



Community Flood Plan for ULCOMBE

Developed by: Ulcombe Volunteer Flood Resilience Group

Date completed: 4th April 2022

Date of next review: 4th April 2023

1. Our Flood Risk

The main source of flooding in Ulcombe is flash flooding. When this occurs, the flash flooding on Ulcombe Hill and of the stream to the east of The Street, mostly impacts the group of properties which occupy the lowest ground in the centre of the village.

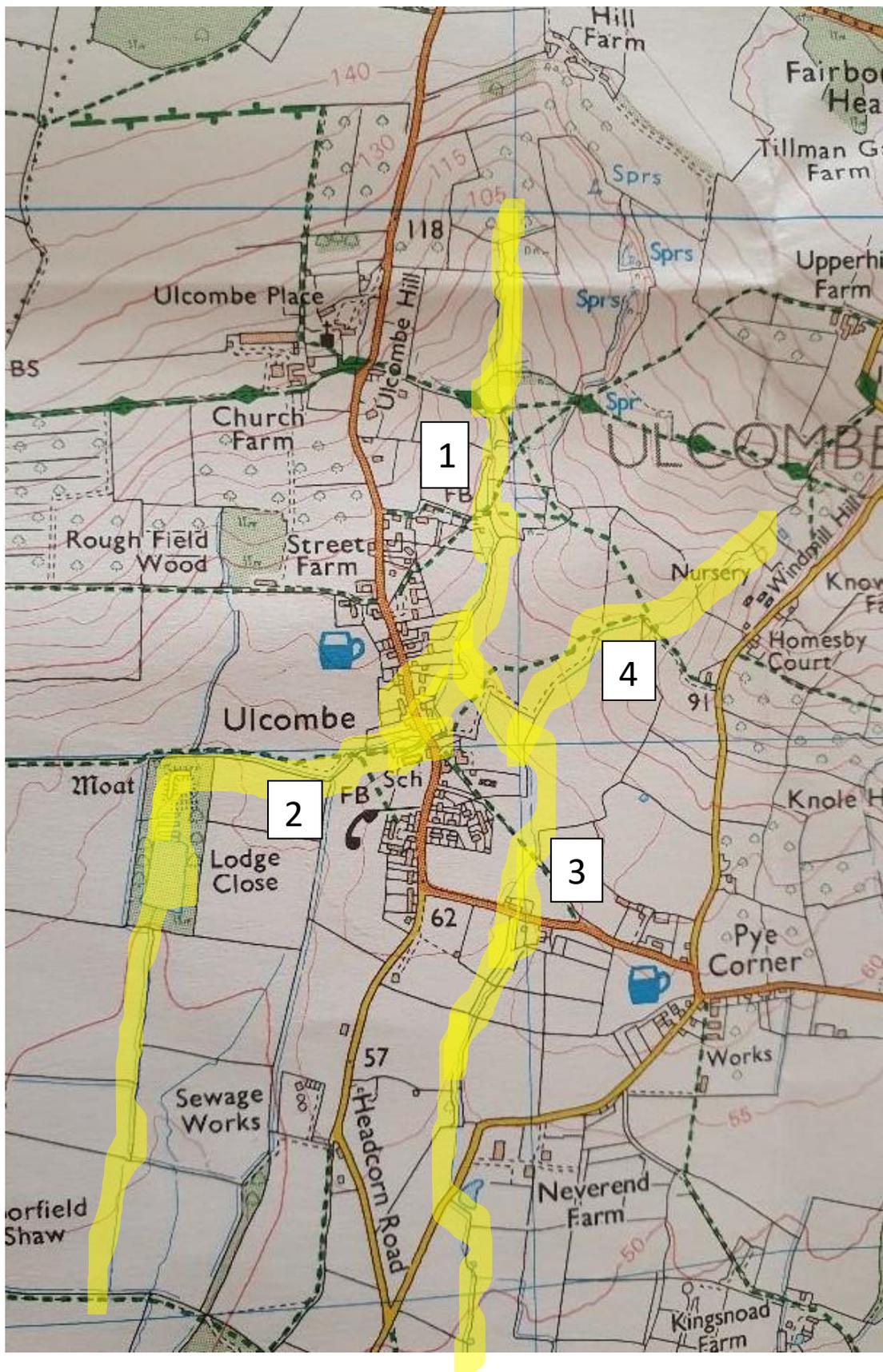
Other properties in and around Ulcombe can also be impacted by flash flooding, more often on a more isolated basis, but not in the same concentration as the properties located in the centre of the village.

The source of the stream, impacting the village centre, is located in the orchards to the east of All Saints Church, on Ulcombe Hill, and its course runs behind the houses on the eastern side of The Street until it crosses under the road, near 'Chadwell', 'Waterside' and the village school. Thereafter, it continues on the western side out towards the ponds in the private woodland known as 'Lodge Close'.

Flooding can also occur from a spur of the stream on the eastern side of The Street, which runs south behind the houses from 'Rill House' to 'Piglets' (the Oast house opposite the village school) and onwards towards Eastwood Road, where it crosses beneath the road to the side of 'Eden Lodge'/'Rose Cottage'.

Flash flooding has also been noted on Eastwood Road at Pye Corner, as run-off from Windmill Hill and the adjacent fields. Additional run-off flooding has also been noted in the Street Farm area, to the western side of The Street in Ulcombe village.

1.1 Watercourse Flood Map



2. Flood Warning Service

The flood warning service, operated by the Environment Agency, is predominantly aimed at river and sea flooding. Although certain warnings may be issued related to 'flash flooding', these are almost entirely related to flash flooding that affects rivers known to present a risk of flooding to communities along their course.

The hills and streams in Ulcombe do not fall within the Flood Warning service areas.

For Ulcombe, our best sources of information regarding potential flash flooding in our immediate vicinity are from:

- Met Office weather related information and warnings,
- Local TV and radio weather related information and warnings, and
- Community based monitoring of our streams, Ulcombe Hill and our most at risk areas/properties.

2.1 Flood Warnings for our community

For the time being, flood warnings for Ulcombe will be as follows:

- Alerts posted by Flood Wardens on the Ulcombe Support Group WhatsApp group
- Alerts posted on the Parish Council website (if time permits)
- Telephone notifications (where possible) from our Flood wardens to our most at risk residents

Should other warning methods be introduced at a later date, these will be included within any future updates of the Community Flood Plan for Ulcombe.

Note to Residents:

The community flood plan and the work of our Flood Wardens are not intended as a solution to flash flooding events in our community. They are intended solely as a means to assist residents before, during and after flood events and to offer assistance when needed.

All residents must continue to assess their own risk of flooding at their homes and properties. Residents are advised to take all reasonable steps to protect their homes and properties as best they can.

Our trained Flood Wardens and other members of the Ulcombe Volunteer Flood Resilience Group can be contacted for information and advice. However, it should be noted that it is for residents themselves to determine whether such information and advice is suitable for their needs and to take responsibility for any resulting damage that may arise if the information given proves to be insufficient.

We also encourage residents to work co-operatively with their neighbours when considering the installation of home-based flood defences. This will help to avoid situations where action taken at one property has a direct impact on flooding at another property. Such situations can lead to a liability for damage/injury caused if a direct link can be established, even in situations where the consequences were unintended and/or unexpected.

If you believe you are at potential risk of flooding, please contact one of the Flood Wardens to discuss any specific issues/needs that may apply to you/your property and what arrangements you choose to put in place when you are away e.g. when you are on holiday.

Please also let us know if you think you should be on the list of residents most at risk of flooding.

3. Flood Wardens

The role of a Flood Warden depends on the specific requirements of each community and the flooding issues found within that community. Flood Wardens should discuss their role within the community before, during and after a flood.

In Ulcombe, our Flood Wardens generally respond to the risk of flash flooding that exists within our community.

3.1 Flood Wardens in our community

The following trained Flood Wardens operate within our community:

NAME	CONTACT NUMBER
Janine Monk	07714 547355
Bob Monk	07793 594688
Rhian Banham	07400 096269 or 01622 844010
Jo Parker	07775 781237
Patrick McGinley	07899 906778
Peter Titchener	07771 892888
Royston Starling	07437 160711

Other members of Ulcombe Volunteer Flood Resilience Group:

NAME	CONTACT NUMBER
Julian Coleman	07714 125311
Matt Lingwood	07803 788738
James Green	07958 187414

Insurance for flood wardens

Currently under discussion with the Parish Council.

3.2 Role of Flood Wardens in our community

In our community, our Flood Wardens are responsible for:

Before a Flood

- Identify and monitor local hotspots at risk of blockage e.g. bridges, culverts, weirs, gauge boards, drains, underground pipes etc.
- Report blocked road gulleys, drains etc. to Kent Highways.
- Encourage members of the community to pay attention to weather related flood warnings and to use the Met Office warnings app.
- Contribute towards developing and updating the community flood plan.
- Appoint Flood Warden pairs
- Develop/enhance any local community flood warning system (including 'Round Robin' to contact residents most at risk).

During a Flood

- Implement 'Round Robin' warning to residents most at risk.
- Inform the community of the developing situation, reinforcing any Flood Alerts or Flood Warnings that may be in force.
- Receive information (if any) from agencies to disseminate within the community
- Provide information to agencies of the situation in Ulcombe
- Heed the emergency services
- Collect data/photos (if safe to do so) showing the extent of the flood event, depths etc.

After a Flood

- Assist with cleaning up in the community
- Collect data/photos showing the extent of the flood event, depths etc.
- Review stocks of sandbags and equipment in the community store (once set up).
- Order replacement stocks of sand bags and equipment, where necessary.
- Review and update the Community Flood Plan, including details of any lessons learnt.

3.3 Flood Warden Patches

The map in section 1.1 divides the highlighted watercourses into four sections. Members of the Ulcombe Volunteer Flood Resilience Group will look at the state of these watercourses at regular intervals and highlight any potential problems to landowners and residents. The flood wardens allocated to the four areas are as follows:

Section 1	Rhian Banham	Matt Lingwood
Section 2	Julian Coleman	Patrick McGinley
Section 3	Royston Starling	Peter Titchener
Section 4	Janine Monk	Joanne Parker

Please note:

Flood wardens are not responsible for maintaining, monitoring and/or clearing watercourses. The landowners concerned have responsibility in this regard. However, flood wardens will contact landowners/residents if they identify anything which may need attention.

4. Sandbags and community equipment

The Environment Agency do not provide sandbags to members of the public to protect individual properties. We are therefore planning to secure an area to store community sandbags and other equipment to assist residents. This is not yet in place and we will communicate further when more details are available.

This community sandbag and equipment store is not intended as an alternative to taking responsibility for protecting your own property, but will be there for the use of the community, to help with flood defences and the clearing up after a flooding event.

Community sandbag and equipment store location

Details to follow

NOTE:

After a flooding event, Flood Wardens will arrange to replenish stocks as quickly as possible. However, for a period after a flooding event, stocks may be low whilst we await re-stock deliveries.

5. Community Actions

5.1 Before a Flood

Before a flood, members of the community can undertake actions to reduce the risk of flooding and help the community to ensure that it is prepared for any future flooding. These actions could be routine and may already be undertaken by members of the community. These might include, but are not limited to, the following:

What should be done	Who	When	Action required
Develop Community Flood Plan	UVFRG	ASAP	Completed 04/04/2022
Monitor streams for blockages. Known blockage locations include: <ul style="list-style-type: none"> Gulleys/drains at known locations 	Flood Wardens responsible: Ulcombe Hill – Rhian/Matt The Street – Janine/Joanne/ Patrick/Julian Eastwood Road/Pye Corner – Royston/Peter	Monthly	Report blockage to: Kent Highways
<ul style="list-style-type: none"> Stream debris Ditches 	See Flood Warden patches See Flood Warden patches	Monthly Monthly	Landowner Landowner
Review Flood Plan	UVFRG	After flood/Yearly	Annual exercise
Encourage flood warnings	UVFRG/Community	On-going	Include details on UPC website/USG etc.

5.2 During a Flood

During a flood, you should work with others in your community to undertake actions identified in the flood plan. By planning for flooding, we can help our community respond quickly and efficiently during a flood, helping to minimise the damage and distress caused by flooding.

What should be done	Who	When	Action required
Monitor local streams	Flood Wardens Community	When flooding is imminent and/or occurring	Report blockages Report rising water levels to UVFRG/Flood Wardens * DO NOT put yourself in danger *
Initiate contact list 'Round Robin'	Flood Wardens	When flooding is imminent and/or occurring	Call people on list to inform them of the situation.
Call KCC Highways to discuss road closures	Flood Wardens	When flooding is imminent and/or occurring	<ul style="list-style-type: none"> • Inform KCC • Place road closure signs on Ulcombe Hill, Headcorn Road and Eastwood Road
If needed, open community shelter at Ulcombe Village Hall	Flood Wardens / UVHC	When flooding is imminent and/or occurring	Contact Nikki Sharp for VH keys etc.

5.3 After a Flood

After a flood, members of the community who were affected by flooding may wish to seek guidance and support from the Ulcombe Volunteer Flood Resilience Group. By planning actions to be taken after a flood event, we can help the community recover and prioritise what needs to be done, as well as identify individuals that may potentially be able to help.

What should be done	Who	When	Action required
Inform community of improving situation.	Flood wardens	When Warning is no longer in force	Work through contact list 'Round Robin'. Message on USG and Newsletter notification
Photograph areas impacted from flooding, showing depths and extent where possible.	Flood Wardens / Community	When flood water has receded to a safe level	Collect data for review of flood plan etc.
Contact specific people in the community who may have specific equipment that might help with recovery.	Flood Wardens	As and when required	
Close community shelter	Flood Wardens / UVHC	As and when required	Community shelter to be closed when no longer required Note: This may potentially be some time after water has receded
Dispose of sandbags	Community / UVFRG	After flood	Liaise with MBC/KCC regarding disposal arrangements.
Review Flood Plan	UVFRG	After flood	Hold a debrief for those involved in the response. Review content of Flood Plan and update where necessary