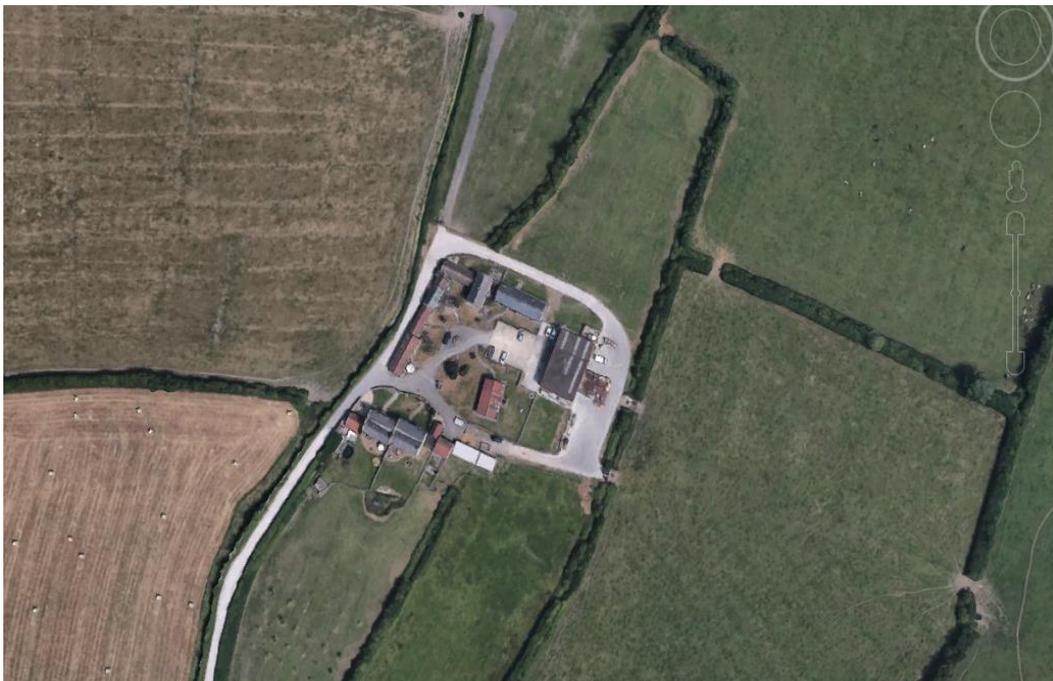


FLOOD EVACUATION PLAN

**IN RESPECT OF POPLAR FARM,
EASTERTOWN, LYMPHAM,
BS24 0HY**



**SUTHERLAND PROPERTY
& LEGAL SERVICES LTD**



PLANNING & ARCHITECTURAL CONSULTANCY SERVICE

1. INTRODUCTION

The following is a plan to ensure the effective evacuation of Poplar Farm after a flood warning and/or subsequent flood event.

The plan is prepared to satisfy a condition of planning permission for Change of Use from agricultural building to storage and distribution (B8) under planning ref. 25/15/00035.

The plan has been prepared in accordance with NPPF guidance and technical note on flooding. The plan will be incorporated into existing health & safety documents applicable to the Site.

The intention is that this document will inform the Local Authority, the applicant and employees on the Site at Poplar Farm on flood risks and procedures to follow in the event of a flood warning and/or subsequent flood event.

In addition to providing practical advice it is considered the plan will increase general awareness of flood risk and flooding.

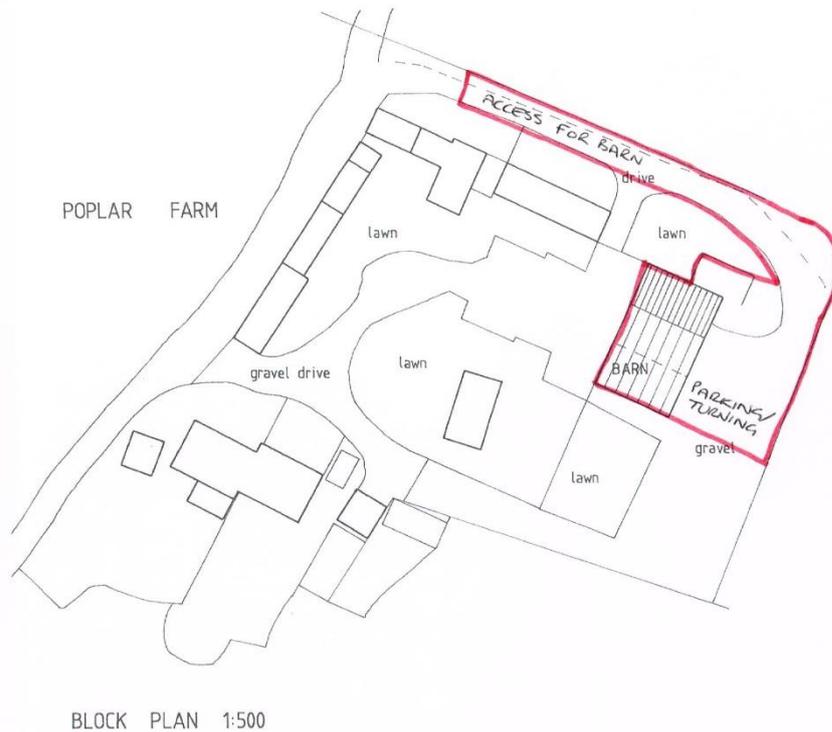
Although Poplar Farm is a farm holding this plan does not apply to the removal of livestock in the event of flooding as it is limited to the needs of the commercial operation.

A copy of this plan will be forwarded to the Environment Agency upon notification of discharge of condition by the local authority.

2. THE SITE

The site is located outside the settlement of Eastertown, approximately 1.2km west of the Mark Yeo and 0.5km south of the Wrentmoor Rhyne, both tributaries of the River Axe, which flows approximately east-west 1.7km north of the site.

The building (the Site) is part of a farm holding and has been used for storage and distribution of specialist oxygen tanks used for agricultural purposes.



Title	
Existing Block Plan	
Poplar Farm, Eastertown, BS24 0HY	
Client	
Mr P Brace	
Revisions	
Dwg No:	Scale
1433 - 01	1:500 @ A3
Drawn by	
John Hardy MRICS, MCIOB	
Chartered Building Surveyor	
Offices in Bristol - London - Exeter	
Tel: 0800 810 1040 - www.John-Hardy.co.uk	
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The Property comprises a farm dwelling, holiday accommodation units and the Site.

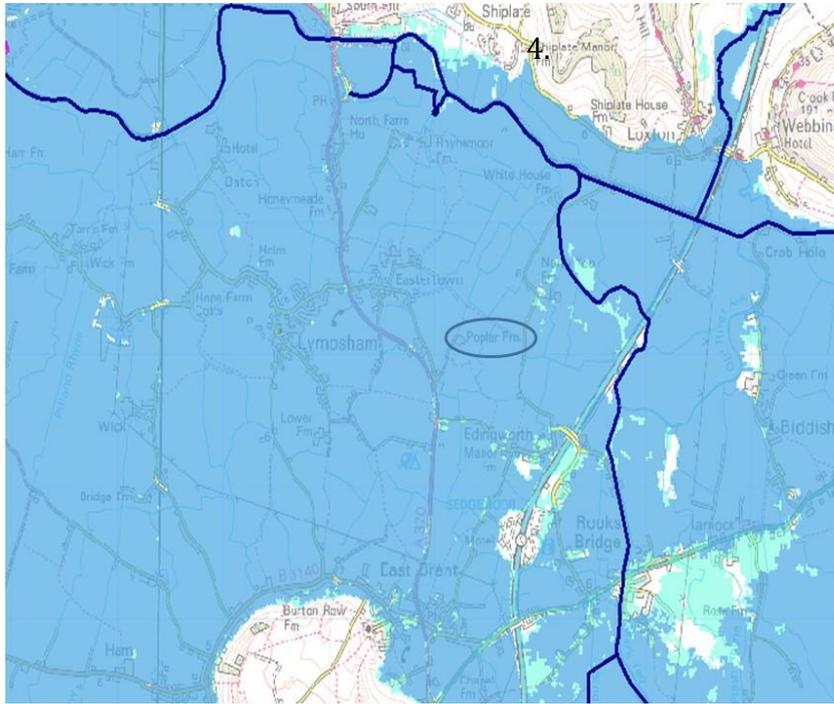
The Site comprises a storage facility, office and canteen, gas container and processing unit as per drawings submitted with the application on the north-eastern corner of the Site.

There is parking space on the Site for approximately 10 vehicles at any one time. The Site does not include any over-ground public utilities, such as powerlines, telegraph poles etc.

The Site is currently accessed by a laneway to the south of the Site, which runs for approximately 350m before joining the A370 (Bridgewater Road). A condition of the planning permission was to bring a second access road into use, within six months of grant of permission. The Property will therefore be accessible by two entry/egress routes.

3. FLOOD RISK

The site is located within Flood Zone 3:



Land within Flood Zone 3, the highest risk designation is defined as:

“Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.”

A Flood Risk Assessment did not accompany the application, as the application was for Change of Use to a use not of higher vulnerability.

5. FLOOD WARNINGS & ACTION ON ALERT

South West Gas Supplies Limited has signed up to the Environment Agency Flood Warning Scheme (<https://fwd.environment-agency.gov.uk/app/olr/home>) 0845 988 1188.

The following action will be taken for each flood warning:

<i>Warning</i>	<i>Message</i>	<i>Timing</i>	<i>Action</i>
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 FLOOD ALERT	<p>Flooding is possible.</p> <p>Be prepared.</p>	<p>2 hours to 2 days in advance of flooding.</p>	<ul style="list-style-type: none"> ▪ Be prepared for flooding. ▪ Prepare a flood kit.
 FLOOD WARNING	<p>Flooding is expected.</p> <p>Immediate action required.</p>	<p>Half an hour to 1 day in advance of flooding.</p>	<ul style="list-style-type: none"> ▪ Act now to protect your property. ▪ Block doors with flood boards or sandbags and cover airbricks and other ventilation holes. ▪ Move pets and valuables to a safe place. ▪ Keep a flood kit ready. ▪ Move any critical equipment and information to a safe location
 SEVERE FLOOD WARNING	<p>Severe flooding.</p> <p>Danger to life</p>	<p>When flooding poses a significant threat to life and different actions are required.</p>	<ul style="list-style-type: none"> ▪ Be ready should you need to evacuate from the property. ▪ Co-operate with the emergency services and call 999 if you are in immediate danger.
<p>Warning Removed</p>	<p>No further flooding is currently expected for your area.</p>	<p>Issued when a flood warning is no longer in force.</p>	<ul style="list-style-type: none"> ▪ Flood water may still be around and could be contaminated. ▪ If you've been flooded, ring your buildings and contents insurance company as soon as possible.

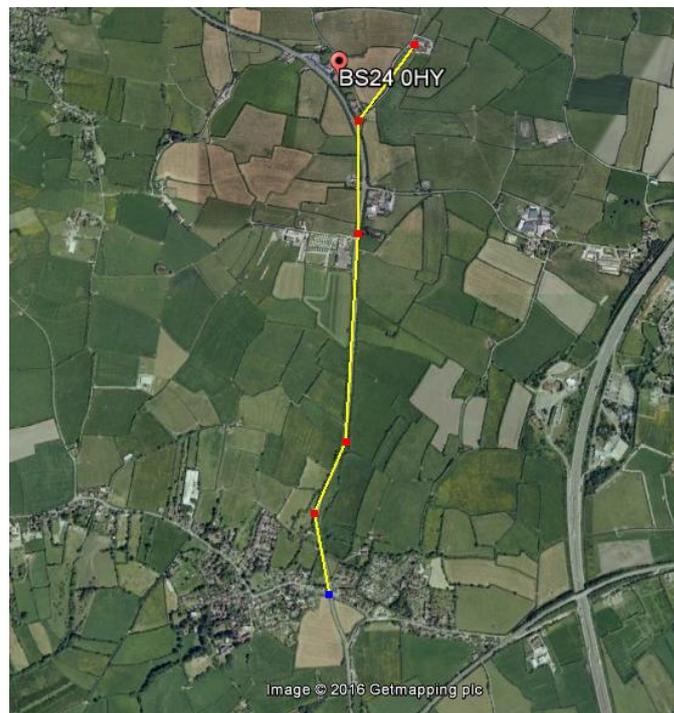
6. SITE EVACUATION

An alarm shall be installed to notify persons present on site of a flood warning and the need for evacuation.

If a flood warning is received whilst the Site is occupied (during working hours) the following procedure shall be adopted:

- a) Raise the alarm and evacuate Site following established Fire Drill procedures. Main assembly point is in centre of yard
- b) Contact Emergency Fire Services (999) if necessary and/or Environment Agency Floodline: (0845 988 1188) if event was not expected.
- c) If safe to do so, locate and turn off key services e.g. water, gas & electricity.

Evacuation will be by road to a location outside Flood Zone 3 south of the site away from nearby watercourses as per the illustration below:



The distance from Poplar Farm to the convergence point at the crossroads of the A370 and the Old Bristol Road, East Brent is approximately 1.8km.

7. WHAT TO DO WHEN SITE IS FLOODING

The following advice will be put in a prominent place within the Site and in other of the farm holding:

- a. Assemble at the assembly point (on concrete square in front of storage shed)
- b. Take vehicles through southerly access
- c. Drive south out of flood zone (towards East Brent)
- d. Convene at crossroads of A370 and Old Bristol Road, East Brent
- e. Further action will be taken by the site owners at this point, if necessary.

Once Site users are outside the Flood Zone, they will return only when it is safe to do so.

8. SITE REOCCUPATION

The site will be reoccupied once deemed safe to do so by emergency services or other agencies.

9. REVIEW

This plan will be reviewed every three years and updated in accordance with alterations to flood risk assessment for the site or experience of flooding in that duration.

10. BRIEFING, TRAINING & EXERCISING

All personnel who work or are resident on site should be made aware of this plan and briefed / trained accordingly. Exercising of the plan and personnel is essential.

Health & Safety records will keep listings of which personnel have been trained and exercised.

The Plan will form part of the Health & Safety at Work Register maintained by the organisation.