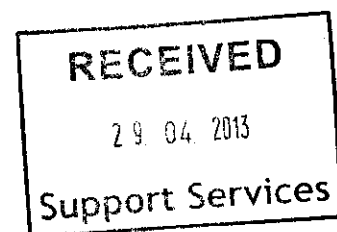


Flood Risk Assessment.

Proposed Replacement Holidays Chalets

at: The Yacht Club at Brandy Hole
Kingsmans Farm Road
Hullbridge
Essex
SS5 6QB

for: Mr. L. Knifton.



Stuart Moncur
architectural & building consultant

2 seaview avenue, west mersea, essex. co5 8he.
tel: 01206 384307 & 07976 722569

Document/Plan Ref: LK/SM/BH/16/Rev'A'

April 2013

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Applicant:

Mr. L. Knifton.

Agent:

Stuart Moncur, 2 Seaview Avenue, West Mersea, Essex. CO5 8HE.

Application Address:

The Yacht Club at Brandy Hole, Kingsmans Farm Road, Hullbridge, Essex. SS5 6QB.

Application Description:

Proposed Replacement Holiday Chalets within the curtilage of The Yacht Club at Brandy Hole, Kingsmans Farm Road, Hullbridge, Essex. SS5 6QB.

General Site Assessment:

The site of the proposed application is located off Kingsmans Farm Road in the village of Hullbridge in the county of Essex. The overall application site area is approximately 1.2154 hectares. The site forms part of an existing established village settlement. The property also lies within the designated Rochford District Council Adopted Replacement Local Plan area. The site is adjacent to a tidal estuary of the River Crouch and is classified by the Environment Agency as being at significant risk of flooding.



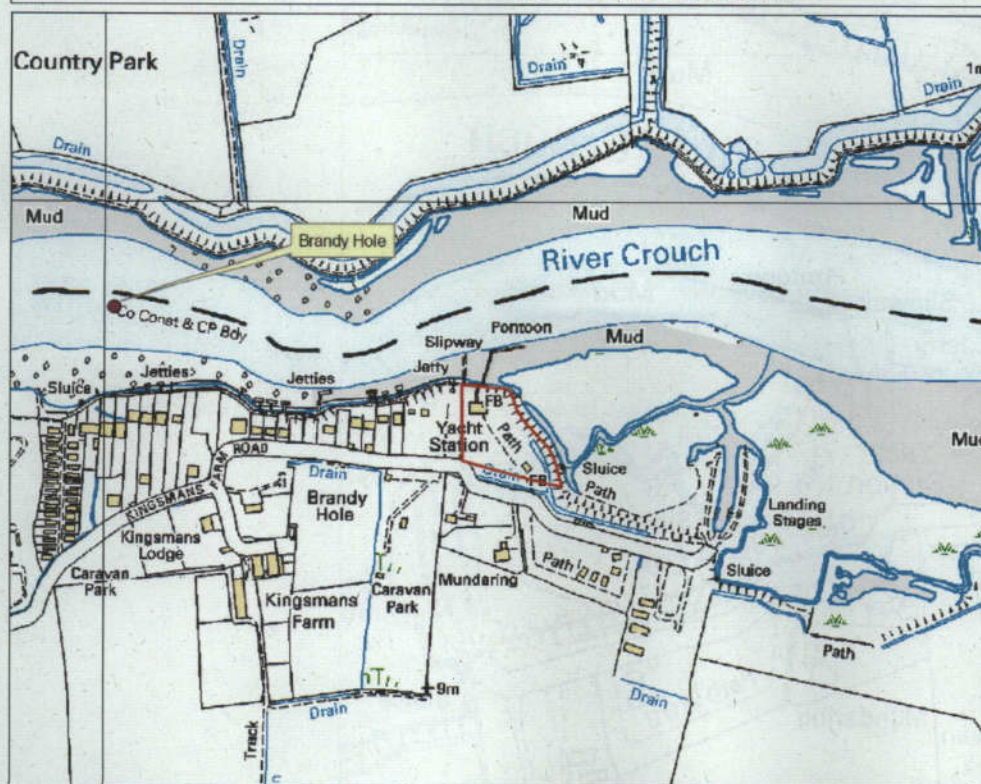
Location Plan as Existing:



Site Layout as Proposed:

Flood information as provided in consultation with Environment Agency Corporate Services:

**Modelled Flood Level Location Map centred on Hullbridge - Created 27th March 2012.
Ref: CCE/2012/47541**



Scale 1:5,000

Legend
● Modelled Flood Level Node Points
□ Site Outline

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Tidal flood levels (mAODN)

UNDEFENDED LEVELS

Node	50% (1:2)	20% (1:5)	10% (1:10)	5% (1:20)	5% (1:20) +CC	2% (1:50)	1.3% (1:75)	1% (1:100)
Brandy Hole	3.31	3.46	3.59	3.72	4.83	3.90	3.97	4.03

Node	1% (1:100)+CC	0.75% (1:150)	0.5% (1:200)	3.5% (1:200)+CC	0.33% (1:300)	0.1% (1:1000)	3.01% (1:10000)
Brandy Hole	5.12	4.11	4.17	5.26	4.24	4.45	5.55

DEFENDED LEVELS

Node	50% (1:2)	20% (1:5)	10% (1:10)	5% (1:20)	5% (1:20) +CC	2% (1:50)	1.3% (1:75)	1% (1:100)
Brandy Hole	4.04	4.19	4.32	4.44	4.88	4.54	4.57	4.59

Node	1% (1:100)+CC	0.75% (1:150)	0.5% (1:200)	3.5% (1:200)+CC	0.33% (1:300)	0.1% (1:1000)	3.01% (1:10000)
Brandy Hole	4.93	4.62	4.63	4.95	4.64	4.68	4.97

CC=Climate Change

Source Of Information:Roach and Crouch Strategy Study By JBA 2011

Defence Line Information

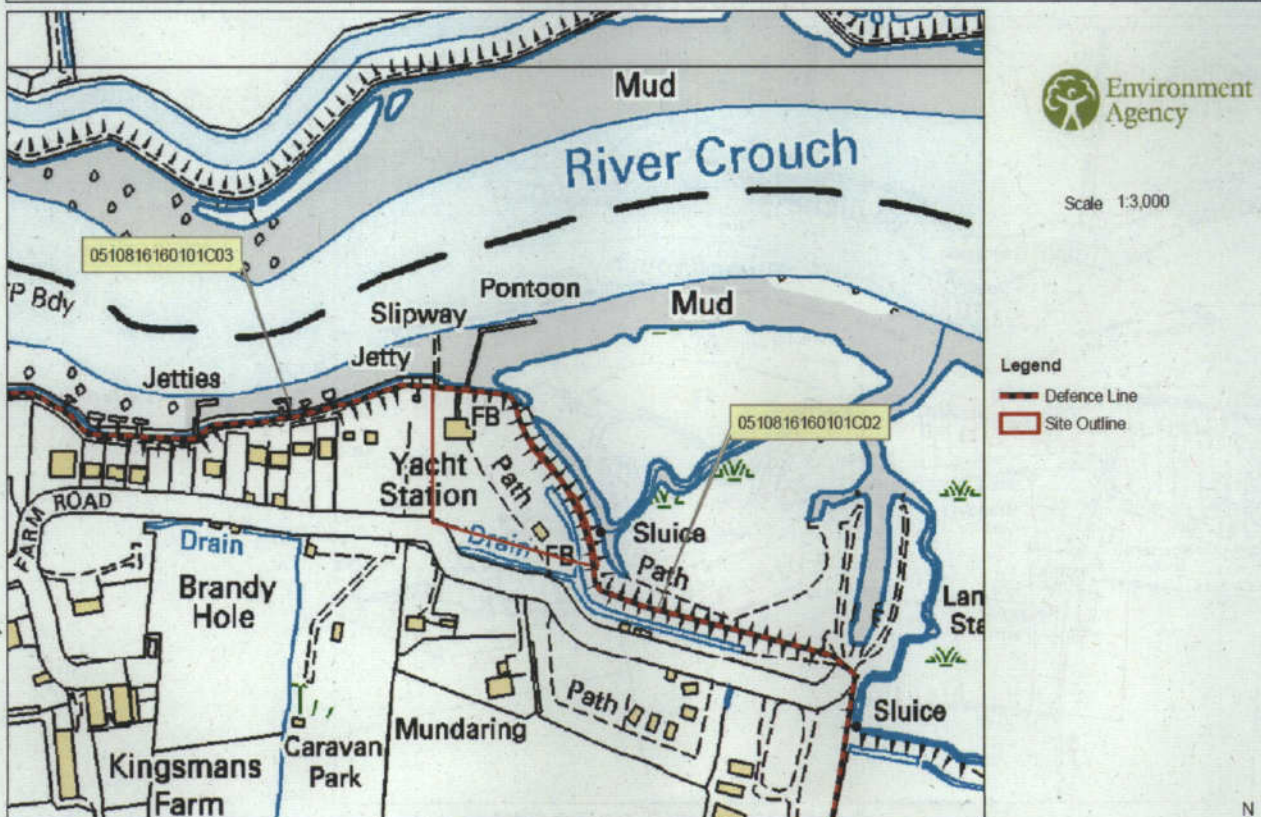
Asset Reference	Asset Type	Asset Description	Standard Of Pro	Overall Conditi	Crest Level (m)
0510816160101C03	sea defence (man-made)	Clay seawall - Steel Sheet Pile crest wall - Canewdon slab/essex revetment OSA/Grouted ragstone in palces	1-40 (2.5%)	2	4.70
0510816160101C02	sea defence (man-made)	Clay seawall	1-2 (50%)	2	4.64

Key to Overall Condition Grades

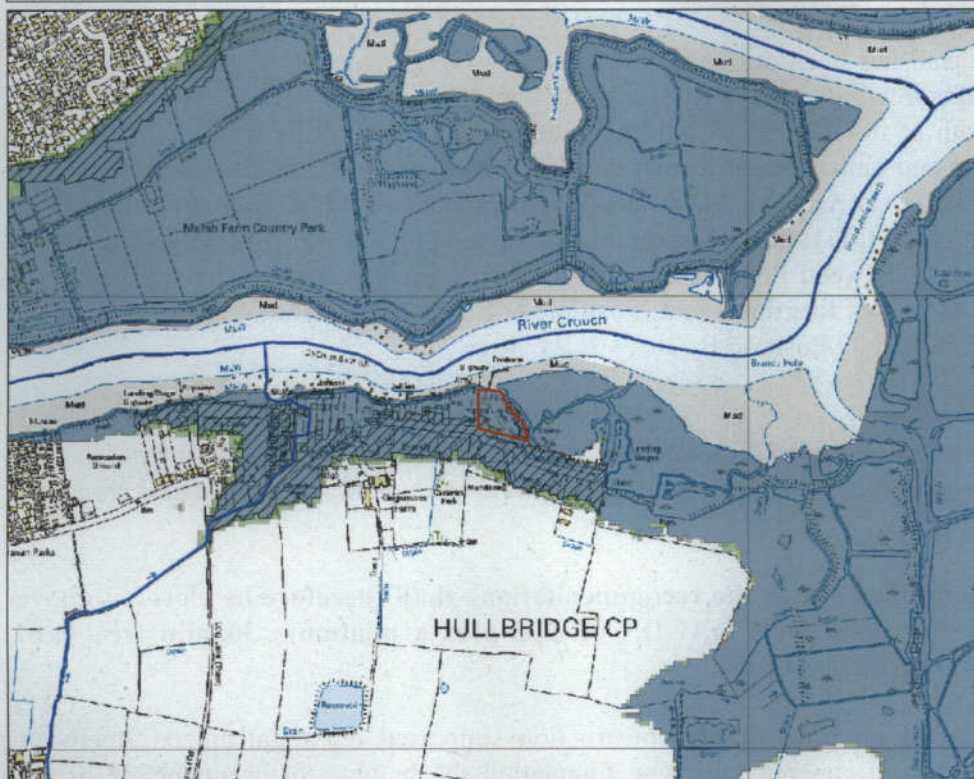
Grade	Description
1	Cosmetic Defects that will have no effect on performance.
2	Minor defects that will not reduce the overall performance of the asset.
3	Defects that could reduce performance of the asset
4	Defects that would significantly reduce the performance of the asset. Further investigation.
5	Severe defects resulting in complete performance failure.

Flood information as provided in consultation with Environment Agency Corporate Services:

Flood Defence Location Map centred on Hullbridge - Created 27th March 2012.
Ref: CCE/2012/47541



Detailed Flood Map centred on Hullbridge - Created 27th March 2012.
Ref: CCE/2012/47541



Scale 1:10,000

Legend

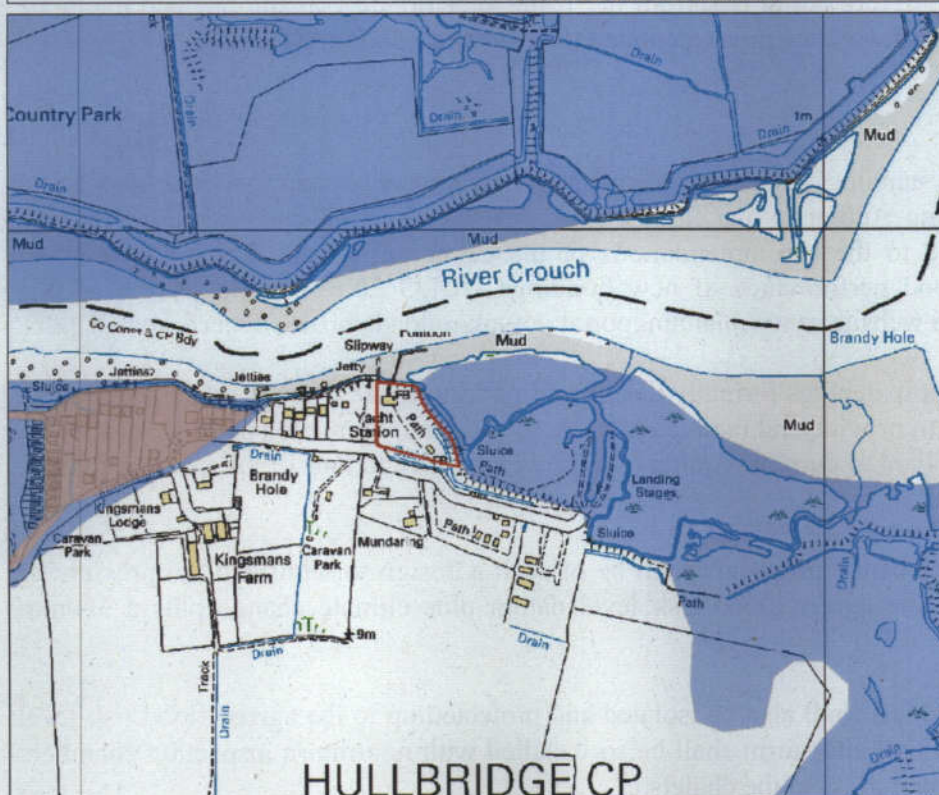
- Site Outline
- Main River
- Areas Benefit Flood Defence
- Flood Storage Area
- Flood Map - Flood Zone 3
- Flood Map - Flood Zone 2

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Flood information as provided in consultation with Environment Agency Corporate Services:

Historic flood outlines centred on Hullbridge - Created 27th March 2012.
Ref: CCE/2012/47541



Scale 1:6,000

Legend

- Site Area
- 1968 Flood Outline
- 1953 Flood Outline

Please note these outlines have been produced using the best information available and should be used as a guide only, not as a definitive record of flooding.

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Flood Impact and Flood Risk Assessment:

Physical:

The existing flood defence wall has been designed to exceed the 1 in 50 year flood risk level criteria. The land behind the sea wall is low lying and fairly level over a widespread area therefore it is envisaged that no local significant depth of flood water would be retained on site should the wall be breached or over topped. The wall piling and embankment formation is of recent construction therefore the risk of breach for the foreseeable future is reduced. Flow speeds if breached would low but sustained and extended especially at during high tide times. From an on site topographical survey the following levels have been recorded at intervals between Position A and Position B on indicated on the site layout as proposed drawing included as part of this document: Position A 4.88; 4.871; 4.886; 4.854; 4.878; 5.06; 5.11; 5.00; 5.07; 5.08; 5.06; 5.07; 5.09 Position B.

Flood Risk Analysis:

In consultation with Environment Agency Corporate Services it is recommended that for the purpose of flood risk assessment the proposed development shall demonstrate safety and sustainable and eliminate vulnerability within a flood zone.

The proposed chalets in compliance with the recommendations shall therefore be elevated above the required 0.5%(1:200)+CC flood level mAODN of 4.95 plus a minimum 300mm freeboard allowance equating to a total of 5.25mAODN.

The chalets are of timber clad on timberframe construction supported on a galvanized steelwork fabrication secured to a reinforced concrete raft type foundation the heights to the underside of the elevated deck structure shall be compliant to the agreed 5.25mAODN. See drawing references LK/SM/BH/05/Rev'A'; 06/Rev'A'; 07/Rev'A' and 08/Rev'A'. An integrated flood warning system shall be provided throughout the chalet development compliant to the requirements of the Environment Agency.

Conclusion:

The proposed Replacement Holidays Chalets at The Yacht Club at Brandy Hole, Kingsmans Farm Road, Hullbridge, Essex are therefore not at risk from the 1:200 year flooding as the finished habitable floor level throughout the chalet development is calculated to be equal to **5.65mAODN**.

Construction Informatives:

In order to comply with the standing advice pages on the Environment Agency website and as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed, the proposals shall be constructed to the recommendations of the Communities and Local Government literature - Improving the flood performance of new buildings - CLG 2007. A full version of this document is available from the website: www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Car Parking - The layout as show denotes formally designated parking spaces, however it is envisaged, subject to planning agreement to provide and maintain a more semi formal unmarked parking area with a permeable surface finish compliant to current requirements and recommendations of the Local Authority and the Environment Agency.

The structural stability/integrity of the proposals shall be of such a design to withstand the pressure of tidal water up to the at least the agreed flood risk level datum plus climate change plus a 300mm freeboard allowance.

All services to the proposed chalets shall also be isolated and protected up to the agreed flood risk level datum. Drainage systems both foul and storm shall be so installed with non-return inspection chambers and manholes to prevent backup ingress to the chalets.

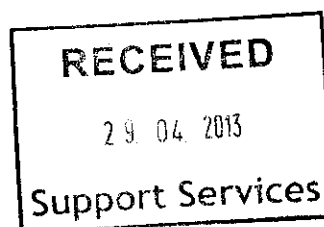
Flood Risk Assessment.

Flood Plan.

Proposed Replacement Holidays Chalets

at:

The Yacht Club at Brandy Hole
Kingsmans Farm Road
Hullbridge
Essex
SS5 6QB



for:

Mr. L. Knifton.

Stuart Moncur
architectural & building consultant

2 seaview avenue, west mersea, essex. co5 8he.
tel: 01206 384307 & 07976 722569

Document/Plan Ref: LK/SM/BH/16/Supplementary Flood Plan/Rev'A'

April 2013.

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Location Plan as Existing:



Preface:

This flood plan has been prepared as supplementary information in support of planning application 12/00293/FUL document reference LK/SM/BH/16 - Flood Risk Assessment. The plan assumes a positive planning outcome for the Proposed Replacement Chalets at Brandy Hole Yacht Club and will therefore endeavour to comply with the recommendations of the Environment Agency publications 'Would your business stay afloat? - A guide to preparing your business for flooding', Flooding - minimising the risk Your caravan/camping site is in a flood risk area Practical advice on keeping you and your visitors safe in a flood. It also considers the requirements of Rochford District Council Emergency Planning and Business Continuity Officer. The flood plan will relate to Brandy Hole Yacht Club in its complete entirety as being at risk within fluvial and tidal zone outlines both of which could be exacerbated by severe weather conditions.

Location:

Brandy Hole Yacht Club, Kingsmans Farm Road, Hullbridge, Essex. SS5 6QB. See above location plan as existing. Ordnance survey reference Easting: 582419 Northing: 195766. The site is situated adjacent/behind the Environment Agency flood defence line of the River Crouch at Hullbridge between reference points 0510816160101C03 and 0510816160101C02.

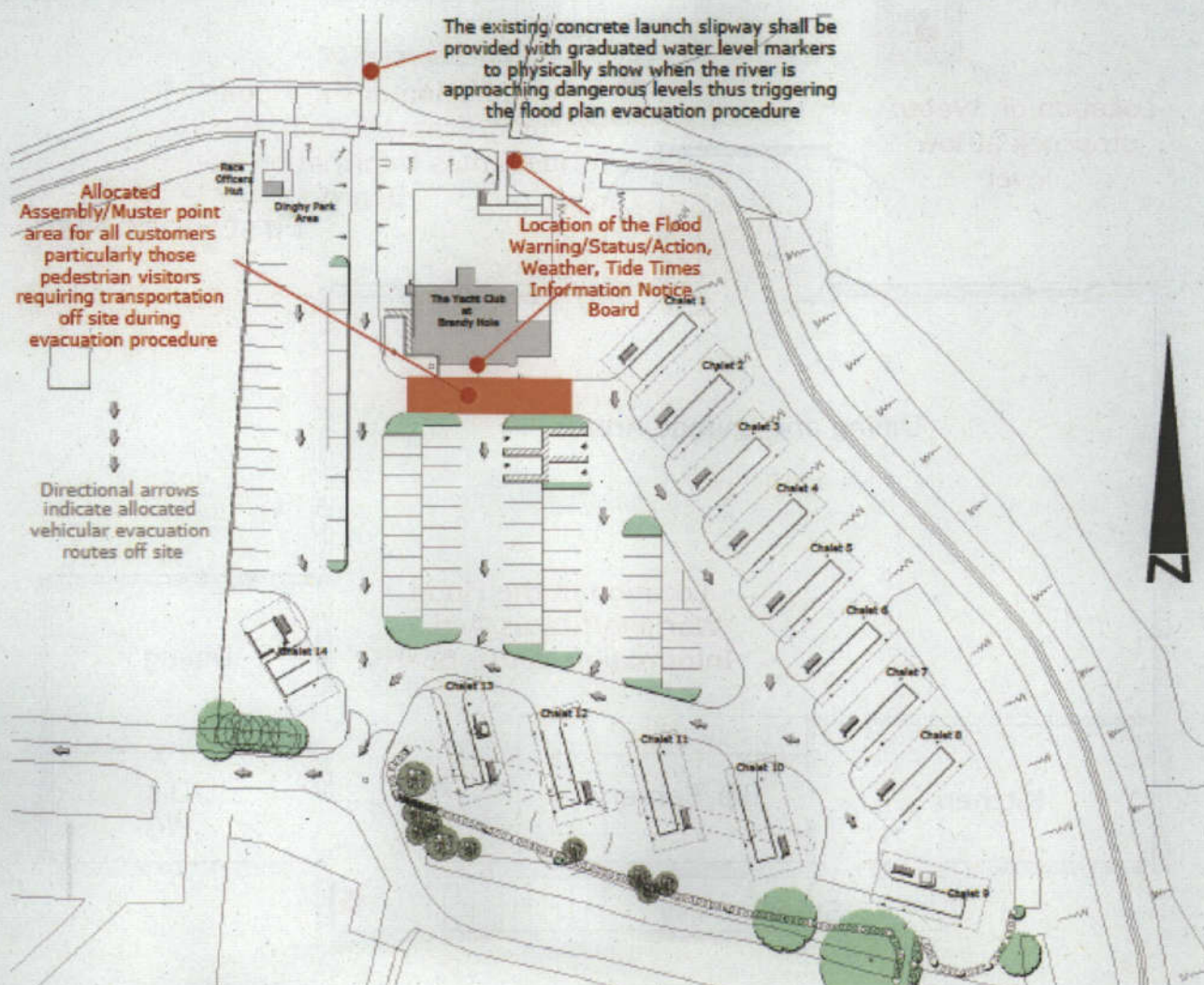
Involvement - Environment Agency:

Brandy Hole Yacht Club is currently under subscription to the Environment Agency Floodline Warning Direct 24 hour service. Customer Reference: 32842284. Contact communication modes: Managing directors mobile telephone and text, Club landline telephone and E-mail.

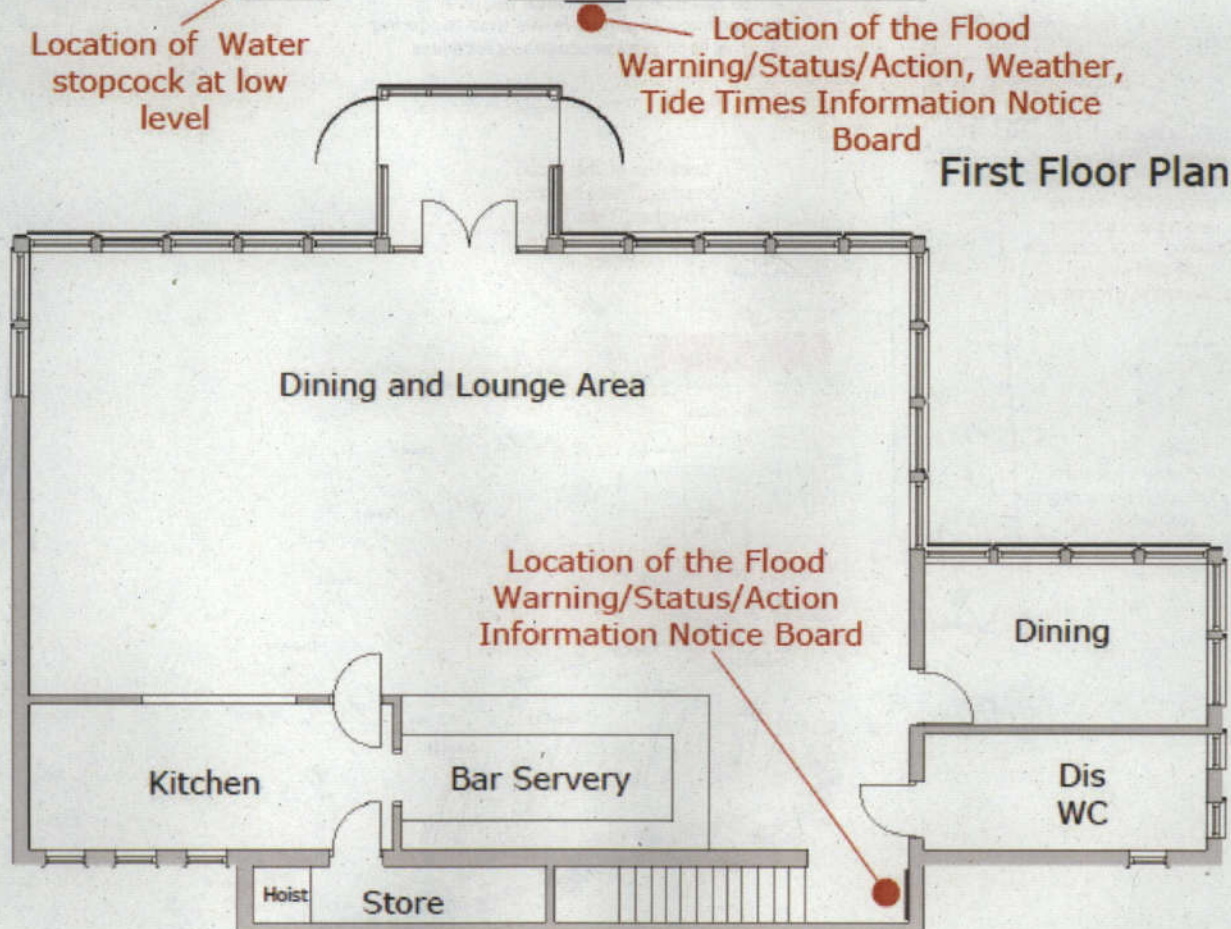
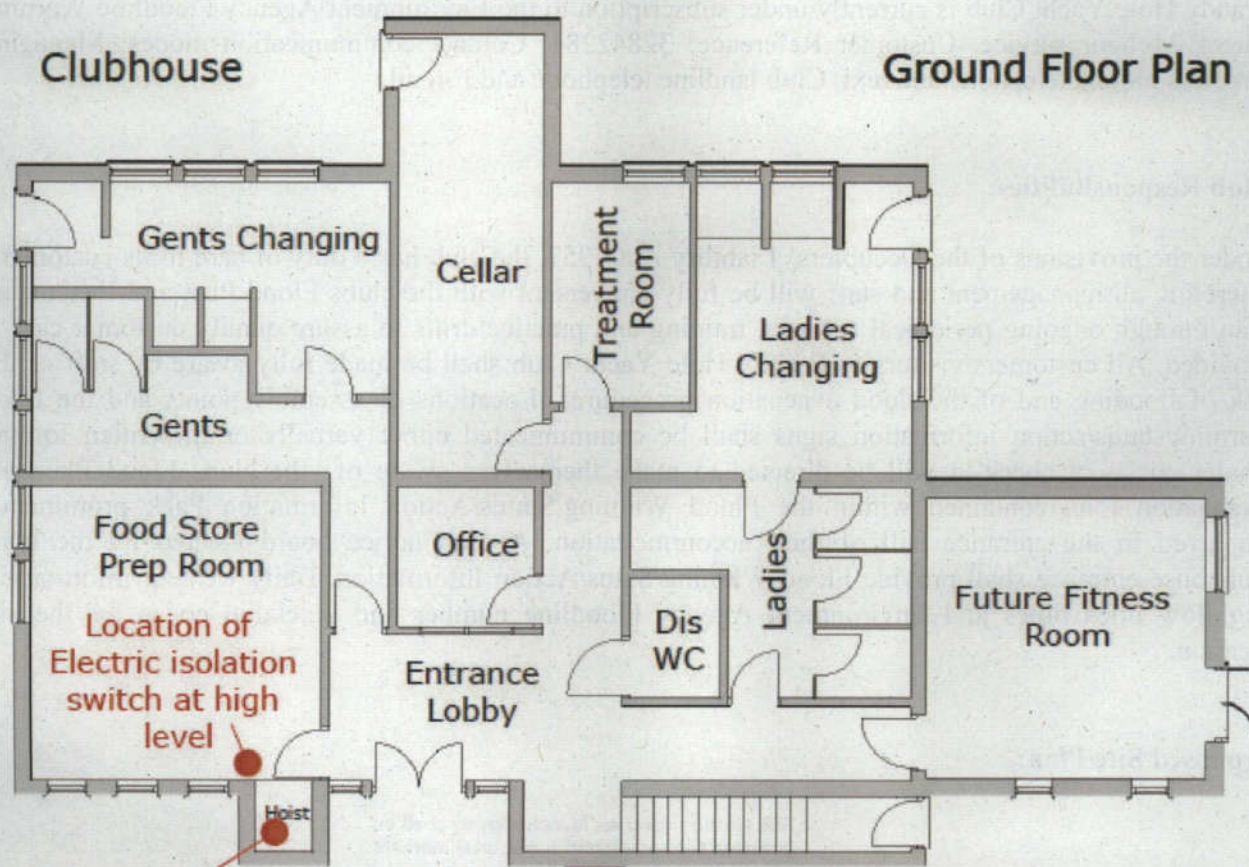
Club Responsibilities:

Under the provisions of the Occupiers' Liability Act 1957, the club has a duty of care to its customers. Therefore all management and staff will be fully conversant with the clubs Flood Plan and Evacuation Plan through ongoing periodical reviews, training and practice drills to assure quality customer care is provided. All customers/visitors to Brandy Hole Yacht Club shall be made fully aware by staff of the risk of flooding and of the flood evacuation procedures. Locations of assembly points and the flood warning/status/action information signs shall be communicated either verbally or in written format. Chalet guests at check-in will be directed to make themselves aware of the clubs Flood Plan and Evacuation Plan contained within the Flood Warning/Status/Action Information Pack prominently displayed in the entrance hall of their accommodation. A club notice board located by the main clubhouse entrance shall provide Flood Warning/Status/Action Information, Daily weather information, High/low tides times and Environment Agency Floodline number and quickdial codes for the site location.

Proposed Site Plan:

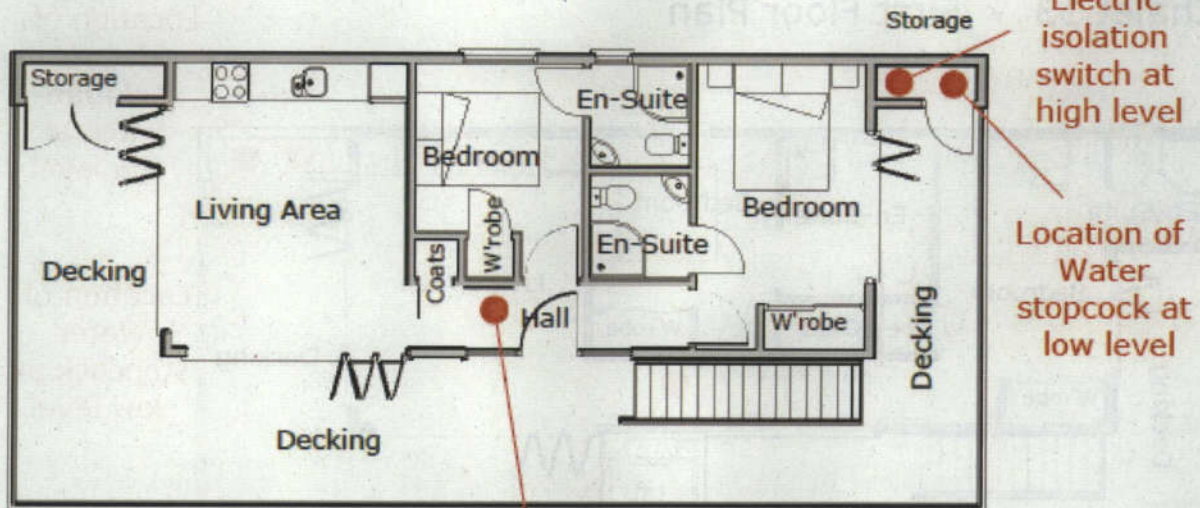


Informational Clubhouse Floor Plans:



Informational Chalet Floor Plans:

Chalets 1 to 9 - First Floor Plan



Location of a Flood Warning/Status/Action Information Notice Board and Telephone position for additional audible warning and instructions

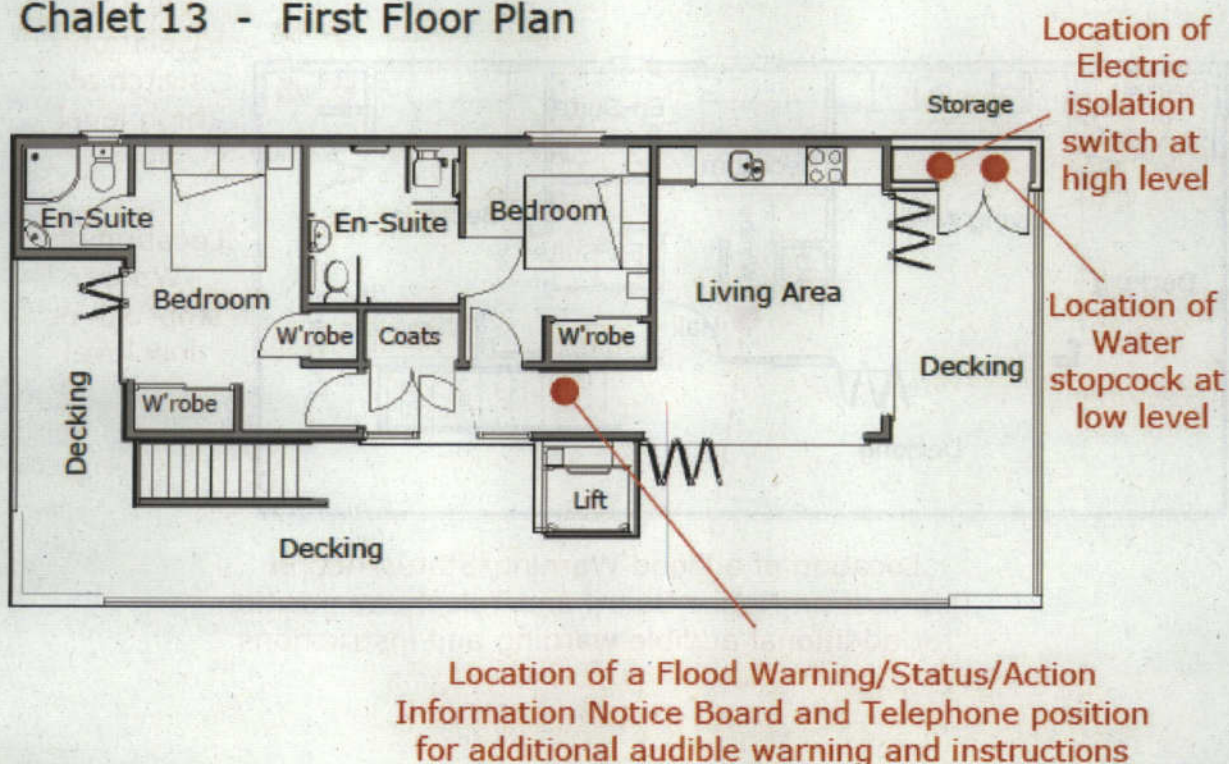
Chalets 10 to 12 - First Floor Plan



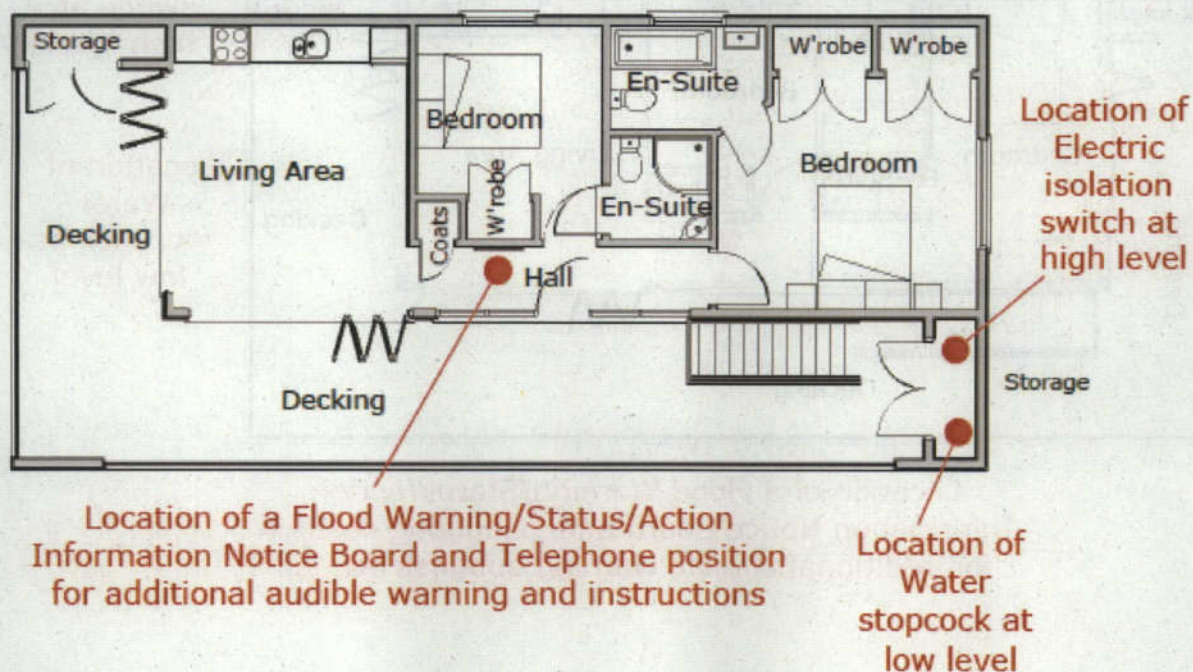
Location of a Flood Warning/Status/Action Information Notice Board and Telephone position for additional audible warning and instructions

Informational Chalet Floor Plans:

Chalet 13 - First Floor Plan



Chalet 14 - First Floor Plan



Environment Agency Informational Flood Warning/Status - Club Action Procedure:

**ONLINE FLOOD
RISK FORECAST**

Meaning

Be aware

Keep an eye on the
weather situation

General advice

Inform all staff members

Check weather conditions

Check for updated flood forecasts on the
Environment Agency website



FLOOD ALERT

Meaning

Flooding is possible

Be prepared

General advice

Inform all staff members and customers

Be prepared to act on flood plan

Prepare a flood kit of essential items

Monitor local water levels at nominated
location point and the flood forecast on
Environment Agency website.



FLOOD WARNING

Meaning

Flooding is expected

Immediate action required.

General advice

Inform all staff members and customers

Clubhouse - Move perishable goods and
office equipment/documentation to upper
levels

Prepare to turn off electricity and water
supplies if safe to do so

Install flood protection equipment



**SEVERE FLOOD
WARNING**

Meaning

Severe flooding

Danger to life

General advice

Inform all staff members and customers

Stay in a safe place with a means of escape
Continue to monitor local water levels and be
ready to sound evacuation siren

Co-operate with the Emergency Services
Call 999 if in immediate danger

**WARNING NO
LONGER IN
FORCE**

Meaning

No further flooding is
currently expected in
your area

General advice

Inform all staff members and customers

Be careful

Flood water may still be around for several
days

Ring insurance company as soon as possible

Environment Agency Informational Flood Warning/Status - Customer Action Procedure:

**ONLINE FLOOD
RISK FORECAST**

Meaning

Be aware

Keep an eye on the
weather situation

General advice

**Comply with all staff member information
and directives**



FLOOD ALERT

Meaning

Flooding is possible

Be prepared

General advice

**Comply with all staff member information
and directives**

Be prepared to act on the clubs flood plan and
evacuation plan



FLOOD WARNING

Meaning

Flooding is expected

Immediate action required.

General advice

**Comply with all staff member information
and directives**

Be prepared to act on the clubs evacuation plan



**SEVERE FLOOD
WARNING**

Meaning

Severe flooding

Danger to life

General advice

**Comply with all staff member information
and directives**

Stay in a safe place with a means of escape
Be ready to evacuate on sound of siren and
instructed to do so
Co-operate with the Emergency Services
Call 999 if in immediate danger

**WARNING NO
LONGER IN
FORCE**

Meaning

No further flooding is
currently expected in
your area

General advice

**Comply with all staff member information
and directives**

Be careful as flood water may still be around
for several days

Site Flood Warning/Action Information Sign to be displayed and read in conjunction with
Environment Agency Informational Flood Warning/Status - Customer Action Procedure:



Flood action!

In the event of a flood warning



On instructions from club staff members gather your family and evacuate the chalet and site
Only evacuate from site if so instructed or unless you have informed the club of your intended departure



All customers particularly those pedestrian visitors requiring transportation off site during evacuation procedure should report to the allocated Muster/Assembly point area in front of the clubhouse main entrance



Do not walk or drive through floodwater

Six inches can knock you off your feet, two feet can float your car



In case of emergency firstly contact the site manager:
or
National Emergency Services call 999

For flood advice phone
the Environment Agency's
Floodline 0845 988 1188



Environment
Agency

Flood Evacuation Plan Considerations:

Environment Agency Floodline Warning Direct flooding information status and The Informational Flood Warning/Status - Club Action Procedure form the procedure basis of the Flood Evacuation Plan together with the following Environment Agency informatives and considerations.

Physical:

The site may be affected by one or more of the Flooding elements:

Tidal – sea

Fluvial – river

Surface water – roads, ditches and fields

Groundwater – high water table

Sewage – sewers, rising mains and pumping stations

Potable supply – mains water supply

Local drainage and small watercourses

Impact of waves during severe storms

Refuge Information:

Onsite: The existing flood defence wall designed to exceed the 1 in 50 year flood risk level criteria borders the site on two its boundaries and from a recent on-site topographical survey varies in height from 4.88m to 5.09mAODN. With the clubhouse first floor level it recorded at 5.41mAODN and the proposed chalets of 5.65mAODN both these structures will provide a sufficient temporary safe refuge until the evacuation plan is activated.

Offsite: The evacuation route from the site to safe refuge level above the required 5.65mAODN would be Kingsmans Farm Road 3.35mAODN into Pooles Lane 6.35mAODN into Ferry Road 13.35mAODN and onward towards the Watery Lane/Ferry Road/Lower Road junction mini roundabout 10.35mAODN. However it is considered in the event of flood defence breach or over topping the local authorities and emergency services would provide a local flood control facility to receive and inform evacuees from the flooded areas. The logical location given the topography of the area would be the county controlled Riverside Primary and Junior School buildings in Ferry Road 14.35mAODN relating to 8.7m above the recommended flood level datum. A full evacuation map out of the area will be provided to all customers as part of the evacuation procedure.

Health and safety:

The overall aim of the flood evacuation plan is to reduce risk to life. The primary responsibility of the site management team is to ensure the health and safety of all visitors and staff at all times on the site. Each individual of the management and staff shall assess each situation to check it is safe to proceed and request help if required. It is imperative to remember the management and staff team are not trained members of the emergency services. At no time shall a member of staff be asked to carry out anything that could put their life at risk. High visibility jackets will be issued to all members of the management and staff team as a means of identify them and their roles during flooding and the evacuation procedure.

Site plans:

The current site plans are included within the documentation of the flood evacuation plan. The site plan identifies the isolation points for services, such as water and electricity in the clubhouse and chalets. Current copies of the site plan will be made readily available to the all/any emergency services upon request.

Vulnerable people:

Members of the management and staff team shall be made aware of and identify all/any vulnerable or elderly people with additional needs on site that may require special attention and extra time during the evacuation procedure.

Staff training:

All members of the management and staff team shall be trained in what to do during a flood evacuation procedure and of their specific roles and responsibilities in a flood situation. Ongoing periodical reviews, training and practice drills shall be further implemented in order to provide a fluent evacuation procedure.

Contact lists:

Compilation of up-to-date lists of emergency services and contacts.

Environment Agency Floodline Warning Direct number and quickdial codes for the sites location.

Names of staff available to assist emergency services with the evacuation procedure.

Recovery action:

Compile contact list including local authority, service providers and businesses to facilitate recovery to operational status.

Local authority

Water provider

Electric provider

Builders

Electricians

Plumbers

Decorators

Site clearance specialists

Communicate on-site flood levels to Environment Agency to assist in improving the flood warning service.

Review and audit the evacuation plan and procedures after a flood and amend as necessary.

Staff Responsibilities:

**Environment Agency Flood
Warning Received**

Locally Established Trigger

River level reaches specific point as
nominated be Brandy Hole Yacht Club

Receiving person

Person responsible for activating evacuation plan

Activate evacuation plan

Site management team

Responsible for:

Health and safety of staff and visitors

Current list of staff and visitors

Staff training and awareness

Visitor awareness

Emergency contact numbers list

Up-to-date site plans and isolation points

Sharing evacuation plan with staff and visitors

Site team members

Responsible for:

Knowing roles and duties in event of flood

Assisting with safe evacuation of visitors -
especially vulnerable visitors.

At no time should staff carry out any task that could put their life at risk

Evacuation plan feasibility and audit:

Test staff procedures:

Test flood evacuation plan with all members of the management and staff team, review performance and revise procedure as necessary. Request Environment Agency and local authority to help implement a simulated flooding event. Test communication links are setup and all telephone numbers correct.

Raise awareness:

Insure visitors know the flood evacuation plan exists. To this extent all management and staff will be fully conversant with the clubs Flood Plan and Evacuation Plan through ongoing periodical reviews, training and practice drills to assure quality customer care is provided. All customers/visitors to Brandy Hole Yacht Club shall be made fully aware by staff of the risk of flooding and of the flood evacuation procedures. Locations of assembly points and the flood warning/status/action information signs shall be communicated either verbally or in written format. Chalet guests at check-in will be directed to make themselves aware of the clubs Flood Plan and Evacuation Plan contained within the Flood Warning/Status/Action Information Pack prominently displayed in the entrance hall of their accommodation. A club notice board located by the main clubhouse entrance shall provide Flood Warning/Status/Action Information, Daily weather information, High/low tides times and Environment Agency Floodline number and quickdial codes for the site location.

Keeping the evacuation plan up-to-date:

The design and development of the Brandy Hole Yacht Club Evacuation Plan shall be subjected to ongoing periodical reviews and revisions to insure it maintains current accuracy not only operationally but with particular regard to all information and contact numbers therein contained.

Minimising the impacts of flooding on site:

Temporary Barriers:

The existing clubhouse ground floor openings shall be provided Floodguards protection barrier system as supplied by Flood Guards Systems Ltd. Unit 8A, Kennet Weir Business Park, Arrowhead Road, Theale, Berks. RG7 4AZ. Telephone: 0845 500 0077. Website: www.floodguards.com This type of complete Floodguards protection system can be put in place in a matter of minutes and once the danger is passed, it can be disassembled and stored away, ready for repeated usage.

Chalet Design:

The proposed chalet design is of timber clad on timberframe construction supported on a galvanized steelwork fabrication secured to a reinforced concrete raft type foundation the height to the underside of the elevated deck structure being compliant to the agreed 0.5%(1:200)+CC flood level mAODN of 4.95 plus a minimum 300mm freeboard allowance equating to a total of 5.25mAODN however the finished floor level shall be set at 5.65mAODN equating to an Environment Agency acceptable level in relation to the 1 in 1000 year flood level inclusive of climate change. The structural stability/integrity of the chalets are also designed to withstand the pressure of tidal water up to the 1 in 200 year event inclusive of climate change.

Site Layout:

The site layout is designed to provide complete ease of movement within and from the site during the evacuation procedure. Vehicular and pedestrian access to and from the chalets will be by means of the individual vehicular access points from the access road to the undercroft parking bays compliant to highway authority standards. Previous application 11/00375/FUL addressed the improved mobility access to the sea wall and wheelchair/ambulant disabled toilet facilities within the clubhouse.

Car Parking - The layout as show denotes formally designated parking spaces, however it is envisaged, subject to planning agreement to provide and maintain a more semi formal unmarked parking area with a permeable surface finish compliant to current requirements and recommendations of the Local Authority and the Environment Agency.

Services and Drainage:

All services to the proposed chalets shall be isolated and protected up to the agreed flood risk level datum. Drainage systems both foul and storm shall be installed with non-return inspection chambers and manholes to prevent backup ingress to the chalets or onto site.

Communications:

An integrated flood warning system shall be provided throughout the clubhouse and chalet development capable of compliance to the recommendations of the Environment Agency. Consideration will be given to setting up a flood alert network with other sites in the immediate flood risk vicinity by means of a telephone cascading system. An audible site warning siren will also be provided and sounded to initiate the evacuation procedure.

Safe Storage:

The club at present does not or intend to store gas cylinders or pollutants on site thus negating any risk of floodwater contamination.

Flood Protection Products:

The club will periodically review flood protection products available on the open market on both the National Flood Forum website: www.floodforum.org.uk and the Environment Agency website: www.environment-agency.gov.uk/flood for a list of kite-marked products.

Club Office:

As the current club office is located on the ground floor of the clubhouse within the flood risk zone all important records shall be kept in a safe place such as waterproof/fireproof safe/filing cabinet, at a higher level or off site at a safe location. These shall include financial and insurance records, customer and supplier databases and staff files. Alternative all important office equipment and documentation shall be moved to an upper level upon activation of the flood evacuation procedure.

Insurance:

Insurance cover to include flood damage, business interruption and lost revenue. Without detriment to management and staff with regard to Health and Safety and to support any prospective insurance claim, photographically record the flood damage before commencing the clean up process.

Responsibilities of External Bodies:**Environment Agency**

- issue flood warnings
- receive and record details of flooding incidents
- monitor the situation and advise other organisations
- deal with emergency repairs and blockages on main rivers and own structures
- respond to pollution incidents
- advise on waste disposal issues

Police

- take an overall co-ordination role during an incident

Fire and Rescue Service

- rescue
- respond to all emergency incidents as required
- assist the populace where a need is identified and the use of Fire Service personnel and equipment is relevant

County Council, Local Authority and Unitary Authority

- co-ordinate emergency arrangements/support groups/rest centres
- maintain safe conditions on the roads
- put flood warning signs on the highway
- organise road closures and traffic diversions
- clear blockages on highway drainage systems
- may take action to protect property from flooding by water from the highway where there is a failure of the highway drainage system
- flood warning dissemination (by local agreement with Environment Agency)
- emergency assistance (for example, may provide sandbags)
- clear blocked drainage routes (Land Drainage Act powers)
- clear blocked road channels and gully gratings - street cleaning
- environmental health issues – pollution

Water companies

- clear blockages in public sewers
- may take action to protect property from flooding by water from the public water mains or discharges from the public sewerage systems

Electricity, gas and telecommunication companies

- attend properties where flooding emergencies are related to their service
- attend to flooding emergencies at their own serviced installations

Property and business owners

- move to a safe area if life at risk
- prevent water from entering property if possible
- switch off electricity and gas supplies at mains
- move valuable possessions above areas liable to be flooded

Important National and Local Contact Details:**Information and advice on flooding:****Environment Agency**

Telephone: 08708 506 506 (Mon-Fri 8-6)

Ask to be put through to local Environment Agency office.

www.environment-agency.gov.uk

email: enquiries@environment-agency.gov.uk

Floodline

Telephone: 0845 988 1188 (24 hours)

Select option 1 and enter Quickdial number 111123 for current information regarding the Tidal River Crouch from Creeksea to Battlesbridge area
and

Select option 1 and enter Quickdial number 036123 for current information regarding The Essex Coast from St Peters Flat to Shoeburyness including the Crouch and Roach Estuaries area

www.environment-agency.gov.uk/flood

Flood products and services

National Flood Forum (Blue Pages)

Telephone: 01299 403055

www.floodforum.org.uk

The Construction Centre

Flood resistance and resilience contact:

Construction Industry Research and Information Association

Telephone: 0207 549 3300

Website: www.ciria.org/flooding

Flood Guards Systems Ltd

Unit 8A, Kennet Weir Business Park

Arrowhead Road

Theale

Berks

RG7 4AZ

Telephone: 0845 500 0077.

Website: www.floodguards.com

Governing Councils:

Hullbridge Parish Council

98 Ferry Road

Hullbridge

Hockley

Essex

SS5 6EX

Telephone: 01702 546366

Out of Hours Emergencies: 01268 527317

Email: customerservices@rochford.gov.uk

Rochford District Council

Council Offices

South Street

Rochford

Essex

SS4 1BW

Telephone: 01702 232038

Website: www.rochford.gov.uk

Email: hullbridge@lineone.net

Essex County Council

County Hall

Market Road

Chelmsford

Essex

CM1 1QH

Telephone: 01245 430430

Website: www.essex.gov.uk

Email: contact@essex.gov.uk

Note: As the following part of this document is in the public domain as a supporting document to planning application 12/00293/FUL document reference LK/SM/BH/16 - Flood Risk Assessment the personal details and contact numbers of the Brandy Hole Yacht Club management and staff have been omitted to preserve their anonymity.

This plan has been prepared following Environment Agency flood evacuation plan guidelines/templates with adaptations specific to the site and business of Brandy Hole Yacht Club.

Flood Evacuation Plan

**The Yacht Club at Brandy Hole
Kingsmans Farm Road
Hullbridge
Essex
SS5 6QB
Telephone: 01702 230320**

Environment Agency Floodline Warning Direct 24 hour service. Customer Reference: 32842284.
Telephone: 0845 988 1188 (24 hours)

Select option 1 and enter Quickdial number 111123 for current information regarding the Tidal River Crouch from Creeksea to Battlesbridge area
and

Select option 1 and enter Quickdial number 036123 for current information regarding The Essex Coast from St Peters Flat to Shoeburyness including the Crouch and Roach Estuaries area

Person responsible for activating evacuation plan:
Managing Director

Local flood warning trigger:

When rising water reaches the predetermined marker on the concrete launch slipway sound evacuation siren

Evacuation Assembly Point:

Allocated Assembly/Muster point area in front of the clubhouse main entrance

The flood evacuation plan and pre-evacuation preparation procedures are based on the status levels of flood warning codes received from the Environment Agency Floodline Warning Direct 24 hour service. The plan allocates the management and staff roles and responsibilities during the elements of the evacuation procedures.

Brandy Hole Yacht Club on-site management and staff structure:

Managing Director 1

Chef 1

Chef 2

Water sports/Sailing Instructor 1

Accountant 1

Bar Staff 1

Waiting Staff 1

Waiting Staff 2

Ground/Site Staff 1

Ground/Site Staff 2

General procedure:

Daily monitoring of:

Environment Agency Floodline Warning Direct 24 hour service

Met Office webpage: www.metoffice.gov.uk/weather for weather warnings

Physical assess river/tide levels by visual observations in relationship to evacuation trigger marker

Check times of high tide against visual observation of river/tide levels

Staff Allocation: Managing Director 1; Ground/Site Staff 1

Environment Agency Warning Code:

ONLINE FLOOD RISK FORECAST

Recommendations: Be aware
Keep an eye on the weather situation

BHYC Action:

Inform all staff members:

Check weather conditions:

Check for updated flood forecasts

on the Environment Agency website:

Update information notice boards:

Action by:

Managing Director 1

Managing Director 1

Managing Director 1

Ground/Site Staff 1

Environment Agency Warning Code:

FLOOD ALERT

Recommendations: Flooding is possible
Be prepared

BHYC Action:

Inform all staff members and customers:

Prepare a flood kit of essential items:

Monitor local water level evacuation trigger marker:

Check for updated flood forecasts

on the Environment Agency website:

Update information notice boards:

Managing Director 1; Accountant 1;

Water sports/Sailing Instructor 1

Ground/Site Staff 1; Ground/Site Staff 2

Ground/Site Staff 1

Managing Director 1;

Ground/Site Staff 1

**Environment Agency Warning Code:
FLOOD WARNING**

Recommendations: Flooding is expected
Immediate action required.

BHYC Action:

Inform all staff members and customers:

Clubhouse - Move perishable goods and
office equipment/documentation to upper levels:
Prepare to turn off electricity and water supplies:
Monitor local water level evacuation trigger marker:
Install flood protection equipment:
Secure contents of dinghy compound:

Update information notice boards:

Action by:

Managing Director 1; Accountant 1
Waiting Staff 2;
Water sports/Sailing Instructor 1
Chef 1; Chef 2; Bar Staff 1
Managing Director 1; Accountant 1
Ground/Site Staff 1
Ground/Site Staff 1
Ground/Site Staff 2
Water sports/Sailing Instructor 1
Ground/Site Staff 1; Ground/Site Staff 2
Ground/Site Staff 1

**Environment Agency Warning Code:
SEVERE FLOOD WARNING**

Recommendations: Severe flooding
Danger to life

BHYC Action:

Inform all staff members and customers

Monitor local water level evacuation trigger marker:

Turn off all electricity and water supplies:
Update information notice boards:

Action by:

Managing Director 1; Accountant 1
Chef 1; Ground/Site Staff 2
Managing Director 1; Ground/Site Staff 1
Chef 1; Ground/Site Staff 2
Ground/Site Staff 1; Ground/Site Staff 2
Ground/Site Staff 1

Stay in a safe place with a means of escape and co-operate with the Emergency Services
Call 999 if in immediate danger

LOCAL FLOOD WATER LEVEL EVACUATION TRIGGER MARKER REACHED

BHYC Action:

Activate Evacuation Procedure:
Activate site warning siren:
Activate clubhouse and chalet flood warning system:
Inform all staff members:
Man Assembly Point and inform all customers:

Transport pedestrian customers off site to a safe refuge area
or Reception Centre as directed by the Emergency Services:
Direct remaining customer vehicles off site to a safe refuge
or Reception Centre as directed by the Emergency Services:

Ensure evacuation of vulnerable persons:

Check all buildings and site grounds have been vacated:
Secure all buildings and site grounds and vacate:

Action by:

Managing Director 1
Managing Director 1
Managing Director 1
Managing Director 1; Accountant 1
Managing Director 1; Accountant 1
Chef 1; Ground/Site Staff 1 & 2

Chef 1; Chef 2

Managing Director 1; Accountant 1
Bar Staff 1; Ground/Site Staff 1 & 2
Managing Director 1; All Waiting Staff
Water sports/Sailing Instructor 1
All remaining management/staff
All remaining management/staff

**Environment Agency Warning Code:
WARNING NO LONGER IN FORCE**

Recommendations: No further flooding is currently expected in your area

BHYC Action:

Inform all staff members and customers:
Contact insurance company:
Relate flood information to the Environment Agency:
Update information notice boards:
Review and audit the evacuation plan and procedures
after a flood and amend as necessary:

Action by:

Managing Director 1
Managing Director 1; Accountant 1
Managing Director 1
Ground/Site Staff 1

All Management and Staff

Be careful flood water may still be around for several days

Initiate Recovery Plan:

Inform all staff members:
Assess flood damage to site and buildings:
Clean up clubhouse and chalets to
operational standards:

Managing Director 1
All Management and Staff

Clean up site to operational standards:

Managing Director 1; Chef 1;
Chef 2; Accountant 1
Bar Staff 1; Waiting Staff 1
Waiting Staff 2
Ground/Site Staff 1
Ground/Site Staff 2
Water sports/Sailing Instructor 1

Commission services from external companies
and contractors as required:

Managing Director 1
Accountant 1
Chef 1
Ground/Site Staff

Recovery contacts:

Emergency Services:

Police: 999 or 01245 491491
Fire & Rescue: 999 or 01376 57600
Ambulance Service: 999 or 01245 443344

Floodline

Telephone: 0845 988 1188

Local Environment Agency Office:

Telephone: 03708 506506
Website: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Local authority:

Rochford District Council
Telephone: 01702 232038
Website: www.rochford.gov.uk
Email: hullbridge@lineone.net

Water provider:

Essex & Suffolk Water

Telephone: 0845 7820999

Website: www.eswater.co.uk

Sewerage:

Anglian Water

Telephone: 0845 7919155

Website: www.anglianwater.co.uk

Electric provider:

E-On Energy

Telephone: 0845 0550065

Website: www.eonenergy.com

Telecommunications:

BT

Telephone: 0800 1693090

Website: www.bt.com

Insurance:

LFC Insurance Group

Telephone: 01245 326774

Builders:

D P Developers

Telephone: 01621 818025

Mobile: 07702 368290

Electricians:

Abco Electric Service Ltd

Telephone: 01621 860224

Email: sales@abco-electric.com

Website: www.abco-electric.com

Plumbers:

Hammond & Sons

Freephone: 0800 783 5174

Telephone: 01702 435400

Decorators:

MPS Decorating

Telephone: 01268 680811

Mobile: 07974 659346

Email: mstarns@aol.com

Website: www.mpsdec.com

Site clearance specialists:

Countyclean Environmental Services

Telephone: 01323 741813

Email: info@countycleanenvironmental.co.uk

Website: www.countycleanenvironmental.co.uk