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RETAIL UNIT

**NORTHWAY SERVICE STATION
GREAT NORTH ROAD, HINXWORTH, BALDOCK**

FLOOD WARNING & EVACUATION PLAN

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Figure 1. Site Location Plan
(extracted from ADS Design, Planning Drawing 23a, 02/09/2025)

2.0 SUMMARY OF FLOOD RISK

A Flood Risk Assessment (FRA)¹ supported the development's planning application and the following summary of flood risk is based on the findings of the FRA.

Figure 2 presents an extract of the Environment Agency's flood zone map for the region.

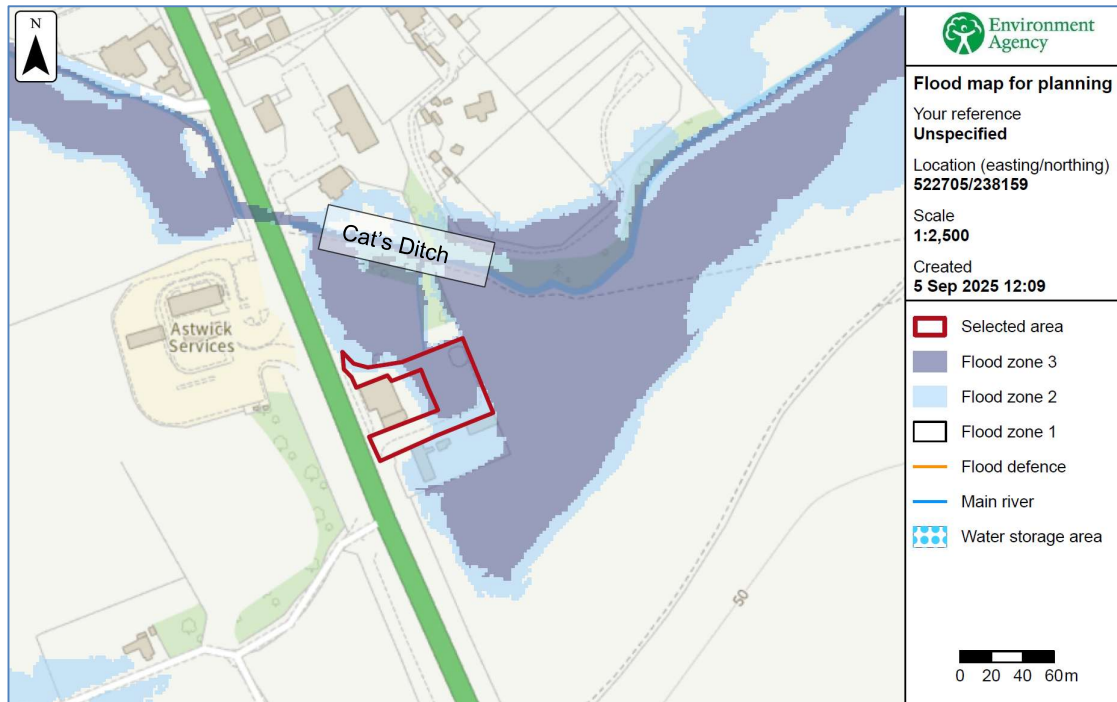


Figure 2. Environment Agency Flood Zone Map

The property is within Flood Zone 3; this represents land with a high probability of flooding from rivers and/or the sea.

The FRA¹ identifies the main risk of flooding to the property is Cat's Ditch, approximately 50m north of the site, as indicated on Figure 2. The property is not predicted to flood during the 1.0% annual probability (1 in 100 year) flood event, throughout the life of the development. However, flooding is predicted to occur during more extreme events (i.e. the 1 in 1000 year event).

¹ NSugg Ltd., September 2025, Proposed Retail Unit, Northway Service Station, Flood Risk Assessment.

3.0 FLOOD WARNINGS, WEATHER WARNINGS AND ASSOCIATED ACTIONS

3.1 Environment Agency Flood Warning Service

Five Day Flood Forecast

The Environment Agency offers a 'Check for Flooding' service at <https://check-for-flooding.service.gov.uk>.

In the event of prolonged or heavy rain, or any flood risk concerns, the Property Manager should check the local risk of flooding by using this service and entering the postcode of the development: **SG7 5EX**.

The 'Check for Flooding' service confirms if any Flood Warnings or Flood Alerts have been issued and provides a 5-day flood forecast.

The 5-day flood forecast identifies the potential risk of flooding for the next 5 days:

Forecast flood risk areas		Guidance on Likelihood:
☒	 Very low risk	Very low: Flooding is possible, although the likelihood is low. Forecast suggests less than 20% chance of occurrence.
☒	 Low risk	Low: Flooding is possible. Forecast suggests between 20% and 40% chance of occurrence.
☒	 Medium risk	Medium: Flooding is likely. Forecast suggests between 40% and 60% chance of occurrence.
☒	 High risk	High: Flooding is expected or ongoing. Forecast suggests greater than 60% chance of occurrence.

If the site has a low, medium or high flood forecast risk, this information will be disseminated immediately by the Property Manager to the on-site Flood Marshall(s). The site-specific actions that should be followed by the Flood Marshall(s), in the event of flooding being forecast, are detailed in Section 3.3.

Flood Warning Areas & Flood Alert Areas

The Environment Agency has designated land that is at risk of flooding into Flood Alert Areas and Flood Warning Areas. The property is not located within a Flood Warning Area but lies within the **Flood Alert Area** for the River Ivel in Hertfordshire and Central Bedfordshire.

The Environment Agency provides a free flood warning service and the Property Manager will sign up to this service via: <https://www.gov.uk/sign-up-for-flood-warnings> for the above Flood Alert Area, as indicated on Figure 3.

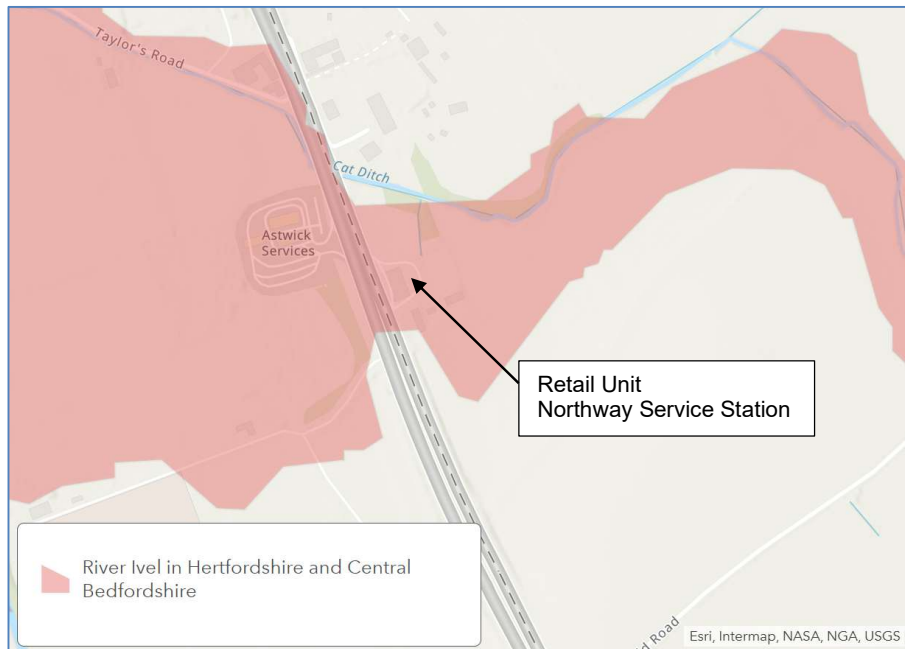


Figure 3. Flood Alert Area (extracted from DEFRA's online Data Services Platform)

In the event of a risk of flooding, the Environment Agency will issue a Flood Alert via phone, email or text. Figure 4 below, summarises the Environment Agency's Flood Alerts (the site is not within a Flood Warning area and will not therefore receive Flood Warnings).

Any Flood Alert issued by the Environment Agency will be disseminated immediately by the Property Manager to the on-site Flood Marshall(s). The site-specific actions that should be followed by the Flood Marshalls in the event of a flood alert are detailed in Section 3.3.

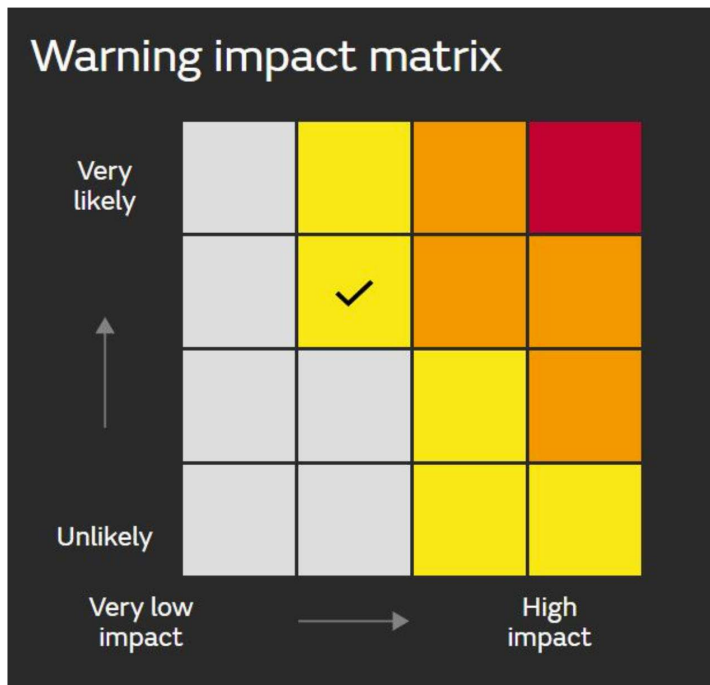
	Flood Alert What it means: Flooding is possible. Be prepared. When it's used: Two hours to two days in advance of flooding. What to do: Be prepared to act on your flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on the Environment Agency's website.
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Figure 4. Environment Agency Flood Warning Service (Flood Alerts only)

3.2 Met Office Weather Warnings

The Met Office provides a free national severe weather warning service (NSWWS) and the Property Manager will sign up to this service via: <https://www.metoffice.gov.uk/about-us/news-and-media/media-centre/subscribe-to-email-alerts>.

The Met Office issues weather warnings via email, the Met Office app, social media and other outlets. Weather warnings for rain and/or thunderstorms are relevant to this Flood Warning & Evacuation Plan. The Met Office uses a warning impact matrix, with yellow, amber and red weather warnings as summarised below.



Yellow weather warning: the weather is likely to cause low level impacts, including some disruption to travel in a few places. Some yellow warnings are issued when more severe impacts are predicted but the certainty of the impacts occurring is lower.

Amber weather warning: an increased likelihood of impacts from severe weather, which could potentially disrupt travel plans, cause power cuts and potential risk to life and property. You should consider the impact of the weather and if there is anything you need to do to minimise the impact.

Red weather warning: dangerous weather is expected, and you should act now to keep yourself and others safe. It is very likely there will be risk to life, substantial disruption to travel, energy supplies and possibly widespread damage to property and infrastructure.

Any Weather Warning issued by the Environment Agency will be disseminated immediately by the Property Manager to the on-site Flood Marshall(s). The site-specific actions that should be followed by the Flood Marshalls in the event of a weather warning are detailed in Section 3.3.

3.3 Flood Forecast and Weather Warning Response

The site-specific response required if flooding is forecast (via the Environment Agency's 5-day flood forecast), in the event of an Environment Agency Flood Alert being issued or in the event of a Met Office weather warning, are set out below and should be followed by the Flood Marshall(s). These actions are overridden by any advice given by competent authorised personnel including the Emergency Services or Local Authority responders in the event of a serious flood event.

Flood Alert Issued and/or a Flood Forecast of Low Risk and/or Yellow Weather Warning for Rain or Thunderstorms:**Be alert to the potential risk of flooding.**

- Familiarise yourself with this Flood Plan and the site evacuation route.
- Continue operating the business as usual but be prepared for further action.
- Check the local weather forecast.
- Check the Environment Agency's flood forecast service hourly: <https://check-for-flooding.service.gov.uk>.

Flood Forecast of Medium Risk and/or Amber Weather Warning for Rain or Thunderstorms:**Flooding is likely.**

- Prepare the site for evacuation: raise vulnerable equipment where possible.
- Alert staff and customers to the potential risk of flooding both to the site and surrounding road network.
- Be alert to the potential risk of flooding.
- Check for any local road closures: <https://trafficengland.com>
- Review online resources, including community alerts:
<https://www.hertfordshire.gov.uk/about-the-council/news/weather-warnings.aspx>
- Close and evacuate the site if advised to do so, or if flooding is evident (refer to Section 4.0).
- Continue checking the local weather forecast.
- Continue checking the Environment Agency's flood forecast service hourly: <https://check-for-flooding.service.gov.uk>.
- If you require further advice, telephone the Environment Agency's 24-hour Floodline: 0345 9881188

Flood Forecast of High Risk, Red Weather Warning for Rain and/or Thunderstorms:**Flooding is expected.**

- Close and evacuate the site immediately, if it is safe to do so, and follow the site's evacuation procedure (refer to Section 4.0).
- Call 999 if you are in immediate danger.

In the unlikely event that flooding occurs without being forecast or without a Flood Alert being issued, close and evacuate the site immediately, if it is safe to do so. Follow the site's evacuation procedure (refer to Section 4.0).

If there is an immediate risk to life or you are trapped by flood water, call 999 and follow advice given by the emergency services.

4.0 EVACUATION PROCEDURE

If evacuation is required, due to flood risk, the following procedure shall be followed by the Flood Marshall:

- Use an alarm/whistle to gain attention of all staff and customers. Make everyone aware of the flood risk situation and advise them to evacuate the site immediately via the A1 southbound, towards Junction 10 at Baldock (refer to Figure 5). Baldock Services should provide a safe dry refuge, if required.
- Ensure all services (gas, water, electric) are disconnected, if safe to do so.
- Once the building is vacated, close the site and lock up / make secure the building.
- Follow the vehicular evacuation route (Figure 5).
- When safely evacuated to an area outside of the flood zone (e.g. Baldock Services), contact the Property Manager.

If evacuation has occurred, only return to the site when the flood alert is no longer in force. Be careful as flood water may still be around for a few days and could be contaminated.

If there has been flooding to the property, contact the Property Manager for advice and take photographs of any damage for the insurance company. Report the flood incident via the online reporting tool:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/flooding-in-hertfordshire.aspx#report>

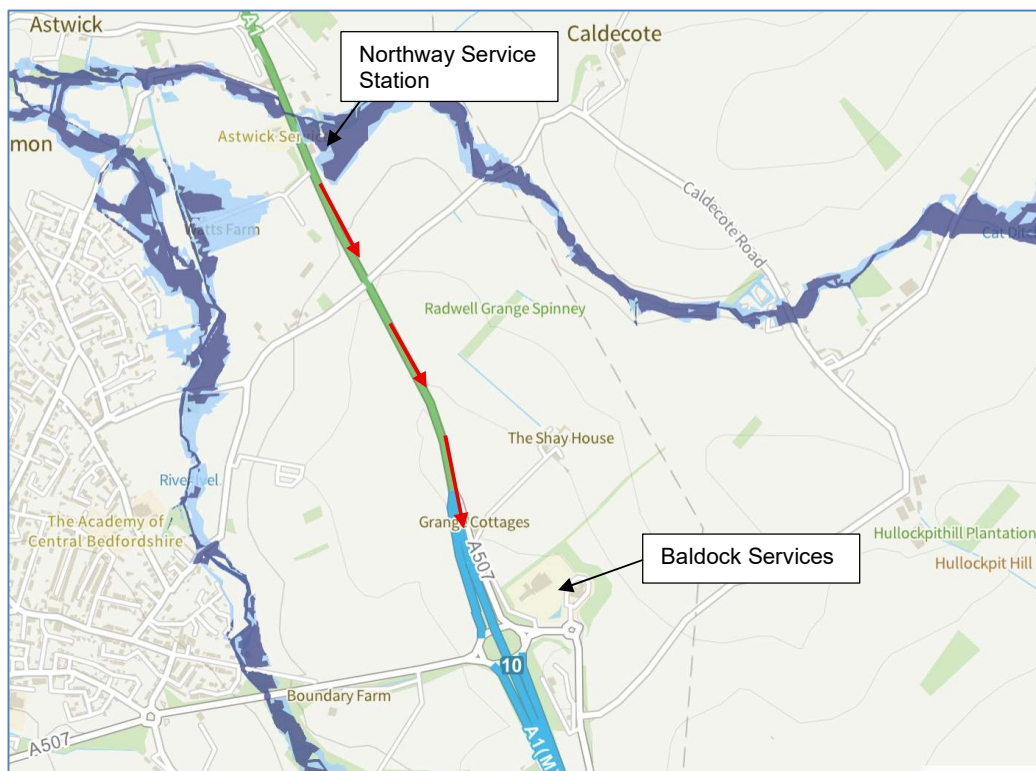


Figure 5. Flood Evacuation Route (extracted from Environment Agency flood mapping)

5.0 USEFUL CONTACTS & INFORMATION

The following directory includes useful contact numbers and sources of information for flood risk help/advice. This should be reviewed and updated annually or upon a change of personnel.

Property Address: Retail Unit (Greggs), Northway Service Station, Great North Road, Hinxworth, Baldock SG7 5EX

- Property Manager: _____ (name) _____ (contact no.)
- Store Manager (Flood Marshall 1): _____ (name)
_____ (contact no.)
- Flood Marshall 2: _____ (name) _____ (contact no.)
- Flood Marshall 3: _____ (name) _____ (contact no.)
- Gas Cut Off Point (location):
- Electric Cut Off Point (location):
- Mains Water Cut Off Point (location):
- Environment Agency Floodline: 0345 9881188 (24 hour)
- Environment Agency 5-day Flood Forecast: <https://check-for-flooding.service.gov.uk>
- Hertfordshire County Council (Lead Local Flood Authority): 0300 123 4040 (office hours)
<https://www.facebook.com/hertscountycouncil>
- Non-emergency police: 101
- Anglian Water, for sewer flooding: 03457 919155
- Affinity Water, for burst water main: 03453 572401
- Hertfordshire County Council Highways, for flooding from roads or public drains: 0300 123 4047
- National Highways, to review reports of flooding from roads or highways drains:
<https://report.nationalhighways.co.uk/reports>
- Local radio station: BBC Three Counties Radio