

Flood Warning and Evacuation Plan

This Flood Warning and Evacuation Plan (FWEP) has been produced by the tenant (Oliver Glenn, Island Outboard Services (IOS) Ltd) in respect of the property known as 'Porthloo Workshop'. The tenant owns the FWEP and is responsible for its implementation.

The FWEP summarises the site's flood risk, taking into account mitigation measures incorporated in the design of the building. It also provides relevant information, contact details and procedures to prepare for, respond and recover from a flood event.

The tenant has given due regard to the safety of employees and customers, responding organisations, available best practice, relevant legislation and advice provided by the emergency services, and the Emergency Planning department of the Council of the Isles of Scilly.

Objectives

In producing this FWEP, the tenant has identified the following key objectives:

- To encourage employees/customers to sign up to Flood Warnings Direct and Weather Warnings.
- To signpost and provide clear evacuation routes for employees/customers.
- To provide adequate ingress/egress plans for emergency services.
- To reduce the risk to life and damage to property.

Flood Risk Information

1. Historical Flood Data
2. Flood Risk Map
3. Site Plans (showing ingress and egress for emergency services)
4. Evacuation Plan
5. Warning Systems

Document Control

This plan has been prepared by the tenant of Porthloo Workshop, Porthloo, St Mary's, Isles of Scilly, TR21 0NE to inform employees and customers on the procedure to prepare and respond promptly to flood warnings.

Version Control

Version No.	Comment	Checked by:	Approved by:	Date:
1	1st Issue	Oliver Glenn		

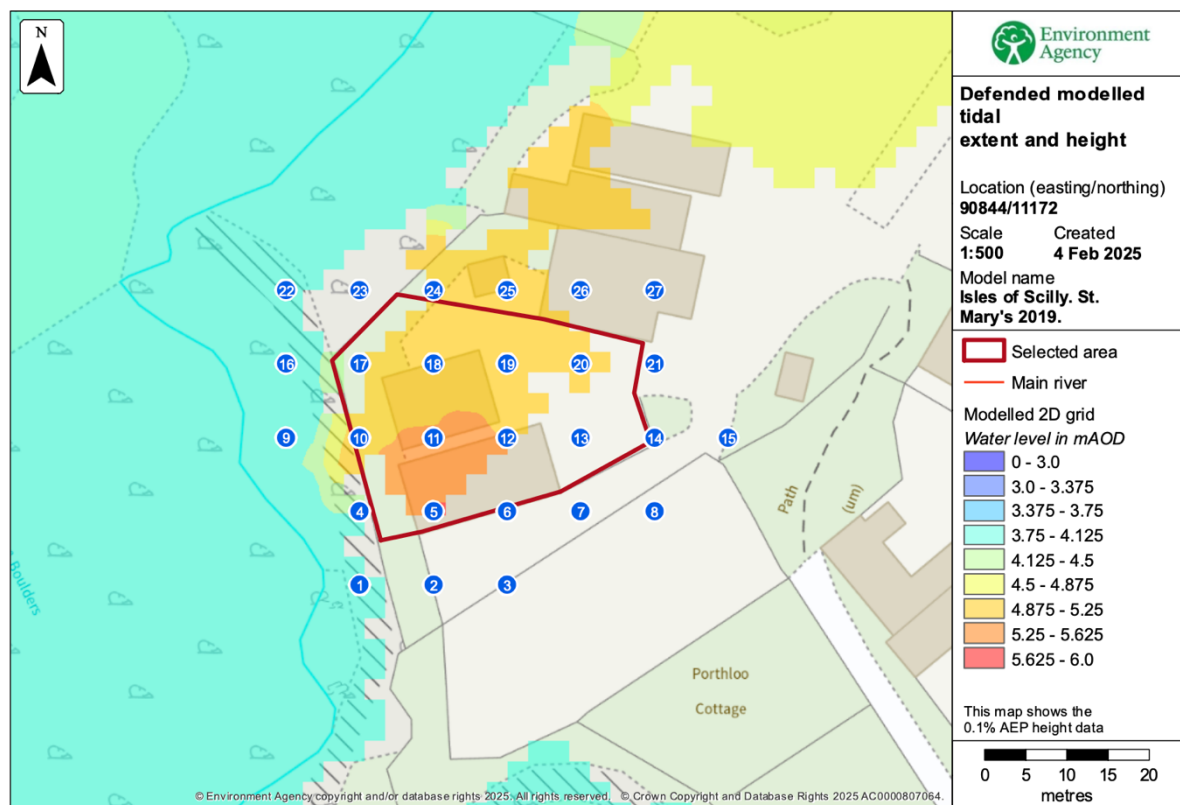
Disclaimer

The tenant acknowledges that this Flood Warning and Evacuation Plan is suitable for the purposes set out within the national Planning Policy Framework. The tenant cannot accept responsibility for any such plan, or for loss, damage, or inconvenience, which may result from the plans' implementation. Any subsequent approval does not impute any approval of the plans from the Environment Agency or any of the emergency services.

1. Historical Flood Data

Flood Risk Source:	Warning System in Place	Estimated Flood Depth	Frequency/Probability	Property Defence Measure
Fluvial	N/A	N/A	N/A	N/A
Groundwater	N/A	N/A	N/A	French drains on both sides of existing shed and minimum raised floor height of 300mm.
Overland Flow				French drains on both sides of existing shed and minimum raised floor height of 300mm.
Tidal/Weather	<ul style="list-style-type: none">- Local radio/news broadcasts- Weather apps.- Community Message Board.- Council of the Isles of Scilly Website.- Emergency Services.	1.4m	1 in 200 years	<ul style="list-style-type: none">- Raised floor height of 300mm- 1.2m internal concrete block wall treated with tanking solution to provide waterproof barrier- All electrical sockets and appliances raised up 1.50m above floor level.- 1.4m Boxwall Flood Barriers setup on site at key points of water ingress to prevent damage to property/life.

2. Flood Risk Map

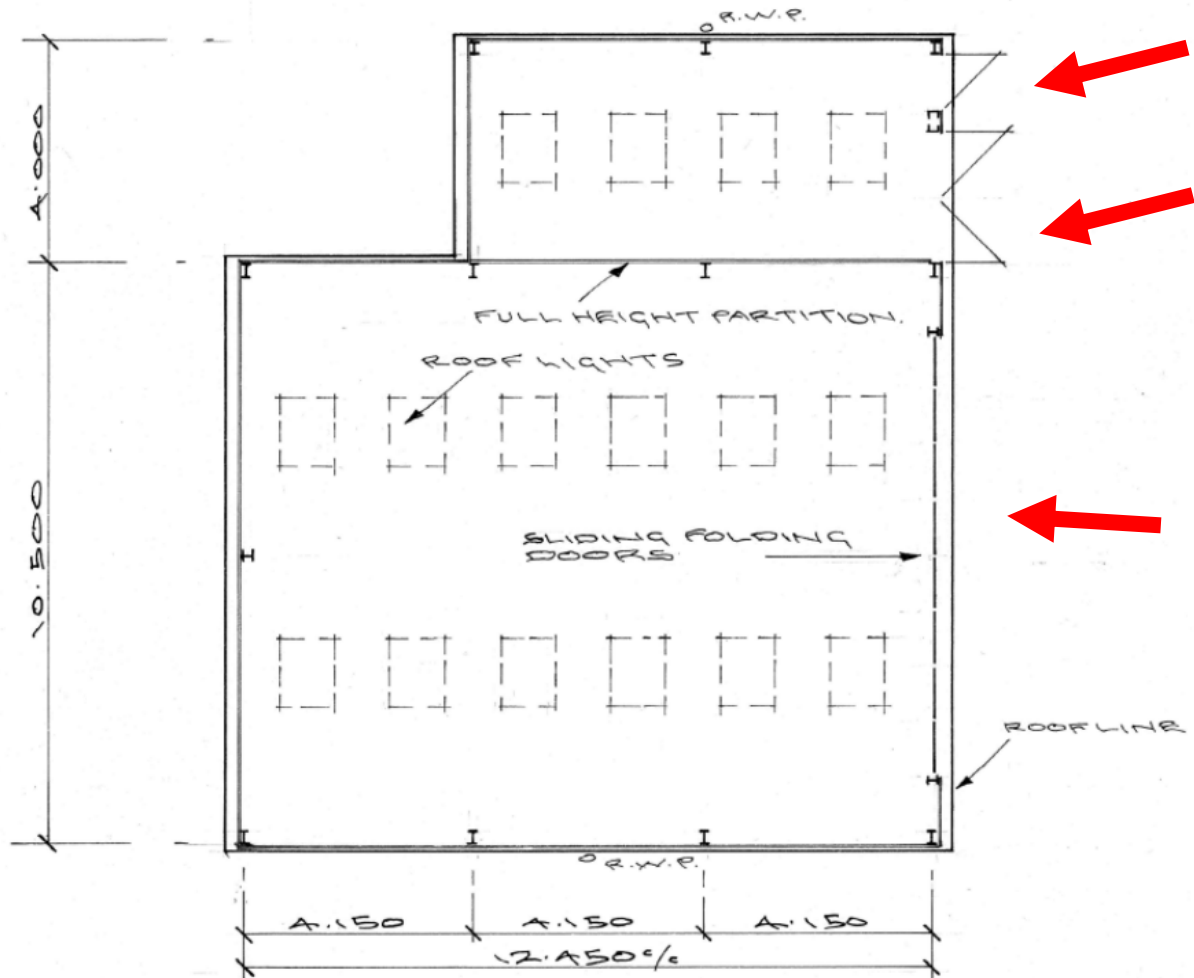


This map shows the defended tidal extent and height at the proposed development site. As can be seen above, there is an average AOD of 5.4m at points 5 and 11. With respect to employees and customers, the site would be evacuated well before water levels reached this height. In the event of water levels reaching this height, the property would remain undamaged as a result of the raised floor level (300mm) combined with internal block wall (1.2m) and raised electrical sockets and appliances (1.5m). The resulting inundation would be at a total height of 1.4m.

Furthermore, on the basis that this is a commercial property which will be used strictly for commercial purpose, the risk to life is significantly less compared to a residential property. As emphasised above, in the event of rising water levels, all employees and customers will have adhered to the FWEP and the site will be evacuated as quickly as possible.

Ingress and Egress Points = **RED**

3. Site Plans



4. Evacuation Plan

The decision to evacuate or take shelter ultimately rests with the employee/customer. Flood waters contain hidden dangers and can impede a safe evacuation. Where it is not possible to identify or access alternative accommodation, a safe place of refuge should be sought from the Council of the Isles of Scilly or the Emergency Services. It is advised not to assume that the emergency services will be able to assist with the evacuation, as their focus will be directed to those in the greatest need. Where evacuation is not possible or has been delayed, employees/customers should make their way to the mezzanine floor in the existing workshop taking/keeping with them any important documents, bottled water, essential medicines and sufficient food until rescue is possible.

In the highly unlikely event of a flood, there has been consideration taken towards an effective flood evacuation route. With the most significant risk of flooding coming from an extreme tidal/weather event, the appropriate evacuation route would be to head to higher ground to the south-east of the site. Depending on the severity of the flood, there are two possible effective evacuation routes:

Evacuation Route 1 (Preferred)

Depart yard entrance towards coast path and follow coast path around to the front of Newfort House.

(FOLLOW RED LINE)



Evacuation Route 2

Head upslope into the storage field and access the coast path via the adjoining fields.

(FOLLOW RED LINE)



5.Warning Systems

Warning and Informing




The Council of the Isles of Scilly and the emergency services encourage you to sign up to Flood Warnings Direct (FWD) from the Environment Agency and to Weather Alerts from the Meteorological Office and act upon the guidance provided.

Recovery

If the building is subjected to flooding, and you have evacuated, you may not be allowed to return to the property until it has been declared safe to do so. Local Emergency services will provide further guidance and support.

Resting Locations on St Mary's

Airport, Town Hall, Church Hall, Mundesley Boarding House, Children's Centre Carn Thomas, Cadet Hut, Scillonian Club, Five Islands School, Sports Hall.

Warnings		EA Recommended Actions	Property Actions	
			Actions	Resources
 <p>FLOOD ALERT</p>	<p>Meaning: Flooding is possible be prepared</p> <p>Usage: Two hours to two days in advance of flooding</p>	<p>Be prepared to act on the FWEP.</p> <p>Prepare a flood kit of essential items</p> <p>Monitor local water levels and the flood forecast on our website</p>	<p>Review FWEP and monitor local news and radio stations.</p> <p>Check weather apps for updates etc.</p>	<p>FWEP displayed around site.</p>
 <p>FLOOD WARNING</p>	<p>Meaning: Flooding is expected Immediate action required.</p> <p>Usage: ½ an hour to one day in advance of flooding</p>	<p>Move family, pets, and valuables to a safe place</p> <p>Turn off gas, electricity and water supplies if safe to do so.</p> <p>Put flood protection equipment in place.</p>	<p>Setup boxwall flood barriers at ingress/egress points</p> <p>Review FWEP and monitor news/radio station for updates</p> <p>Contact emergency services for updates.</p>	<p>Boxwall flood barriers</p>
 <p>SEVERE FLOOD WARNING</p>	<p>Meaning: Severe flooding Danger to life</p> <p>Usage: When flooding poses significant threat to life</p>	<p>If not already evacuated via routes 1 or 2 then make way to mezzanine floor in current workshop.</p> <p>Contact emergency services and cooperate in evacuation</p> <p>Call 999 if in immediate danger</p>	<p>Evacuate via routes 1 or 2</p> <p>If evacuation not possible then Boxwall flood barriers should already be in place in front of ingress/egress points.</p> <p>Make way to mezzanine in current workshop and await rescue</p>	<p>Evacuation routes highlighted in FWEP</p> <p>Boxwall flood barriers.</p> <p>EA Floodline telephone number: 0345 988 1188 if needed Council of the Isles of Scilly telephone number:0300 1234 105</p>

			from emergency services.	Emergency services number: 999
EA Flood Warnings no longer in force	<p>Meaning: No further flooding is currently expected in your area.</p> <p>Usage: When river/sea conditions begin to return to normal</p>	<p>Be careful. Flood water may still be around for several days.</p> <p>If property has flooded, insurance company to be contacted as soon as possible.</p>	<p>If internal flooding occurred, then ensure water ingress has subsided before re-entering property.</p> <p>Always wash hands after contact with flood water.</p>	Brushes, mops and buckets as well as yard salvage pumps always at hand
Meteorological Office Weather Warnings	<p>Meaning: Warnings of heavy rainfall</p> <p>Usage: Warnings of severe winter weather e.g. hail, snow, freezing rain</p>	Consider the impact of this type of weather – e.g. this could lead to surface water flooding, groundwater flooding and/or increased sea levels	Monitor news/ radio stations for meteorological updates	

SIGN UP TO FLOOD WARNINGS DIRECT at [Gov.uk](https://www.gov.uk) OR 0345 988 1188

Additional Guidance:

Gov.UK: Prepare for a flood

Gov.UK: Preparing for emergencies

Environment Agency: Flood Warnings Direct

Meteorological Office: Weather Warnings

Council of the Isles of Scilly: enquiries@scilly.gov.uk