



APPENDIX F – EVACUATION PLAN

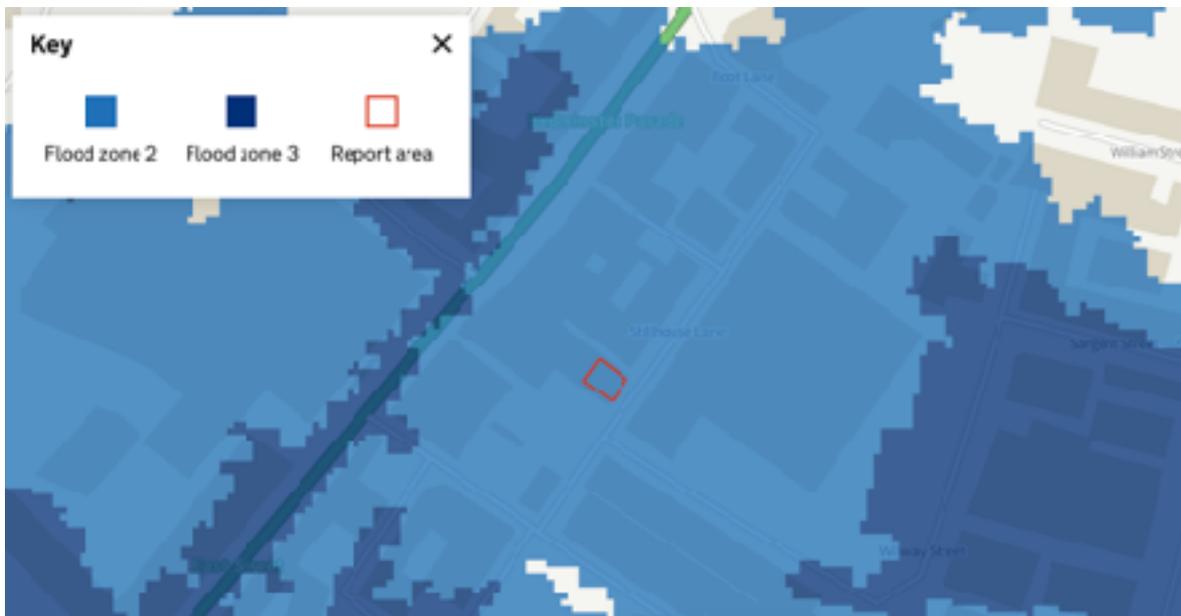
Introduction, Scope & Objective

The objective of this plan is to raise awareness of the risk of flooding in the location specified below, to detail the Flood Warnings and estimated lead time available, and to detail how the Plan is triggered by who and when, and what actions are required by those people in the area.

The Plan describes the evacuation procedure and need for safe refuge.

The location covered by this Plan:

2 Stillhouse Lane, Bristol, BS3 4EB



Flood Risk

The location covered by this Plan is at risk from flooding from **River Avon and surface water**, and is covered by the Environment Agency (EA) Flood Warning System. The frequency / probability of flooding at this location is 15 minutes.

Flood Warnings

The EA operate a flood forecasting and warning service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

If flooding is forecast, warnings are issued using a set of easily recognisable codes. A description of the codes is shown in appendix F-1.



Floodline Register

Floodline Warnings is a free service operated by the EA that provides flood warnings direct to you by phone, email or text message. Sign up for Flood Warnings by calling Floodline on 0345 988 1188 or online by following the link included in appendix F-2.

Future homeowners are responsible for activating this plan are registered with the EA Flood Warnings Service and should receive a warning through this system.

Within future homeowners the warning(s) is cascaded tenants.

Estimated Flood Warning Time

For this location the estimated lead time provided by the EA is 5 days, a more accurate estimation will be provided when the warning is made.

Low lying Areas designed to Flood

The site does not have areas that are designed to flood (e.g. ground floor car parking and amenity areas).

Command & Control

Once a Flood Warning has been received the following people will discuss the warning, recent weather activity, estimated impact time, and will decide what actions are activated.

If immediate flooding is forecast and the opportunity to safely evacuate is gone, pre-emptive flood protection tasks must be implemented (if time allows) and the order given for moving to the area of safe refuge, see below.

Future homeowners hold overall responsibility for initiating and coordinating the emergency response. Future homeowners will be the primary point of contact for receiving Environment Agency flood warnings and will direct evacuation procedures as required.

As this is a residential development with standard occupancy hours, the command structure remains consistent. However, future homeowners should designate a deputy contact to ensure 24/7 availability during extended flood warning periods, particularly when warnings may be issued outside normal working hours.

The warning system must account for residents with sensory or mobility impairments:

- **Visual impairments:** Flood warnings will be communicated via telephone contact directly to affected residents, with clear verbal instructions provided
- **Hearing impairments:** Written notifications (door-to-door if required) and text message alerts where mobile contact details are available
- **Mobility restrictions:** Early warning provision to allow additional time for evacuation, with arrangements for assisted evacuation if necessary

Future homeowners will maintain an up-to-date register of any residents requiring additional support during evacuation, ensuring tailored communication methods are in place before flood events occur.



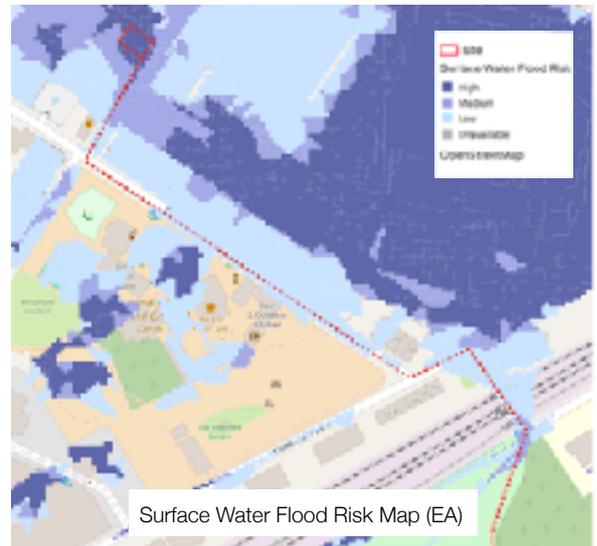
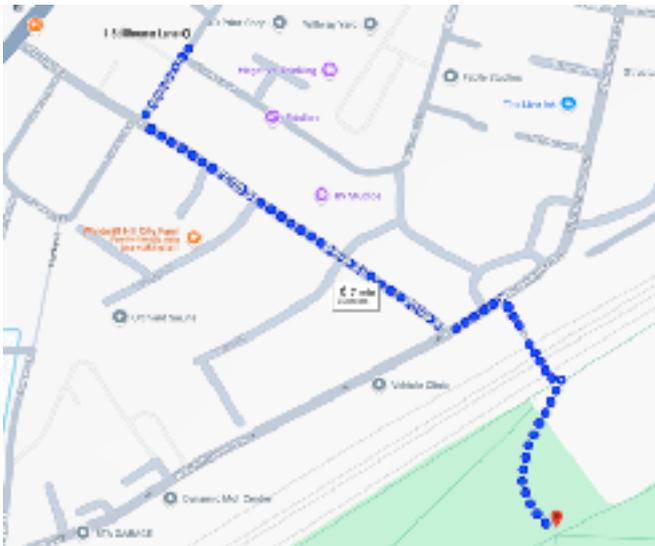
Response Actions / Considerations

Site Evacuation Procedures & Routes

In accordance with paragraph 173e of the National Planning Policy Framework (revised December 2023), a safe dry evacuation route is available via a 7-minute walk to Victoria Park (see Figure below), which lies outside the mapped flood risk zones and serves as the designated assembly point during flood events. The risk of groundwater flooding is also considered low for this location.

Upon receipt of an Environment Agency flood warning, the landlord will assess the predicted flood extent and timing against current site conditions. Where safe evacuation is possible with sufficient lead time, all residents will be advised to leave the property and proceed to the assembly point before access routes become affected.

The primary evacuation route via Stillhouse Lane and Philip Street will be monitored for early-stage flooding. Should this route become compromised, residents should shelter in place upstairs until floodwater recedes.



Deploying Flood Barriers / Flood Protection

Demountable door barriers will be installed at all ground floor access points to prevent floodwater ingress during warning periods.

Door barriers will be stored at bike storage in readily accessible condition. Barriers are designed to provide protection up to 600mm above ground level, consistent with the modelled flood depths for this location.

Safe Refuge

In the event of a no-notice flooding scenario (such as a rapid-onset surface water event or defence breach), all residents can access safe refuge at first floor level and above within their own dwellings. All residential units incorporate habitable accommodation above the predicted flood level.



Reoccupation of The Site

Following flood recession, the site must not be reoccupied until it has been confirmed safe to do so. The landlord will undertake the following assessments before permitting residents to return:

Safety Inspections

- Structural integrity check of all ground floor elements
- Electrical systems inspected by a qualified electrician before reinstatement of power
- Gas supply checked by Gas Safe registered engineer before use
- Water supply tested for contamination if mains flooding has occurred
- Sewerage systems confirmed operational and free from blockages

Environmental Hazards

- Removal of flood debris and contaminated materials
- Cleaning and disinfection of all flood-affected surfaces
- Assessment for presence of sewage contamination or chemical pollutants
- Verification that floodwater has fully drained from the property

Utilities Restoration

Residents will only be permitted to return once:

- Electricity supply has been certified safe for use
- Gas supply has been tested and approved
- Clean running water is available
- Heating systems have been checked and confirmed operational

Timeline

Depending on flood severity and utility provider response times, reoccupation may take between 24 hours (minor surface water event) and several days (significant fluvial flooding). The landlord will provide regular updates to residents regarding expected return timescales.

A post-flood recovery checklist is provided in Appendix F-2 to guide reinstatement works.

Training & Exercising

All residents will be provided with a copy of this Flood Evacuation Plan upon taking occupancy of the property.

The future homeowners will ensure that **residents are familiar with:**

- Evacuation routes to the designated assembly point
- Location and deployment of temporary flood barriers
- Safe refuge procedures for no-notice events
- Environment Agency flood warning registration and alert systems



Training Schedule

- Initial Briefing: Provided to all new residents as part of tenancy induction
- Annual Refresher: Summary of flood procedures issued annually, typically at the start of the high-risk winter period (October)
- Barrier Deployment Training: Landlord and deputy to verify barrier installation procedures annually

Exercising the Plan

A desktop exercise will be conducted annually to test:

- Communication procedures between landlord and residents
- Accessibility of evacuation routes
- Condition and accessibility of temporary flood barriers
- Effectiveness of resident contact register

Physical deployment of flood barriers will be tested every two years to ensure familiarity with installation procedures and verify equipment condition.

Record Keeping

The landlord will maintain records of:

- Dates of resident briefings and plan distribution
- Annual exercise completion dates
- Barrier deployment tests and condition checks
- Updates to resident contact information and mobility assistance requirements

This Flood Evacuation Plan forms part of the Health & Safety documentation maintained by future homeowners and will be made available for inspection by the Local Planning Authority or Environment Agency upon request.

Plan Review

This plan will be reviewed and updated:

- Annually, or following any flood event affecting the site
- When changes occur to site occupancy or physical flood risk conditions
- Following updates to Environment Agency flood mapping or warning systems

Document Control

This Plan is owned, maintained, and updated by future homeowners. All users are asked to advise future homeowners of any changes in circumstances that may materially affect the plan in any way.

Details of changes should be sent to:

Future homeowners

The plan will be reviewed at least every three years, as a result of lessons identified after an activation event or exercise, following major changes of personnel or policy, or following any change to the flood risk or warning process.



Appendix F-1 - Environment Agency Warning Code

<p>Flood Alert</p> 	<p>Key Message: Flooding is possible. Be prepared</p> <p>Timing: 2 hours to 2 days in advance of flooding</p> <p>Actions: Be prepared for flooding Prepare a flood kit of essential items Monitor local water levels and flood forecasts</p>
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Flood Alerts are to warn people of the possibility of flooding and encourage them to be alert, stay vigilant and to make early preparations for flooding.

<p>Flood Warning</p> 	<p>Key Message: Flooding is expected. Immediate Action Required</p> <p>Timing: Half an hour to 1 day in advance of flooding</p> <p>Actions: Act now to protect your property Block doors with flood boards or sandbags and cover airbricks and other ventilation holes Move family, pets and valuables to a safe place Turn off gas, electricity and water supplies if safe to do so Keep a flood kit ready Move cars, pets, food, valuables and important documents to safety</p>
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Flood Warnings are to warn people flooding is expected and encourage them to take immediate action to protect themselves and their property.

<p>Severe Flood Warning</p> 	<p>Key Message: Severe flooding. Danger to life</p> <p>Timing: When flooding poses a significant threat to life and different actions are required</p> <p>Actions: Stay in a safe place with a means of escape Be ready should you need to evacuate from your home Co-operate with the emergency services Call 999 if you are in immediate danger</p>
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Severe Flood Warnings are to warn people of a significant risk to life or significant disruption to communities caused by widespread or prolonged flooding, and encourage them to take immediate action to protect themselves and follow the advice of the emergency services.

<p>Warnings no longer in force</p> <p>(No logo)</p>	<p>Key Message: No further flooding is currently expected for your area</p> <p>Timing: When river or sea conditions begin to return to normal</p> <p>Actions: Be Careful. Flood water may still be around for several days and could be contaminated If you've been flooded, ring your insurance company as soon as possible</p>
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Warnings are removed to inform people that the threat has now passed.



Appendix F-2 - Useful Sources of Information

National Planning Policy Framework and the Planning Practice Guidance.

<https://www.gov.uk/government/collections/planning-practice-guidance>

Am I at Risk of Flooding?

<https://www.gov.uk/check-flood-risk>

Environment Agency Flood Warnings

<https://www.gov.uk/sign-up-for-flood-warnings>

Prepare a Flood Plan for your home or business

<https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan>

Improving the flood performance of new buildings: flood resilient construction.

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>