

**2580 - Summerleaze Cottage, Magor**

**Planning Application for Replacement Dwelling**

**Mr John Williams**

**Longlands Farm**

**Flood Consequence Assessment**

**3<sup>rd</sup> Issue**

**December 2024**



**107 Cowbridge Road East**

**CARDIFF, CF11 9AG**

**t: 029 2030 2521**

**INTENTIONALLY BLANK PAGE**

**DOCUMENT CONTROL**

<b>Project Number</b>	2580
<b>Project Title</b>	Summerleaze Cottage, Magor
<b>Client</b>	Mr John Williams
<b>Document Title</b>	Flood Consequence Assessment

<b>Prepared by</b>	<b>Checked by</b>	<b>Verified by</b>	<b>Approved by</b>
_____	_____	_____	_____
Patryk Obermajer Civil Engineer	Stephen Davis Director	Tony Owens-Redwood Director	Stephen Davis Director

## Revision History

<b>Revision</b>	<b>Revision date</b>	<b>Details</b>	<b>Authorized by</b>	<b>Position</b>
1 <sup>st</sup>	15/08/2024	First Issue	Patryk Obermajer	Civil Engineer
2 <sup>nd</sup>	26/11/2024	Layout revised	T Owens-Redwood	Director
3 <sup>rd</sup>	11/12/2024	Minor changes to text	T Owens-Redwood	Director

## Contents

1.	Introduction .....	1
	Existing Site .....	1
	Development Proposals.....	1
2.	Flood Consequence Assessment .....	4
	Flood Maps – DAM .....	4
	Development Category – Flood Zones Compatibility to Flood Map for Planning.....	6
	Flood Map for Planning - Rivers .....	6
	Flood Map for Planning - Seas .....	6
	Flood Map for Planning - Surface Water and Small Water Courses .....	8
	Product 6 assessment based on Natural Resources Wales model outputs .....	9
	Introduction .....	9
	Hydraulic modelling availability - Tidal model.....	9
	Model Output Data at the Development Site .....	9
	Tidal Flooding based on CaldicotAndWentlooge_5_V1.0_2016 model.....	10
	Proposed Evacuation Route .....	13
	Proposed Finished Floor Level .....	13
	Impact on flooding elsewhere .....	13
	Mitigation measures.....	14
	Acceptability Criteria Assessment .....	14
	What to do if you get a flood warning or alert.....	15
	Flood alert. Be prepared.....	15
	<i>Flood Warning. Immediate action required</i> .....	16
	Severe Flood Warning. Danger to life. ....	16
	Effect of proposed works on flood risk within the property .....	16
3.	Conclusions.....	17

## Figures

Figure 1. Site Location Plan. OS Grid Reference ST421849 .....	1
Figure 2. Existing Plans .....	2
Figure 3. Proposed Plans.....	2
Figure 4. DAM .....	4
Figure 5. NRW – Flood Map for Planning - Flood Zone Rivers .....	6
Figure 6. NRW – Flood Map for Planning - Flood Zone Seas .....	7
Figure 7. NRW – Flood Map for Planning - Surface Water and Small Watercourses .....	8
Figure 8. 1 in 1000 event plus climate change. Tidal Extents.....	10
Figure 9. 1 in 1000 tidal event, + CC - Depths.....	11
Figure 10. Maximum flood level (m AOD) for 0.1% AEP + CC .....	12
Figure 11. 0.1% AEP +CC Hazard Rating and Potential Evacuation Route .....	13

## Tables

Table 1. Technical Advice Note (TAN) 15: development and flood risk <i>Figure 1</i> .....	5
---	---

## Appendices

Appendix A Site Location Plan

Appendix B NRW Maps

Appendix C Architect Layouts

Appendix D Personal Flood Plan Template

## 1. Introduction

PHG Consulting are involved with a project located in Magor and have been appointed to undertake a flood consequences assessment report in support of a planning application for a replacement dwelling at Summerleaze Cottage, Magor.

The FCA is compliant with TAN15 (2004) and Planning policy Wales. The new Flood Map for Planning (in line with TAN15 2023) has been investigated and due to the positioning of the site within TAN15 Defended Zones, additional model data was obtained from NRW. The model output information is based on CaldicotAndWentlooge\_5\_V1.0\_2016. Tidal information has been provided by the NRW in form of both report and model outputs, referenced 2014s1466 Caldicot\_and\_Wentlooge\_Model.

### Existing Site

The existing site is brownfield and covers an area of 0.138 ha. The site is located just off Green Street, Redwick, Newport, Wales, at the National Grid reference ST421849. The site location is presented in Figure 1 below.



Figure 1. Site Location Plan. OS Grid Reference ST421849

### Development Proposals

The proposed development will involve the conversion of the existing cottage to provide a home office and studio living area. The proposal will also see the construction of a new 3 bedroom dwelling along with associated infrastructure. The existing and proposed plans are shown in Figure 2, Figure 3 and 4 below.





Ground Floor Plan as proposed  
1:50 scale



First Floor Plan as proposed  
1:50 scale

Figure 4. Proposed Dwelling

## 2. Flood Consequence Assessment

This assessment has been prepared to examine all potential sources of flooding pertaining the site and the immediate vicinity, determine the risk (flood frequency) and the effects (flood consequences) of flooding. In Wales, planning policy relating to flooding is governed by Technical Advice Note (TAN) 15: development and flood risk. This assessment has been prepared in accordance with TAN15.

### Flood Maps – DAM

Natural Resources Wales (NRW) have produced the Development Advice Map (DAM) that is in accordance with TAN15, all of Wales has been assigned a flood zone. The DAM is the currently used map to accompany the current TAN15 (2004).

According to DAM the site is positioned within Flood Zone C1, i.e., an area, which benefits from flood defences.



Figure 5. DAM

Table 1 in conjunction with maps included in Appendix B illustrates the Flood Risks associated with the site from all sources according to TAN15 (2004).

As per TAN15, Figure 1:

**Table 1. Technical Advice Note (TAN) 15: development and flood risk *Figure 1***

Description of Zone		Use within the precautionary framework
Considered to be at little or no risk of fluvial or tidal/coastal flooding.	A	Used to indicate that justification test is not applicable and no need to consider flood risk further.
Areas known to have been flooded in the past evidenced by sedimentary deposits.	B	Used as part of a precautionary approach to indicate where site levels should be checked against the extreme (0.1%) flood level. If site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further.
Based on Environment Agency extreme flood outline, equal to or greater than 0.1% (river, tidal or coastal)	C	Used to indicate that flooding issues should be considered as an integral part of decision making by the application of the justification test including assessment of consequences.
Areas of the floodplain which are developed and served by significant infrastructure, including flood defences.	C1	Used to indicate that development can take place subject to application of justification test, including acceptability of consequences.
Areas of the floodplain without significant flood defence infrastructure.	C2	Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Emergency services and highly vulnerable development should not be considered.

## Development Category – Flood Zones Compatibility to Flood Map for Planning

The development site is classified as *Highly vulnerable development*<sup>1</sup> and its design life is 100 years<sup>2</sup>. The Flood Map for Planning (FMfP) maps, which are advisory, have been included in the assessment. As confirmed in the letter from Welsh Government dated 15 December 2021, the FMfP represents better and more up-to-date information on areas at flood risk than the DAM.

### Flood Map for Planning - Rivers

The site is located in DAM Zone C1 as per Technical Advice Note 15. The site has been checked against the flood zones of the Flood Map for Planning to assess the risk of flooding from rivers, see Figure 6 below. The proposed building is outside the flood zone, i.e. Flood Zone 1. It is noted that the Flood Zone 2 partially encroaches on the proposed site in the north-eastern corner.



Figure 6. NRW – Flood Map for Planning - Flood Zone Rivers

### Flood Map for Planning - Seas

The site is located in TAN15 Defended Zone from Sea, which aligns with the DAM. The site is also within Zone 3 from Sea.

<sup>1</sup> Technical Advice Note15: Development and Flood Risk (December 2021), Figure 3

<sup>2</sup> Guidance on Climate Change Allowances for Planning Purposes, CL-03-16, Welsh Government



Figure 7. NRW – Flood Map for Planning - Flood Zone Seas

### **Flood Map for Planning - Surface Water and Small Water Courses**

The site is outside the Flood Zone from Surface Water and Small Watercourses.



**Figure 8. NRW – Flood Map for Planning - Surface Water and Small Watercourses**

## **Product 6 assessment based on Natural Resources Wales model outputs**

### *Introduction*

The Development Advice Map has been used to evaluate potential flood risk, in accordance with Planning Policy Wales and the currently in force Technical Advice Note (TAN15), 2004. The site is located in Zone C1, which indicates it benefits from flood defences. Further examination against the advisory Flood Map for Planning showed the site to be within TAN15 Defended Zones from Sea, and within Flood Zone 3.

Flood depths, extents, and risk hazard have been examined based on detailed model output data of the Hydraulic Model, as provided by NRW.

### *Hydraulic modelling availability - Tidal model*

A data request was made to NRW for Product 5 and Product 6 (Model Reports and Outputs). The latest model output data, CaldicotAndWentlooge\_5\_V1.0\_2016, was obtained. It was prepared by JBA. The model was developed using software solver TUFLOW. Simulation output data in ASCII file format provided as part of Model Outputs, which is included in this report, and has been processed using QGIS software for this report.

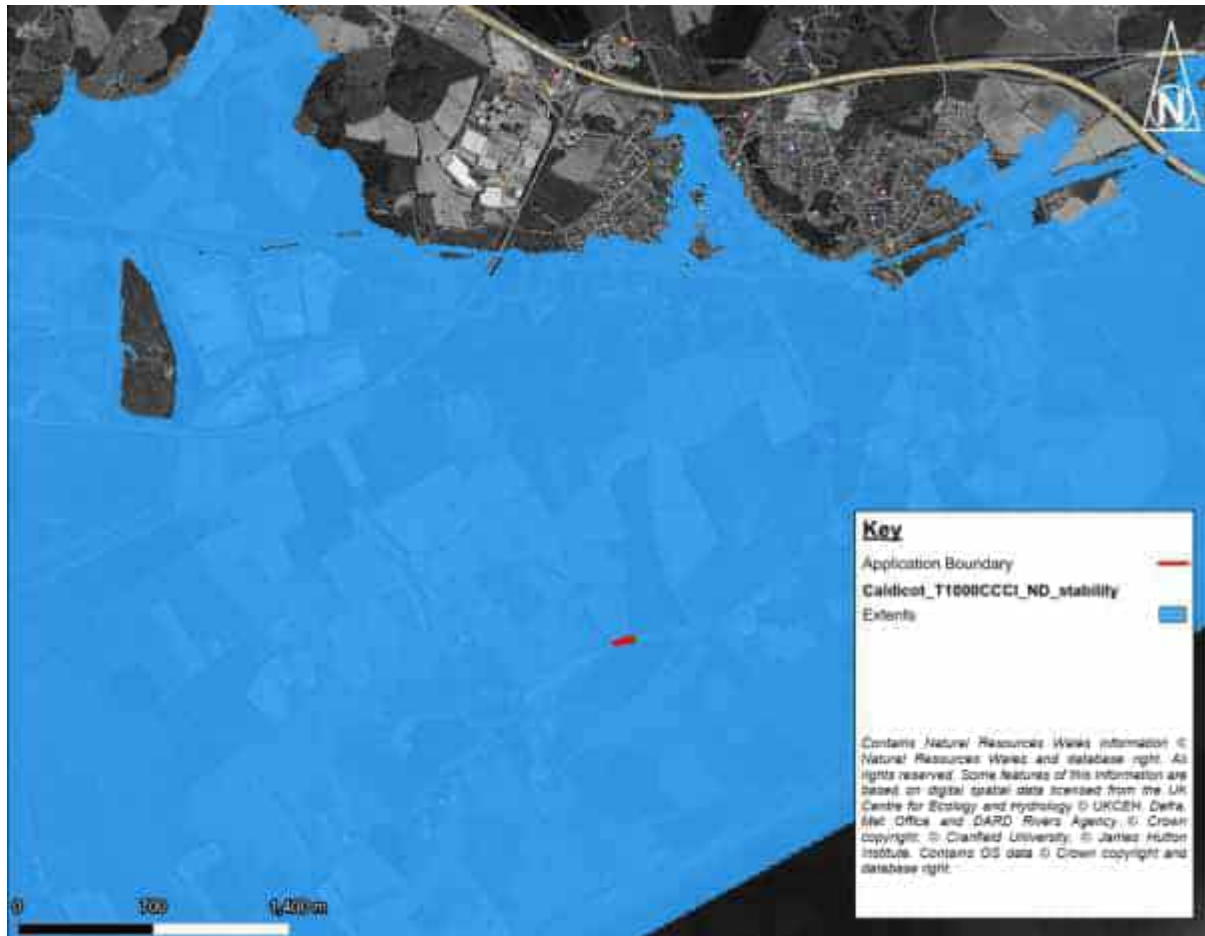
### *Model Output Data at the Development Site*

The tidal model examines various scenarios, encompassing both defended and undefended flooding, with and without the climate change allowance.

### Tidal Flooding based on CaldicotAndWentlooge 5 V1.0 2016 model

The development site is in an area, which, according to DAM benefits from flood defences. The FMfP indicates that the site benefits from flood defences against tidal flooding. In this assessment, the tidal scenarios for 0.1% AEP plus climate change are presented.

Figure 9 below shows the maximum extents of flooding during a 1 in 1000 year event (0.1% AEP) plus climate. The extents of the flood risk areas for the said events are in line with the extents of Flood Zone 2 (0.1% AEP plus CC) of the Flood Map for Planning.



**Figure 9. 1 in 1000 event plus climate change. Tidal Extents**

Figure 10 below shows the extents and depths of a 0.1% AEP plus CC change flooding. The flooding reaches levels up to 5.560 m (5560 mm) within the building footprint and the adjacent areas.

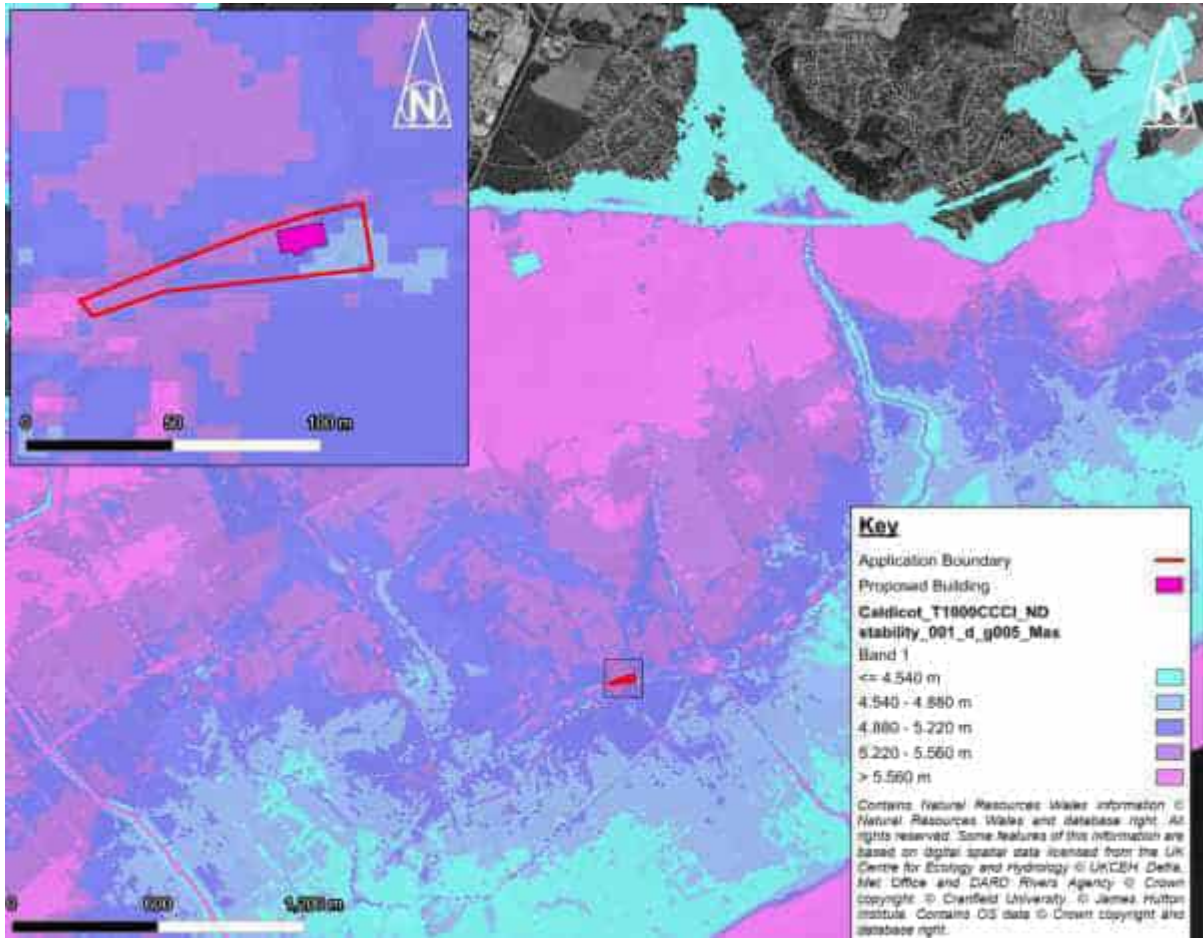


Figure 10. 1 in 1000 tidal event, + CC - Depths.

Figure 11 below shows absolute maximum level of flooding within the building footprint. The maximum flood level is estimated at 10.79 m AOD.

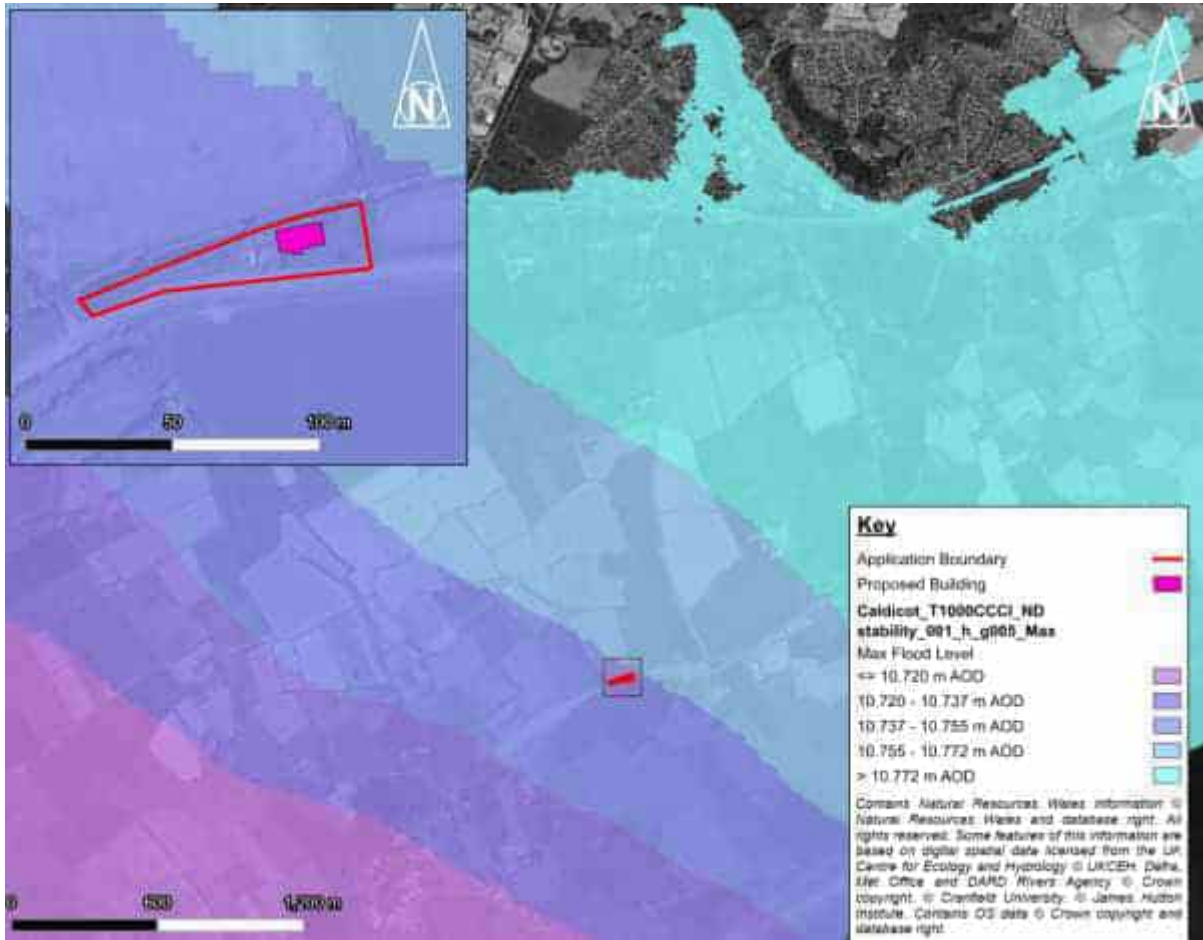


Figure 11. Maximum flood level (m AOD) for 0.1% AEP + CC

Figure 12 below shows the hazard rating and the potential evacuation route for 0.1% AEP plus CC allowance. The route is approx. 3 km long. The majority of the Evacuation Route passes through Danger for All areas. It is concluded that this route is not practical.

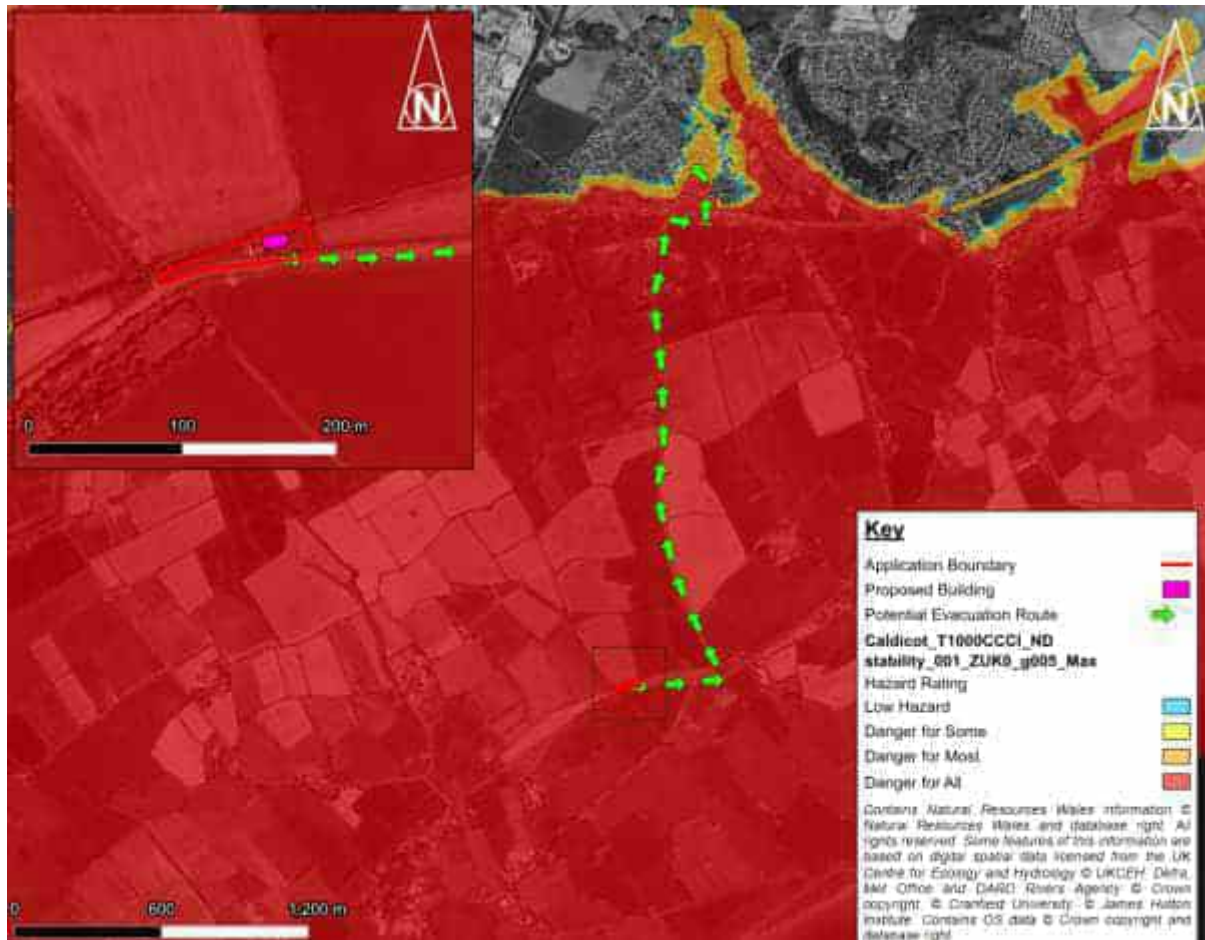


Figure 12. 0.1% AEP +CC Hazard Rating and Potential Evacuation Route

### Proposed Evacuation Route

The Proposed Evacuation Route shows the quickest route to the nearest area unaffected by flooding during a 0.1% AEP event plus climate change. It passes through the Danger for All area.

### Proposed Finished Floor Level

The proposed finished floor levels are likely to remain unchanged.

### Impact on flooding elsewhere

In line with TAN15, the development must insure no increase in flooding elsewhere.

Given the small scale of the development and the small building footprint, the displaced volume of flooding would be minimal. Additionally, the land topography is flat, i.e. the impact of the elevated levels on adjacent properties will be negligible.

Therefore, it is considered that in an event of flooding, the development will not result in an increase of flooding elsewhere.

## Mitigation measures

The following mitigation measures are proposed:

1. Easy access to the first floor to be provided for safe refuge in an event of extreme flood.
2. NRW Flood Warning Service can be used by end users of the residential units to receive warnings regarding flood risk on site.
3. Resilience measures to be introduced, i.e., raised electrics where possible, and hard surfaced flood resilient flooring within areas susceptible to flood risk.

## Acceptability Criteria Assessment

Acceptability criterion	Comments	Status: Achieved/not achieved
<b>Acceptable consequences for nature of use</b>	Site is at risk of flooding for 1 in 200-year event plus climate change due to tidal flooding but located within Defended Zone. Proposed development is of a residential nature and is classed as previously developed. The proposed development is residential.	Achieved
<b>Occupiers aware of flood risk</b>	NRW Flood Warning Service to be used. Emergency Flood Plan to be prepared.	Achieved
<b>Escape/evacuation routes present</b>	Evacuation route has been prepared to the nearest area outside Flood Zone. The evacuation route will not be usable for 0.1% AEP.	Not Achieved
<b>Effective flood warning provided</b>	NRW Flood Warning Service is recommended to be used.	Achieved
<b>Flood emergency plans and procedures</b>	Emergency Flood Plan is recommended. Evacuation route has been suggested. The Flood Evacuation Route has been proposed but it has been found to be unviable.	Partially Achieved
<b>Flood resistant design</b>	Resilience measures are recommended.	Achieved

<b>No increase in flooding elsewhere</b>	The development will not increase the risk of flooding elsewhere.	Achieved
<b>Less than 600 mm of flooding for 0.1% AEP event within the building footprint</b>	The flood level exceeds 600 mm for the 0.1% AEP + CC event	Not achieved
<b>Structural damage to the building to be minimised</b>	Resilience measures are recommended.	Achieved

Meteorological Office and to act upon the guidance provided.

Appendix D provides the means to record your planned actions in relation to the flood alert levels. Additional guidance, *What to do in a flood*, can be found on NRW website:

<https://naturalresources.wales/flooding/what-to-do-in-a-flood/>.

Below is an extract from the *What to do in a flood* guidance (© 2024 Natural Resources Wales).

### *What to do if you get a flood warning or alert*

#### Flood alert. Be prepared.



- prepare a flood kit of essential items
- monitor local river levels
- check the 5 day flood risk.
- farmers should consider moving livestock and equipment away from areas likely to flood

**Flood Warning. Immediate action required**

- move family, pets, and valuables to a safe place
- turn off gas, electricity and water supplies if it is safe to do so
- put flood protection equipment in place

**Severe Flood Warning. Danger to life.**

- stay in a safe place with a means of escape
- be ready to leave your home
- cooperate with the emergency services
- call 999 if you are in immediate danger

**Effect of proposed works on flood risk within the property**

As part of the proposed works, a number of flood resilient measures have been proposed, which are in accordance with the Communities and Local Government document 'Improving the Flood Performance of New Buildings Flood Resilient Construction. These measures will reduce the risk to life and ensure, during and after a flood event, the consequences are reduced as far as practical;

- Any plasterboard fitted at ground floor internally shall be placed horizontally, given the poor post-flood integrity, these sections can be removed should flooding occur.
- Flood proof doors to be used as external doors; would be self-sealing when left shut. This means that in the event of flooding occurring, no additional actions would need to be undertaken to protect doorways.
- Where practical, kitchen appliances should be kept above the floor level.
- All electrical sockets should be a minimum of 600mm above finished floor level at ground floor.

### 3. Conclusions

- The proposed development encompasses a site area of 0.138 hectares, classified as a previously developed land. Presently, it accommodates a residential unit. The essence of the development is refurbishment and replacement; therefore, the integrity of the existing structure will be maintained, ensuring the continuity of residential land use.
- The proposed development is shown to be in Zone C1 (DAM). Flood Map for Planning identifies it to be in TNA15 Defended Zone from Sea and Flood Zone 3 from Sea.
- The data obtained from the model pertain to fluvial and tidal flooding. The maximum depth, velocity and hazard rating have been determined.
- During a 0.1% AEP, the wider area surrounding the site is likely to flood. A Flood Emergency Plan should be undertaken. NRW Flood Warning Service should be used by the end users of the proposed units.
- The proposed development will not result in an increase in flooding elsewhere.
- Resilience measures have been recommended.
- Acceptability criteria have been assessed with all the aspects set out in Appendix 1 and Section 7 (TAN15 2004) and have not been fully met.

## **Appendix A Site Location Plan**

# Site Location Plan

1 in 4000 @ A4



## Key

Application Boundary 

Project: Summerleaze Cottage,  
Green Street, Redwick

Produced by: Pat Obermajer

OS Grid Reference: ST421849

PHG Consulting  
107 Cowbridge Rd East,  
Cardiff  
CF11 9AG



Contains OS data © Crown  
copyright and database right.

## **Appendix B NRW Maps**

Development Advice Map (TAN15 2004)

Flood Map for Planning

# Development Advice Map

1 in 15000 @ A3







Project: 2580 - Summerleaze Cottage,  
Magor  
Produced by: Pat Obermajer  
Printed on: 12.08.2024

OS Grid Reference: ST421849

PHG Consulting  
107 Cowbridge Rd East,  
Cardiff  
CF11 9AG

## Key

- Application Boundary 
- Development Advice Map
- Zone B 
- Zone C1 
- Zone C2 



The **Development Advice Map (DAM)** shows areas at risk of flooding for the purposes of land-use planning.

**Zone A** Considered to be at little or no risk of fluvial or tidal/coastal flooding.

**Zone B** Areas known to have been flooded in the past, evidenced by sedimentary deposits.

**Zone C** Based on Environment Agency extreme flood outline, equal to or greater than 0.1% (river, tidal, or coastal)

**Zone C1** Areas of the floodplain which are developed and served by significant infrastructure, including flood defences.

**Zone C2** Areas of the floodplain without significant flood defence infrastructure.

*Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved. Some features of this information are based on digital spatial data licensed from the UK Centre for Ecology and Hydrology © UKCEH. Defra, Met Office, and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right.*

# Flood Map for Planning

1 in 15000 @ A3



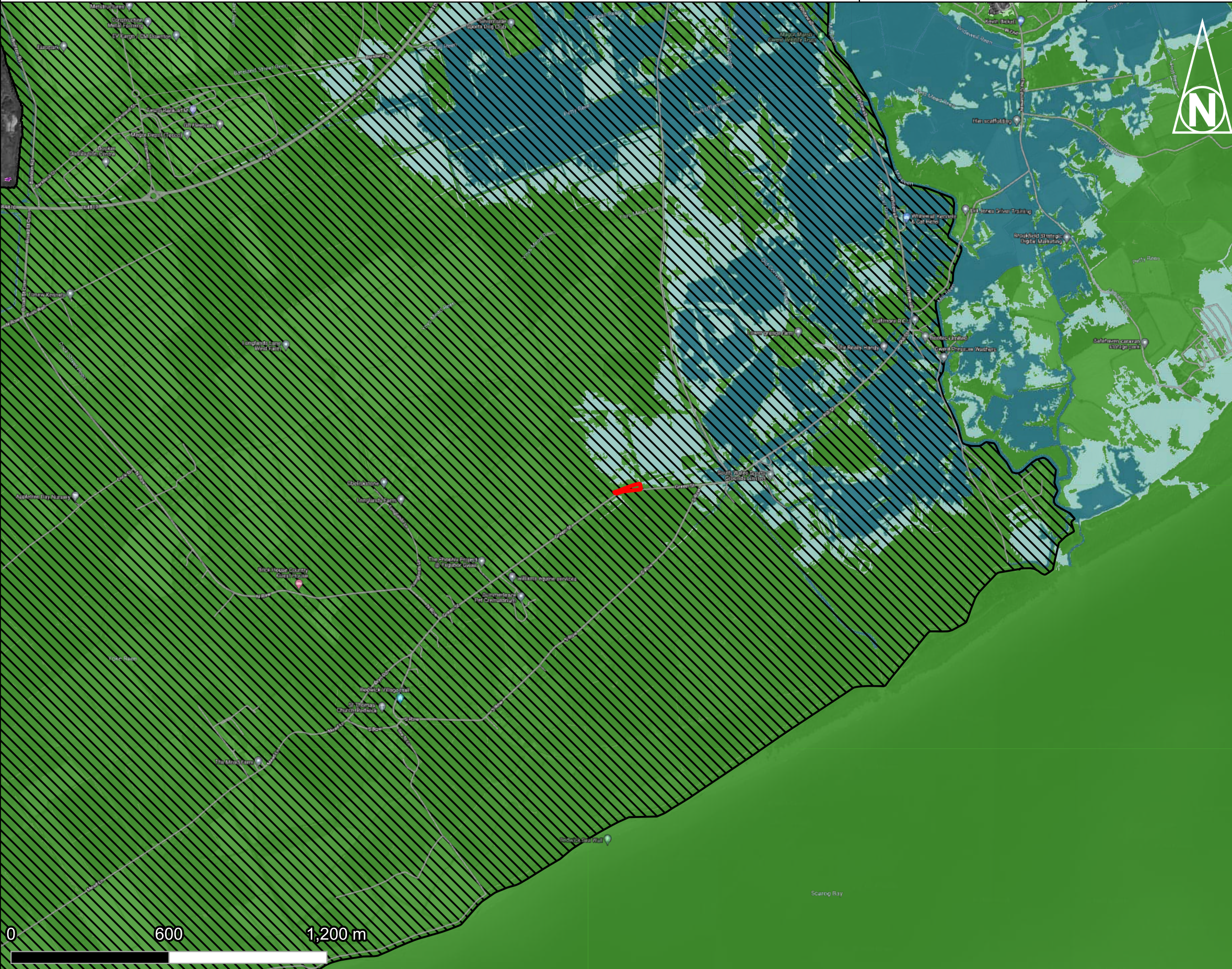
Project: 2580 - Summerleaze Cottage, Magor

Produced by: Pat Obermajer

Printed on: 10.08.2024

OS Grid Reference: ST421849

PHG Consulting  
107 Cowbridge Rd East,  
Cardiff  
CF11 9AG



## Key

- Application Boundary —
- Flood Map for Planning**
- Rivers**
- Flood Zone 2 □
- Flood Zone 3 □
- Seas**
- Flood Zone 2 □
- Flood Zone 3 □
- Surface Water and Small Watercourses**
- Flood Zone 2 □
- Flood Zone 3 □
- TAN15 Defended Zones**
- Rivers ▨
- Sea ▩

**Flood Zone 3** displays the extent of flooding from:

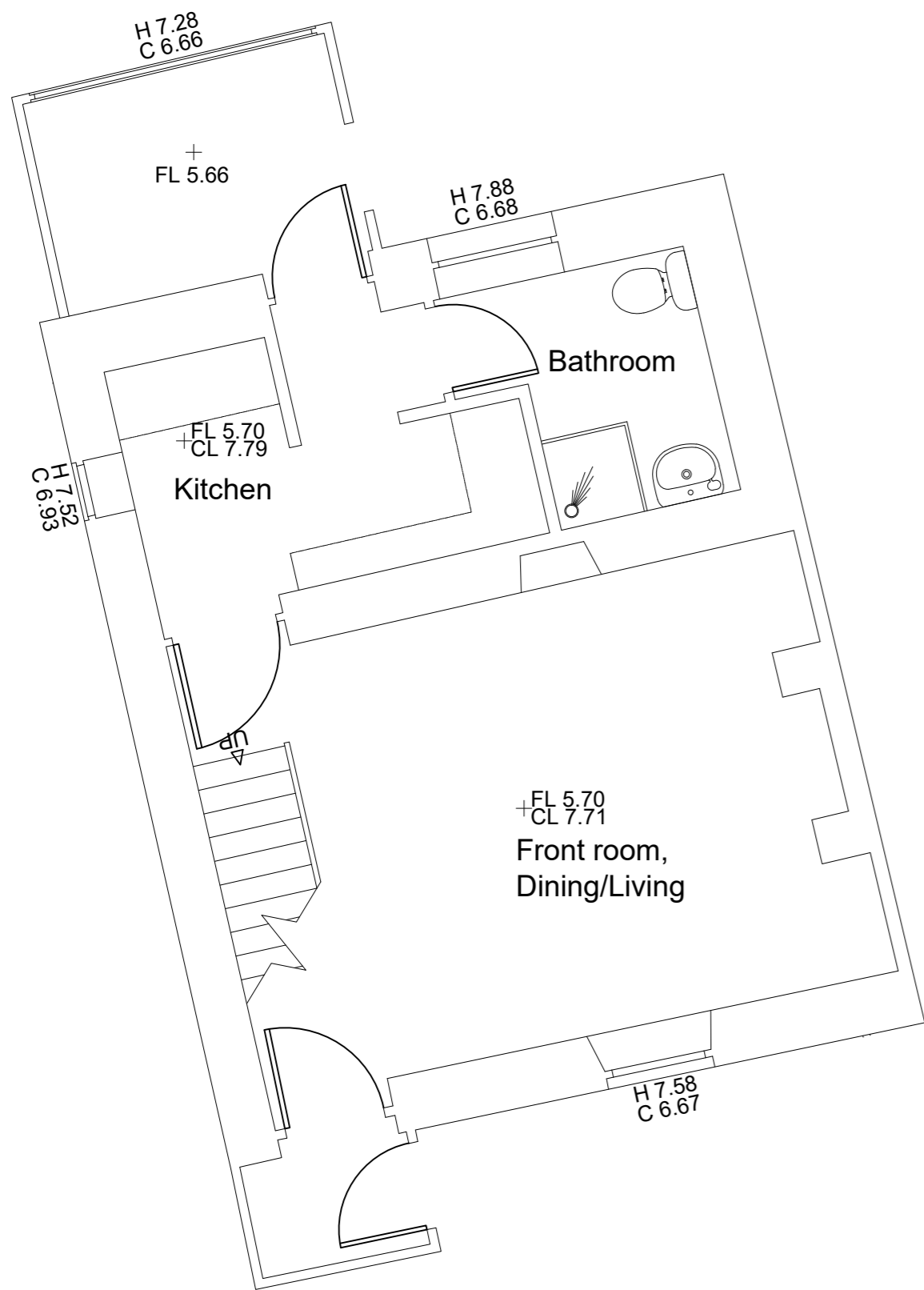
- rivers with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.
- the sea with a 0.5% (1 in 200) chance or greater of happening in any given year, including an allowance for climate change.
- Surface water & small watercourses with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.

**Flood Zone 2** displays the extent of flooding from:

- Rivers with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.
- the Sea with less than 0.5% (1 in 200) but greater than or equal to 0.1% (1 in 1,000) chance of flooding in any given year, including an allowance for climate change.
- Surface water & small watercourses with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.

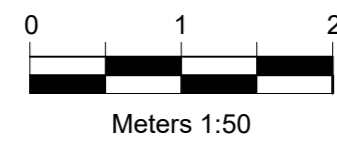
*Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved. Some features of this information are based on digital spatial data licensed from the UK Centre for Ecology and Hydrology © UKCEH. Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right.*

## Appendix C Architect Layouts



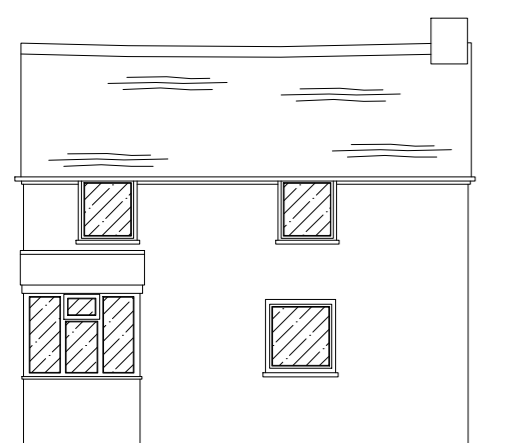
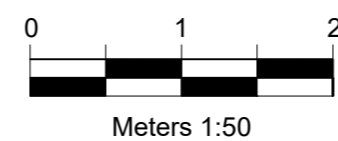
Ground floor plan As existing

1:50 scale



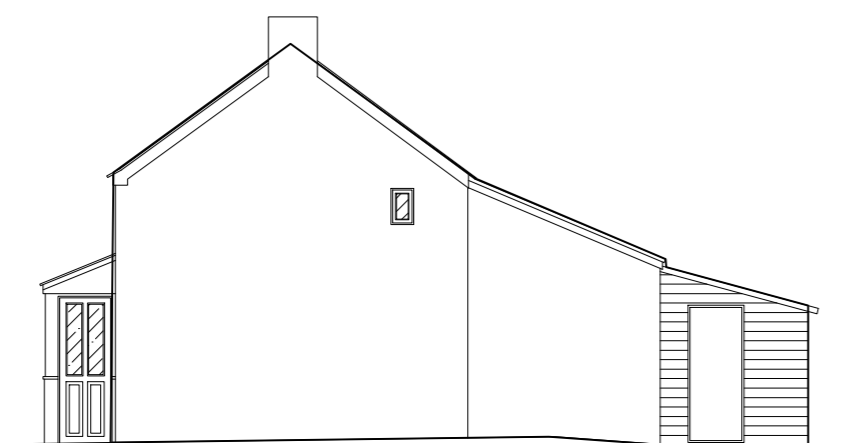
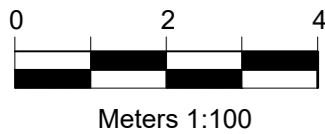
First floor plan As existing

1:50 scale



South East As existing

1:100 scale



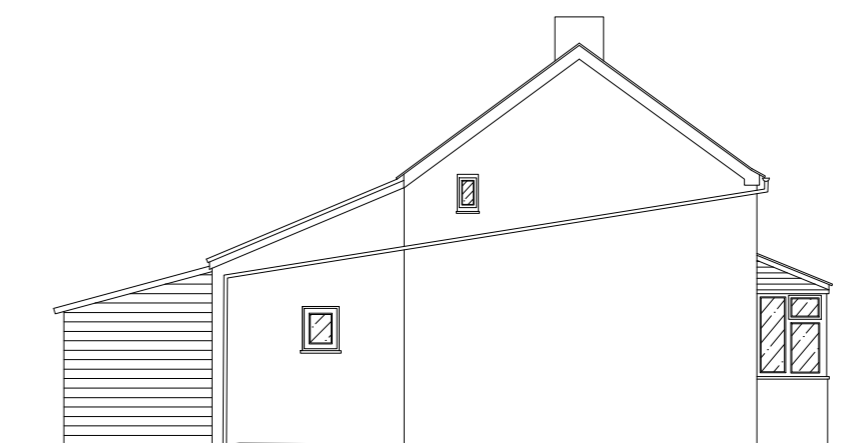
North East As existing

1:100 scale



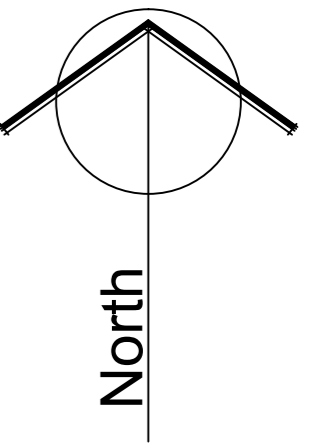
North West As existing

1:100 scale



south West As existing

1:100 scale



**Existing Materials**

**Roof** - Blue/Black cement slate

**Rainwater Goods** - White PVC-U half round gutters.

**Windows and doors** - Timber with paint finish.

**Walls** - Red Brickwork with pebble dashed render finish.

**GriffithsDesign**  
Architectural Technologists.

Tel: 07969446621  
Email: griffithsdesign@outlook.com

**Client** Messrs Williams

**Project** Replacement dwelling;  
Summerleaze Cottage  
Green Street  
Caldicot  
NP26 3DE

**Drawing** Existing floor plans and elevations

**Date** May 2024

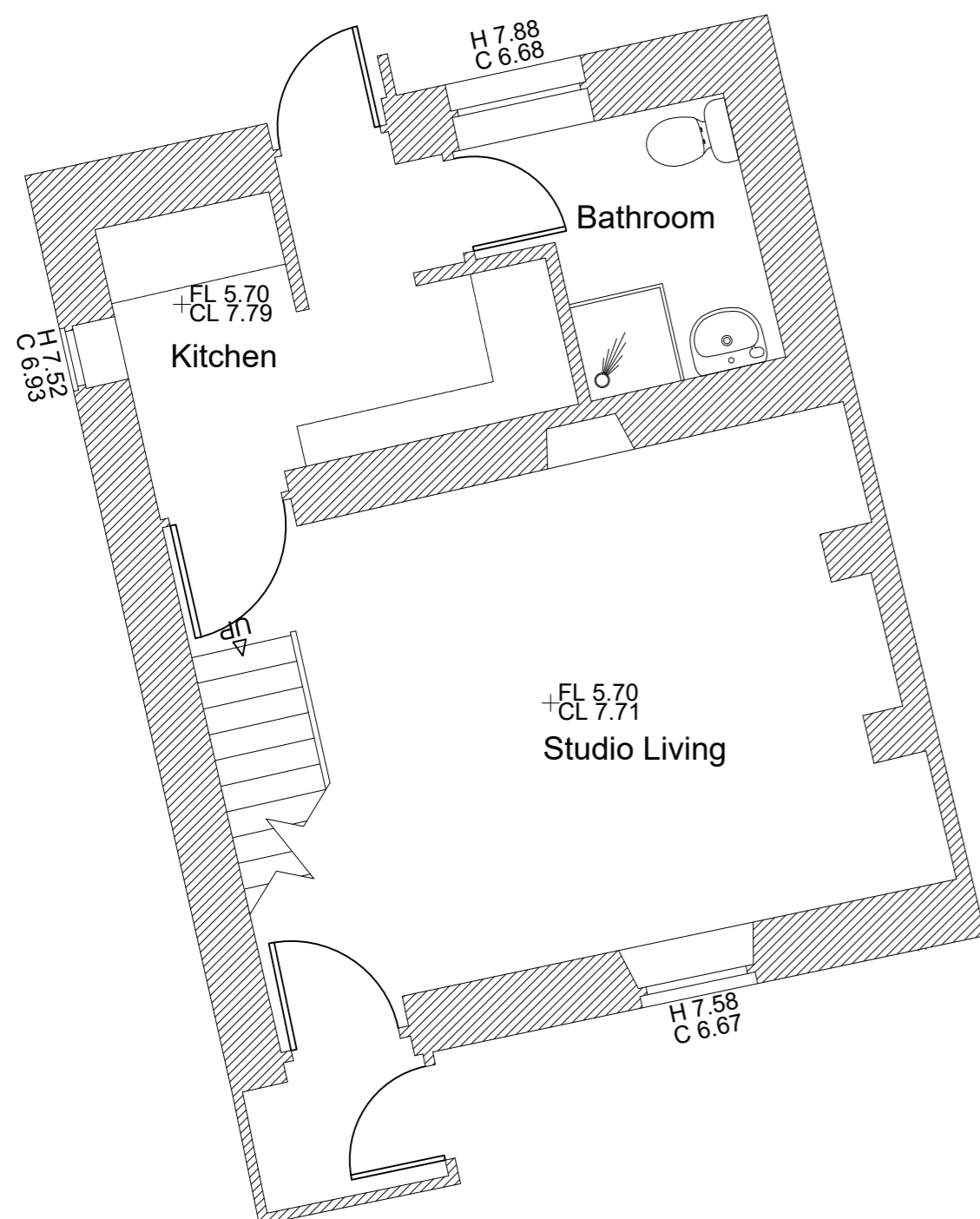
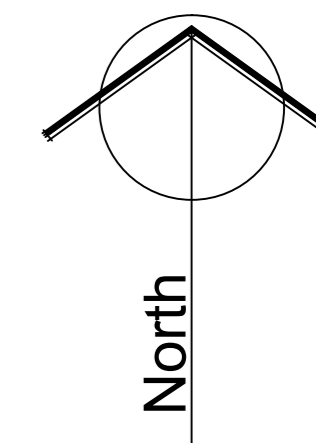
**Scale** 1:As Show @ A2

**Drawn by** JG

**Checked by** \*\*\*

**Revision**

**Drawing No**  
[PP] 01

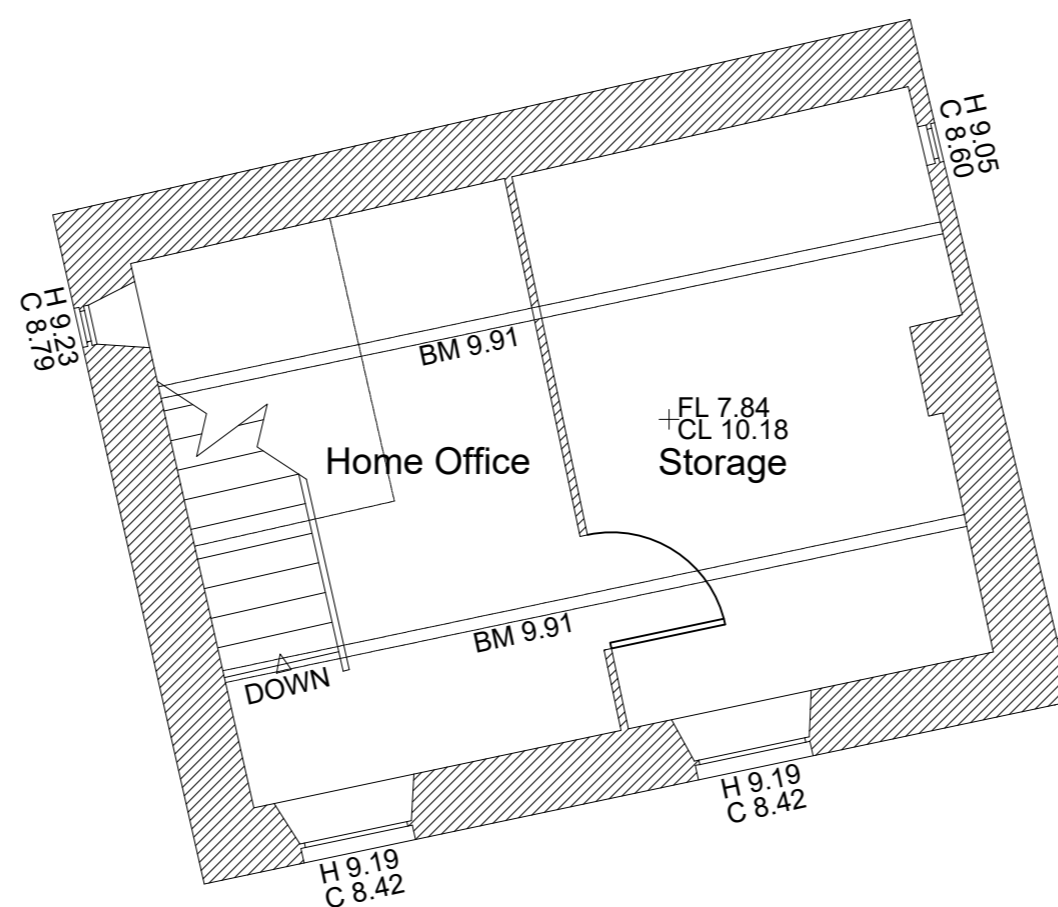


Ground floor plan As proposed

1:50 scale

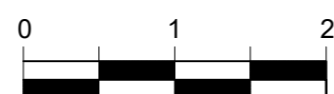


Meters 1:50

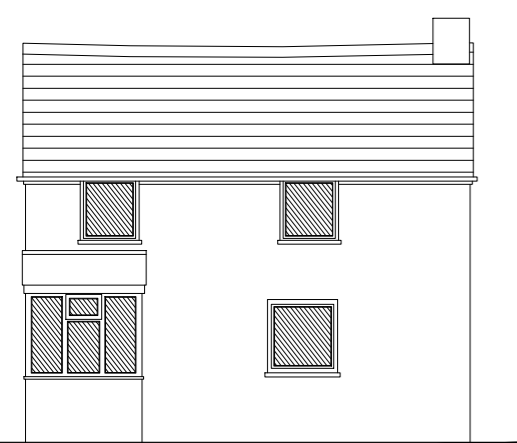


First floor plan As proposed

1:50 scale



Meters 1:50

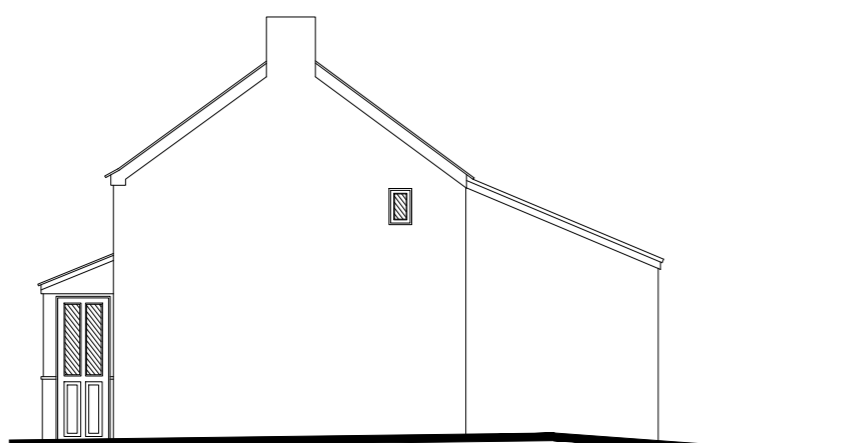


South East As proposed

1:100 scale



Meters 1:100



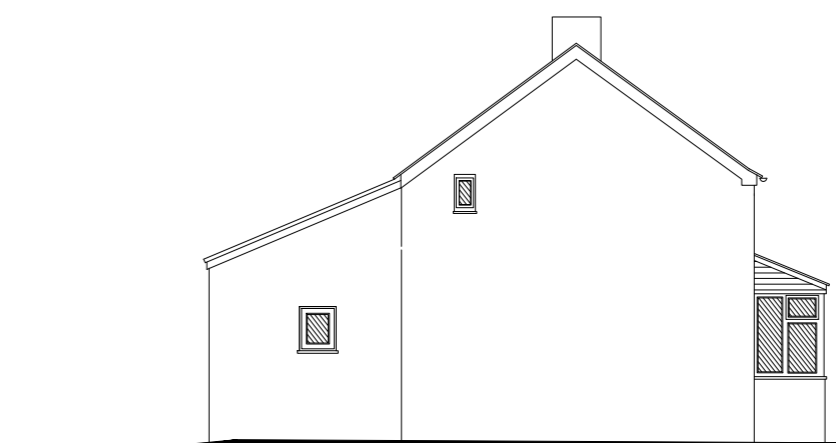
North East As proposed

1:100 scale



North West As proposed

1:100 scale



south West As proposed

1:100 scale

**Existing Materials**

**Roof** - Blue/Black cement slate

**Rainwater Goods** - White PVC-U half round gutters.

**Windows and doors** - Timber with paint finish.

**Walls** - Red Brickwork with pebble dashed render finish.

**GriffithsDesign**  
Architectural Technologists.

Tel: 07969446621  
Email: griffithsdesign@outlook.com

**Client** Messrs Williams

**Project** Replacement dwelling;  
Summerleaze Cottage  
Green Street  
Caldicot  
NP26 3DE

**Drawing** Proposed floor plans and elevations  
of retained annex storage.

**Date** May 2024

**Scale** 1:As Show @ A2

**Drawn by** JG

**Drawing No**

**Checked by** \*\*\*

[PP] 03

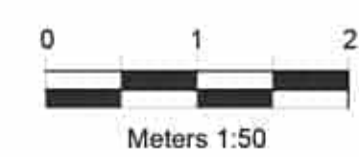
**Revision**



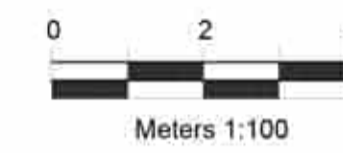
Ground Floor Plan as proposed  
1:50 scale



First Floor Plan as proposed  
1:50 scale



North West elevation as proposed  
1:100 scale



South West elevation as proposed  
1:100 scale



North East elevation as proposed  
1:100 scale



South East elevation as proposed  
1:100 scale

**Proposed Materials**

**Roof** - Blue/Black cement slate

**Rainwater Goods** - Galvanised gutters with U-PVC circular downpipes.

**Windows and doors** - Aluminium double glazed units. colour to be agreed.

**Walls** - Natural stone face stone to main elevation and smooth sand cement render.

<b>GriffithsDesign</b> Architectural Technologists.		Tel: 07969446621 Email: griffithsdesign@outlook.com	
<b>Client</b>	Messrs Williams		
<b>Project</b>	Rural enterprise dwelling; Longlands Farm, Longlands lane, Redwick NP26 3DX		
<b>Drawing</b>	Proposed floor plans and elevations.		
<b>Date</b>	May 2024	<b>Scale</b>	1:100 & 1:50 @ A1
<b>Drawn by</b>	JG	<b>Drawing No</b>	[PP] 04
<b>Checked by</b>	***	<b>Revision</b>	
<b>Revision</b>			

## **Appendix D Personal Flood Plan Template**



## Name:

## Useful numbers:

General contact list	Company name	Contact name	Telephone
Floodline	Natural Resources Wales		0345 988 1188
Electricity provider			
Gas provider			
Water company			
Telephone provider			
Insurance company & policy number			
Local council			
Local radio station			
Travel / weather info			

## Key locations:

Service cut-off	Description of location
Electricity	
Gas	
Water	

## Who can help / who can you help?

Relationship	Name	Contact details	How can they / you help?
Relative			
Friend or neighbour			

## What can you do if a flood is expected in your area?

Actions	Location
<b>Home</b> Move furniture and electrical items to safety	
Put flood boards, polythene and sandbags in place	
Make a list now of what you can move away from the risk	
Turn off electricity, water and gas supplies	
Roll up carpets and rugs	
Unless you have time to remove them hang curtains over the rods	
Move sentimental items to safety	
Put important documents in polythene bags and move to safety	
<b>Garden and outside</b> Move your car out of the flood risk area	
Move any large or loose items or weigh them down	
<b>Business</b> Move important documents, computers and stock	
Alert staff and request their help	
Farmers move animals and livestock to safety	
<b>Evacuation – prepare a flood kit in advance</b> Inform your family or friends that you may need to leave your home	
Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons	

## What can I do now?

Put important documents out of flood risk and protect in polythene <input type="checkbox"/>	Look at the best way of stopping floodwater entering your property <input type="checkbox"/>
Check your insurance covers you for flooding <input type="checkbox"/>	Make a flood plan and prepare a flood kit <input type="checkbox"/>
Find out where you can get sandbags <input type="checkbox"/>	Identify what you would need to take with you if you had to leave your home <input type="checkbox"/>
Identify who can help you / who you can help <input type="checkbox"/>	Understand the flood warning codes <input type="checkbox"/>

## Are you signed up to receive flood warnings?

If not call Floodline on **0345 988 1188** to see if your area receives free flood warnings.

**Let us know** when you've completed your flood plan by calling Floodline on **0345 988 1188**. This will help us learn more about how people are preparing for flooding.

There are a range of flood protection products on the market to help you protect your property from flood damage. A directory of these is available from the National Flood Forum at [www.bluepages.org.uk](http://www.bluepages.org.uk)