-use;
- dispose of any food/drink that may have been in contact with the flood waters; and
- keep a record of any flood damage (e.g., using photographs).

Particular attention must be given that there are no loose or dangling wires or broken service pipes before utilities are connected and power is restored.

The Environment Agency provides further information on flood recovery on its website <https://flood-warning-information.service.gov.uk/recovering-after-a-flood>. The website consists of advice about how to clear up after a flood, get help from specially trained Flood Support Officers and how to apply for potential financial aid from the Council.

## 4.0 EMERGENCY CONTACTS

The response to a major flood event will consist of several organisations working at a local level, including the emergency services, local authority, and the Environment Agency. A table of these principal contacts is below:

Organisation	Contact Number
Site Owner	Paul Wilkinson 07943 561 001
The Environment Agency	0345 988 1188
Boston Borough Council	Switchboard 01205 314200 Out of hours 01205 362151 Flood Line 01522 782082
Lincolnshire County Council	01522 782244
Emergency Services	Emergency: 999 Non-Emergency: 101

Lincolnshire Prepared – for information on how floods are responded to in Lincolnshire and how to prepare for evacuation [www.lincolnshire.gov.uk/lincolnshire-prepared](http://www.lincolnshire.gov.uk/lincolnshire-prepared)

## **5.0 MONITORING**

This Flood Warning and Evacuation Plan should be monitored and maintained. It is recommended that this Plan is reviewed at a minimum period of every five years. The Plan should also be reviewed following its implementation in the event of a flood.

The review should consider any changes to the predicted breach depths, these are available from the Environment Agency. The Environment Agency Flood Map for Planning should be reviewed to determine if this changes the proposed evacuation routes.

Should any changes to the Flood Warning and Evacuation Plan be made then all recipients of the current Plan must be provided with a copy of the updated Plan.

## **ATTACHMENT 1**

### **LANDSCAPE MASTERPLAN (Dwg P21-0483/0065550-201)**





- KEY**
- Site boundary
  - Existing grass to be improved by overseeding where required
  - Proposed wild flower meadow
  - Proposed wetland meadow at pond edge
  - Indicative areas of proposed native buffer planting
  - Indicative proposed tree planting
  - Indicative proposed native hedgerow
  - Indicative proposed area of lake
  - Indicative proposed area of Sturgeon & Koi Carp fish pond
  - BENCH Indicative proposed location of seating
  - PB Indicative proposed location of picnic bench seating
  - Indicative proposed location of paved area for placement of barbeque or similar
  - Indicative proposed access roads
  - Indicative proposed glamping pods with parking (36) **6.65m x 3.25m**
  - Indicative proposed wooden circular shelter
  - Indicative proposed bund; 1:3 slope; approximately 6 metres in width - subject to engineer's specifications

Rev	Date	By	Note

**Landscape Masterplan**  
Fellands Gate, Old Leake

Client: Wilkinson Developments  
DRWG No: P21-0483.006  
Drawn by: VR  
Date: 06/04/2022  
Scale: 1:1,000 @ A2

REV:  
Approved by: HS

