

FLOOD RESPONSE PLAN

FOR

ALDI STORE - GAZELLE CLOSE, WINNERSH

CLIENT
ALDI STORES LIMITED



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Revision	Date	Notes	Author	Checked	Approved
A	01.03.24	First issue	CAP	LBQ	RAG
B	02.12.24	Flood levels updated	RJH	LBQ	RAG
C	14.03.25	Updated to comments and flood levels	RJH	LBQ	RAG
D	16.04.25	Updated to comments	RJH	LBQ	RAG
E	13.02.25	Updated for condition discharge	AJP	RJH	RAG
F	26.08.26	Updated to include more information on flood alarm	LQ	RJH	RAG

1. INTRODUCTION

- 1.1. This Flood Response Plan (FRP) has been produced by Craddys in relation to the ALDI store at Gazelle Close, Winnersh. The management team at the store are to take ownership of the FRP and are responsible for its implementation, dissemination and annual review.
- 1.2. The FRP captures a summary of the flood risk to the site and surroundings and provides all relevant information, contact details and procedures to prepare for and respond to a flood event.

2. OBJECTIVES

- 2.1. In the production of this FRP, the following objectives have been identified:
 - (a) To establish robust procedures to evacuate or move building users to a place of safety, or remain in place if necessary;
 - (b) To establish clear procedures for the implementation of this plan;
 - (c) To ensure a safe and controlled evacuation where this is deemed the most appropriate action;
 - (d) Reduce the risk of life and prevent loss to the premises and business;
- 2.2. The store manager and management team shall be responsible for the implementation of the FRP. Both the store and regional ALDI office are to be registered with the flood warning service. All staff are to be made familiar with these arrangements and the requirements of the FRP. It is recommended that briefing / testing be conducted on an annual basis by the store manager.

3. FLOOD RISK

- 3.1. The flood risk to the site has been assessed and one primary source of flooding has been identified, namely, fluvial (river) flooding from the River Loddon. The main river flows in a northerly direction beyond the B3270 Lower Earley Way, however several connected minor ditches are present around the store. It is these ditches from which flood waters are likely to enter the site during times of high water within the main river.
- 3.2. For further information, refer to the Flood Risk Assessment prepared for the planning application for the store, Craddys documents reference 12245w0011.
- 3.3. Detailed hydraulic flood modelling for the planning application for the store has shown that a flood level of up to 39.17mAOD (above ordnance datum) could be reached during a 1 in 100-year flood event, with an allowance for climate change over the lifetime of the store. This flood event, or worse, has a 1% chance of occurring in any given year. A flood level of up to 38.87mAOD could be reached during a 1 in 30-year event – this has a 3.3% chance of occurring in any given year.
- 3.4. The ground floor level of the ALDI store is 40.29mAOD. The store floor level is set higher than the flood level to ensure that the building footprint will remain flood-free throughout its design life during a 1 in 100-year event. A flood map from the site-specific modelling is included in Appendix A which shows the likely direction of flood water, approaching the site from the southwest.
- 3.5. In order to not worsen flood risk elsewhere due to the development of the site, the southern edge of the car park has been lowered, to allow it to flood during some events. Additionally, a void has been provided underneath the building itself to store flood water when required. The levels of the car park and void, and the openings into the void, must not be altered in any way without permission from the Local Authority.
- 3.6. These mitigation measures require periodic preventative and reactionary maintenance to ensure that they operate effectively in the event of a flood. The requirements for maintenance are included in Craddys document 12245w0007.

- 3.7. The northern side of the site, between the store entrance and the car park entrance off Gazelle Close, is at the highest level and is not expected to flood in all but the most extreme events. When the car park entrance is flooded, the building itself shall remain flood-free.
- 3.8. In summary, whilst the store is not expected to be inundated, the car park could be affected by significant depths of flood water. This FRP therefore intends to manage this risk.

4. ENVIRONMENT AGENCY FLOOD WARNINGS

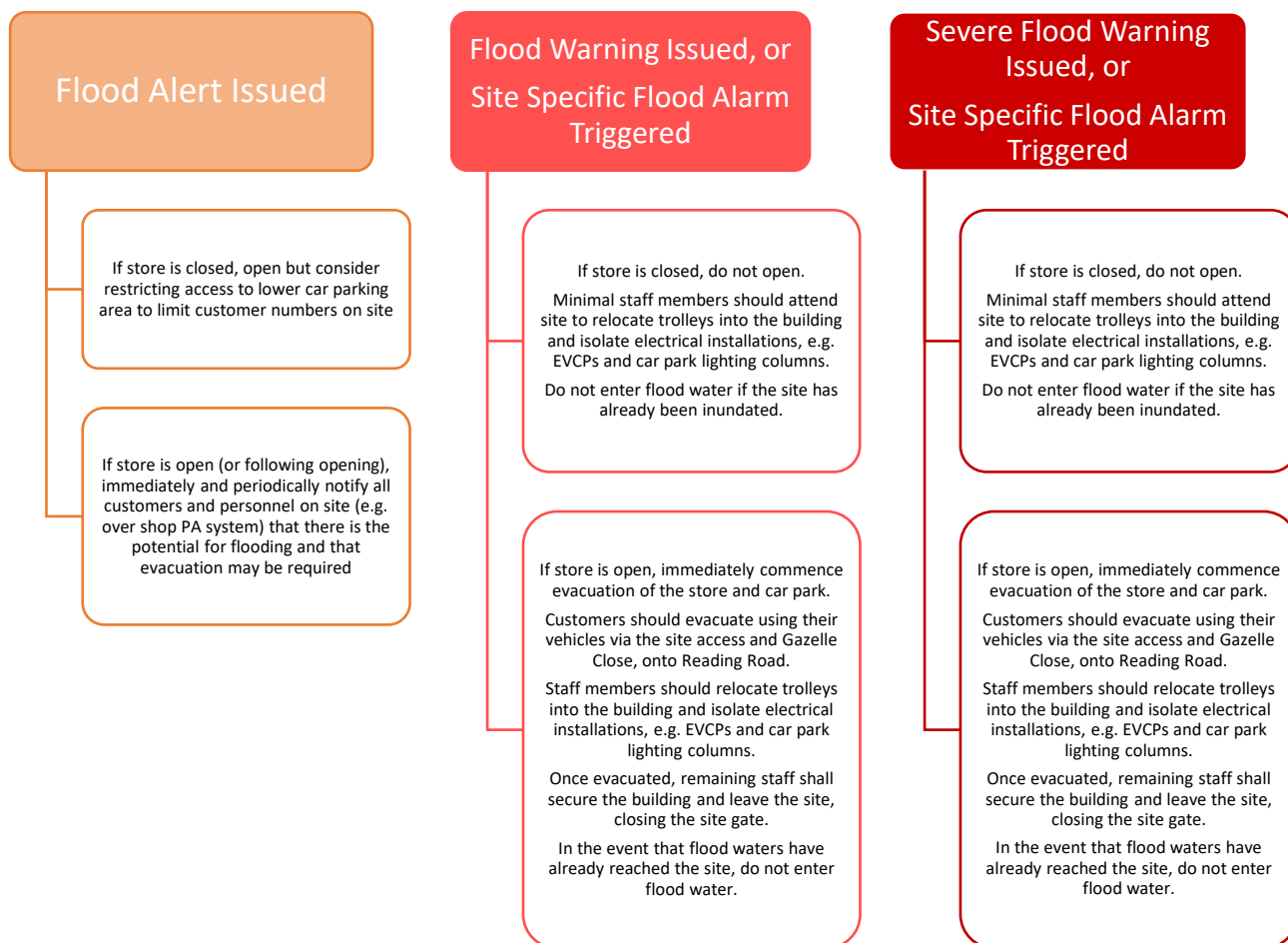
- 4.1. The Environment Agency (EA) provide warnings up to 5 days in advance of a flood event potentially occurring. These shall be regularly monitored by the store management team.
- 4.2. The Environment Agency flood warnings will relate to river levels causing potential flood events on the River Loddon. The site is located within an EA flood warning area so it is strongly recommended that the store management sign up to this warning service.
<https://www.gov.uk/sign-up-for-flood-warnings>
- 4.3. The EA's flood warning service categorises each potential flood event into 4 codes – “Flood Alert”, “Flood Warning”, “Severe Flood Warning” and “Warnings No Longer in Force”. A description of each of the codes produced by the EA can be seen in appendix C, along with the recommended course of action for the store.

5. SITE-SPECIFIC FLOOD ALARM SYSTEM

- 5.1. In addition to the flood warning actions in section 4, a “Site-Specific Flood Alarm System” is to be installed on the site.
- 5.2. This alarm system is in the form of a drainage inspection chamber connected to the adjacent watercourse, set to trigger in the site manager's office whenever the water level reaches a sufficient level within the watercourse which may cause flooding of the site within the next few hours. This level has been set at 38.400, 150mm below lowest car park level in this area. See appendix D for more details on construction.
- 5.3. If the alarm triggers, it should be treated as though a Flood Warning or Severe Flood Warning has been issued (as per section 4). Where Flood Warning or Severe Flood Warning is mentioned in subsequent sections of this report, this is to include triggers of the site-specific flood alarm.
- 5.4. The store or duty manager should confirm that the watercourse is full, and that a false alarm has not been triggered due to blockage or lack of maintenance.
- 5.5. Maintaining a clear flow to the chamber, and ensuring that the chamber is free of silt and debris is critical to the continued operation of the site-specific flood alarm system.

6. FLOOD ALARM WARNING SUMMARY

In summary, upon receipt of an EA flood warning or site-specific flood alarm system trigger, appropriate action shall be taken, including evacuation of the store and car park and closure in the event of “Flood Warning” or “Severe Flood Warning”.



7. SITE EVACUATION PROCEDURES & ROUTES

- 7.1. Staff and customers shall evacuate using their vehicles where possible, such that all cars are removed from site prior to a flood event. Staff shall relocate trolleys from external areas into the store once the store building has been evacuated. Power to the store, particularly external electric vehicle charging points, lighting columns and external illuminated pole signs, shall be isolated before staff leave site. The store doors shall be locked and the car park entrance gate shall be closed to prevent others from re-entering the site.
- 7.2. Evacuation of the store shall commence through the main retail entrance / exit door only, as shown on the Flood Evacuation Plan by Create CE included in appendix C of this report. Customers and staff shall proceed north along Gazelle Close, to Reading Road and then east.
- 7.3. In the event of floodwaters reaching the site prior to a Flood Warning or Severe Flood Warning being issued (or the site specific flood alarm being triggered), there shall be sufficient time to execute an evacuation of the store and removal of the majority of cars, before the peak flood level is reached.
- 7.4. In an extreme flood event where exit off-site cannot be safely executed, occupants of the building shall remain within the store, until the emergency services have arrived and an evacuation can be carried out with their assistance.
- 7.5. To ensure that the evacuation plan is followed, it is important that all members of staff employed at the ALDI store are briefed and trained in the flood evacuation procedures prior to any flood event. A review of the FRP shall be included in all staff inductions.
- 7.6. The decision to evacuate will be made by the store or duty manager having due regard to the advice/warnings and instructions of the Emergency Services, Environment Agency and Met Office.
- 7.7. The decision to evacuate must be made to allow sufficient time to conduct the evacuation before flooding occurs. Flood waters contain hidden dangers and can impede if not prevent a safe evacuation. In this regard, the store manager must be tuning in and be proactive in keeping up to speed with local flooding reports on all available media e.g. radio, TV, contacting the EA and local authorities.

8. SITE REOPENING

- 8.1. The site shall only be re-opened once the EA Flood warnings have been lowered to "Warnings No Longer in Force". At this point the store / duty manager is to check flood levels within the car park and open the store only when floodwaters have receded, and it is safe to do so.
- 8.2. Once flood waters have receded, ensure external electrical equipment is tested and reinstated by appropriately qualified contractors. Inspect the structure of the building, including underfloor void, for any signs of damage.
- 8.3. Arrange for access and clearance of any debris and sediment from the void beneath the store and the car park. Inspect and clear any sediment from site drainage systems.
- 8.4. With the above in place, return trolleys to car park and open the site gates to the public to resume trading as normal.

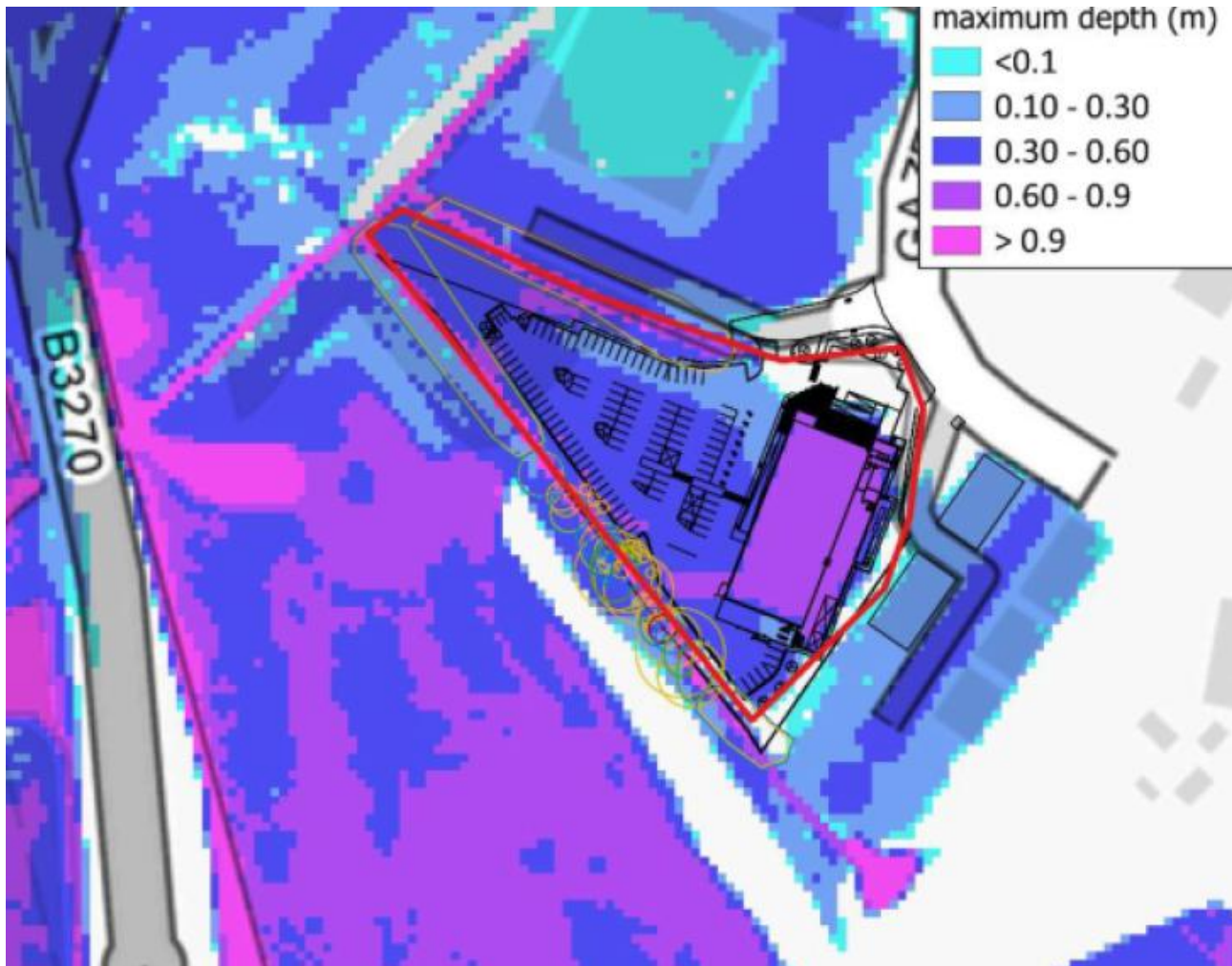
9. WARNING AND INFORMING

- 9.1. Copies of this FRP shall be accessible to all staff in various areas of the building, particularly the manager's office and welfare area.
- 9.2. If the risk of flooding is considered to be immediate i.e. from a breach in flood defences, or sewer overflow etc., the store or duty manager shall make all persons within the premises aware of the risk and evacuate all persons. Safe routes of egress shall be advised for pedestrians and vehicle users.
- 9.3. It shall be the duty of the store or duty manager to check that the building has been completely evacuated before the building is secured and they can leave the premises.

10. FAMILIARISATION

- 10.1. The successful implementation of this plan is dependent on all relevant staff and building users being familiar with its content and to have rehearsed, where considered practical, the procedures contained within the FRP.

APPENDIX A FLUVIAL FLOOD MAPPING



Maximum depth of flooding during 1 in 100-year (1% annual chance) plus climate change event

APPENDIX B

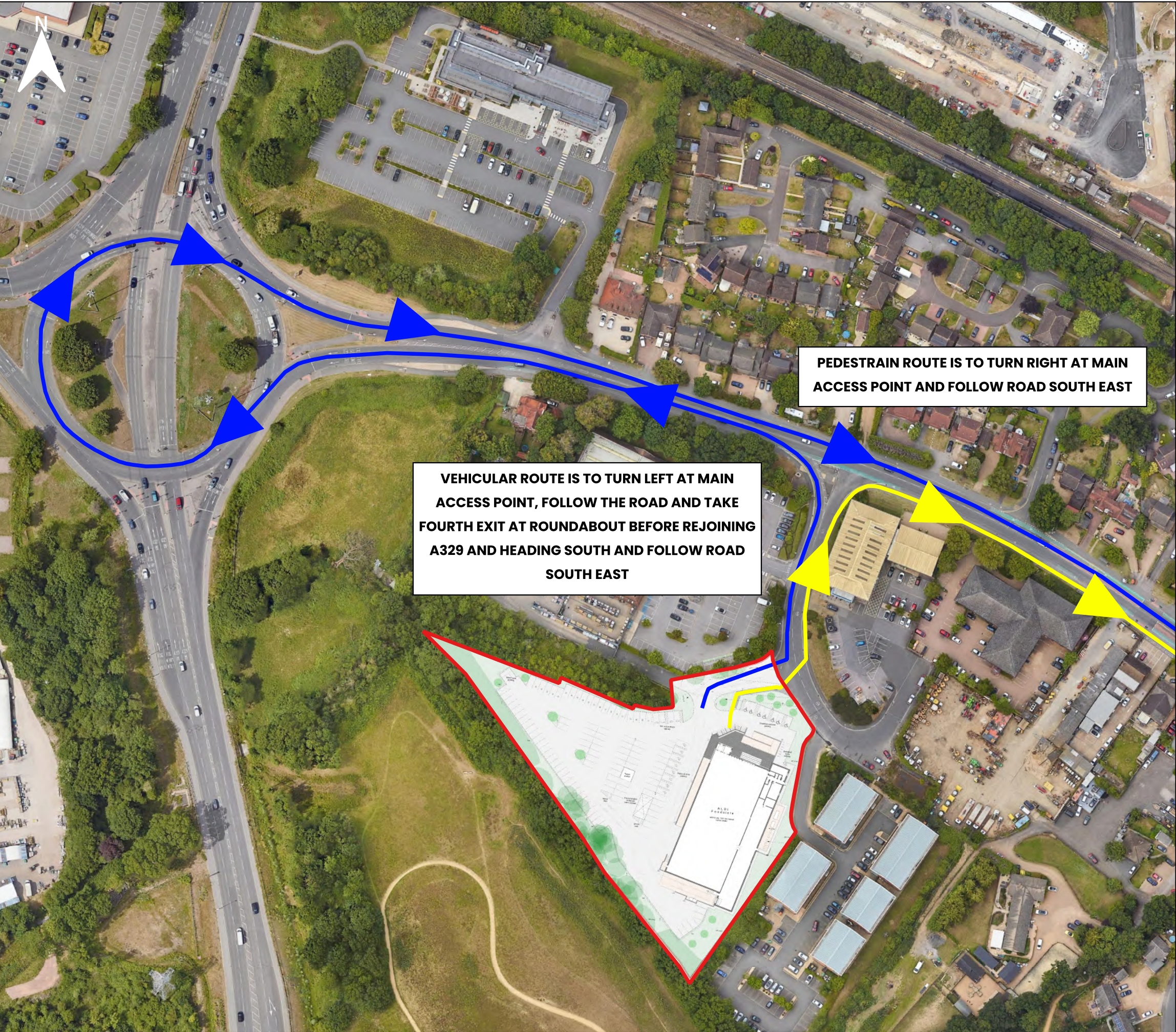
FLOOD WARNING ACTIVATION PROCEDURES

WARNINGS		STORE ACTIONS
 FLOOD ALERT	What it means: Flooding is possible. Be prepared. When it's used by the EA: Two hours to two days in advance of flooding.	Be prepared to act on this plan. Notify all members of staff and customers (e.g. via Public Address system and upon arrival) that evacuation may be required at short notice should a Flood Warning be issued. Ensure all staff on shift are aware of the requirements of them in the event of an evacuation being required. Consider restricting access to areas of the car park to the south west, at the lowest levels. Monitor local water levels and the flood forecast on the Environment Agency website: https://flood-warning-information.service.gov.uk/river-and-sea-levels Should the store car park already be affected by flooding, proceed with caution as per Severe Flood Warning below.
 FLOOD WARNING OR Site Specific Flood Alarm Triggered	What it means: Flooding is expected. Immediate action required. When it's used by the EA: ½ hour to one day in advance of flooding.	If the store is closed at the time of receipt of the warning, do not open the store. Appropriate staff members shall attend the store to close the car park access gates and isolate EVCPs, lighting columns and external illuminated pole signs. If the store is open, immediately notify all members of staff and customers that evacuation is required. Direct customers to remove their cars from the car park – assist with traffic management where required. Vehicles should proceed onto Reading Road and obey normal traffic movement restrictions unless directed by emergency services. Staff shall relocate trolleys from the car park into the building. Once evacuated, isolate external electrical equipment as above. The last staff to leave shall lock the store and close the car park access gates. Should the store car park already be affected by flooding, proceed with caution as per Severe Flood Warning below.
 SEVERE FLOOD WARNING	What it means: Severe flooding. Danger to life. When it's used by the EA: When flooding poses a significant threat to life.	It is likely that a flood warning will have been previously issued and the store evacuated prior to a severe flood warning. The below shall be followed in the event of no previous warnings being issued. If the store is closed, proceed as per Flood Warning – do not open the store. If the store is open, immediately commence evacuation of the store as per Flood Warning.

OR Site Specific Flood Alarm Triggered		If the store has not been fully evacuated prior to flooding affecting the car park, proceed with evacuation with caution. Staff and customers shall not enter flood waters to remove cars or trolleys. If water levels continue to rise through the car park, once floodwaters reach the base of the steps/ramps from the main store entrance, stay in place within the store. Should any staff or customers not be able to evacuate the store (e.g. due to medical emergency) stay in place and liaise with the emergency services. Co-operate with the emergency services. Call 999 if you are in immediate danger.
EA Flood Warnings No longer in force	What it means: No further flooding is currently expected in your area. When it's used by the EA: When river or sea conditions begin to return to normal.	Be alert. Flood water may take several days to recede. Store / duty manager to check flood levels within the car park and open the store only when floodwaters have receded, and it is safe to do so. Once flood waters have receded, ensure external electrical equipment is tested and reinstated by appropriately qualified contractors. Inspect the structure of the building, including underfloor void, for any signs of damage. Arrange for access and clearance of any debris and sediment from the void beneath the store and the car park. Inspect and clear any sediment from site drainage systems.
Meteorological Office Weather Warnings	Warnings of heavy rainfall. Warnings of severe winter weather e.g. hail, snow, freezing rain.	In extreme rainfall events, (beyond the 1 in 30-year storm), some temporary ponding of the car park and lorry ramp may occur. In this scenario, deliveries may not be possible and a tail lift wagon with servicing through the front door may be required. Liaise with logistics in the event of ponding in the lorry ramp. Cordon off affected parking spaces if required.

APPENDIX C

FLOOD EVACUATION ROUTE



DO NOT SCALE PLANS – USE FIGURE OR GRID DIMENSIONS WHERE GIVEN. ANY DEVIATION FROM THE DRAWING IS TO BE REPORTED TO THE ORIGINATOR IMMEDIATELY. FLOOD EXTENTS PROVIDED BY JBA CONSULTING.
DRAWING IS TO BE PRINTED IN COLOUR.

- KEY:
- ▭ SITE BOUNDARY
 - ▬ PEDESTRIAN EVACUATION ROUTE
 - ▬ VEHICULAR EVACUATION ROUTE

PEDESTRAIN ROUTE IS TO TURN RIGHT AT MAIN ACCESS POINT AND FOLLOW ROAD SOUTH EAST

VEHICULAR ROUTE IS TO TURN LEFT AT MAIN ACCESS POINT, FOLLOW THE ROAD AND TAKE FOURTH EXIT AT ROUNDABOUT BEFORE REJOINING A329 AND HEADING SOUTH AND FOLLOW ROAD SOUTH EAST

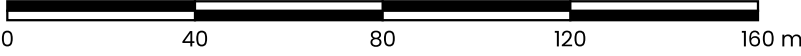
CLIENT ALDI STORES LIMITED				
PROJECT GAZELLE CLOSE, WINNERSH				
DRAWING TITLE FLOOD EVACUATION ROUTES FOR VEHICLES AND PEDESTRIANS				
DATE	DESIGNED	DRAWN	CHECKED	SCALE(S)
08/04/25	GB	GB	GS	A1

Independent, multidisciplinary engineering and environmental consultants

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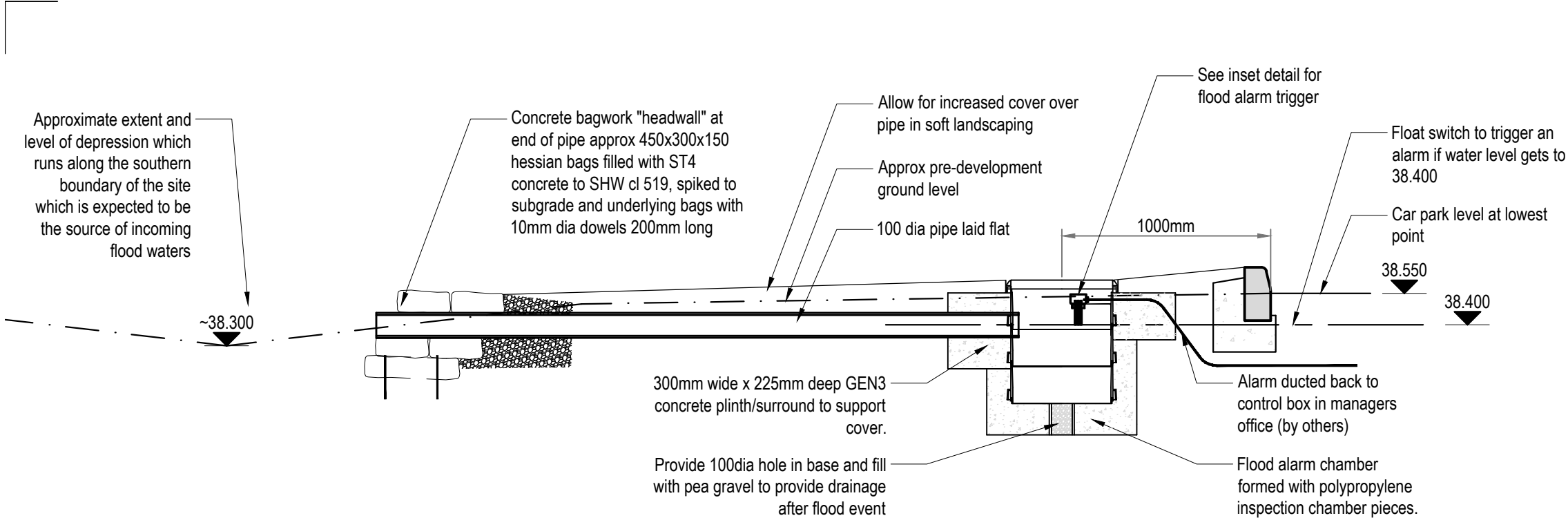
Norwich | London | Chelmsford | Glasgow | Milton Keynes

FIGURE 11.2 FLOOD EVACUATION ROUTES FOR VEHICLES AND PEDESTRIANS



APPENDIX D

FLOOD ALARM MANHOLE



SECTION THROUGH FLOOD ALARM CHAMBER AND DITCH

Scale 1:25

IF YOU HAVE A QUERY CALL US
SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY
NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY
FROM FIGURED DIMENSIONS.

GENERAL NOTES
DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.
BUILDING REGULATIONS AND WARRANTY PROVIDER APPROVALS: Please note that it is the responsibility of the Client/Main Contractor to ensure that Building Regulations and warranty provider (e.g. NHBC) approval of all design and construction details is achieved prior to construction on site.

P01	FIRST ISSUE	LQ	26.08.26
REV	REVISION DETAILS	BY	DATE

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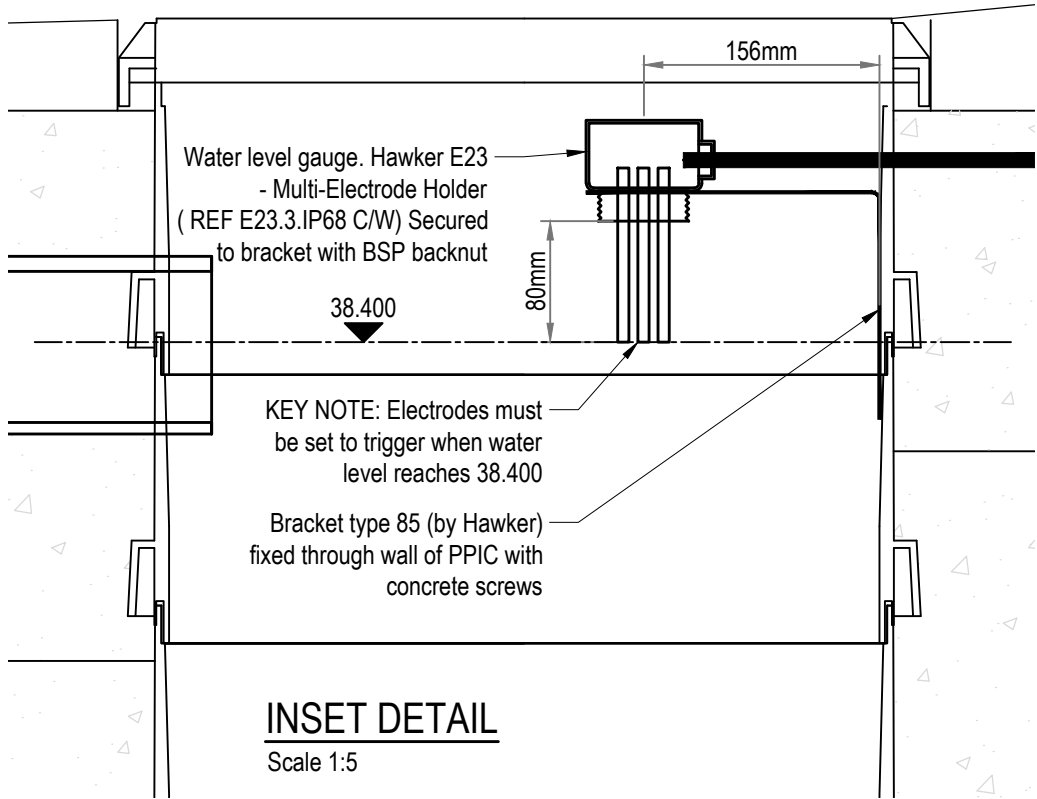
PROJECT TITLE
ALDI READING ROAD, WINNERSH

DRAWING TITLE
FLOOD ALARM MANHOLE DETAIL

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STATUS
FOR APPROVAL

SCALE AT A3	DRG SIZE	DRAWN	CHECKED	APPROVED
AS NOTED	A3	LQ	RJH	RAG
JOB NO.	DRAWING NUMBER			REV
12245	12245sk0023			P01



INSET DETAIL

Scale 1:5

Drawing to be read in conjunction with
TT Hawker standard details supplied
with quote - if in doubt, ask