

Flood Emergency Plan

74 Market Place, Whitehaven

Planning Application Reference: 4/26/2166/0F1

Development: Conversion of second floor to three residential flats

1. Purpose of the Plan

This Flood Emergency Plan provides clear instructions for residents and building managers at 74 Market Place, Whitehaven, to ensure safe behaviour before, during, and after a flood event. It supports the Flood Risk Assessment and is intended to be secured by planning condition.

2. Key Flood Risks at the Site

- **Primary Risk:** Tidal/coastal flooding associated with Whitehaven Harbour.
- **Secondary Risk:** Surface water flooding on Market Place during intense rainfall.
- **Risk to Flats:** The second-floor flats are elevated well above predicted flood levels and are not at risk of direct inundation.
- **Residual Risk:** Ground-floor access may become hazardous during extreme events.

3. Flood Warning Information

3.1 Environment Agency Flood Warning Service

Residents should register for flood alerts via the Environment Agency's Flood Warning Service:

- **Online:** <https://www.gov.uk/sign-up-for-flood-warnings>
- **Telephone:** 0345 988 1188

3.2 Warning Levels

- **Flood Alert:** Prepare for possible flooding.
- **Flood Warning:** Flooding is expected; take action.
- **Severe Flood Warning:** Danger to life; follow emergency services instructions.

4. Resident Actions During a Flood Event

4.1 When a Flood Alert is Issued

- Monitor local news and EA updates.
- Move valuable items away from ground-floor areas.
- Ensure mobile phones are charged.

4.2 When a Flood Warning is Issued

- Do **not** attempt to leave the building via flooded streets.
- Move immediately to the second floor.
- Keep emergency supplies accessible (see Section 7).
- Contact neighbours to ensure they are aware of the warning.

4.3 During Severe Flooding

- Remain on the second floor unless instructed otherwise by emergency services.
- Do **not** enter floodwater.
- Follow emergency service instructions if evacuation is required.

5. Safe Refuge Arrangements

The second floor provides a safe refuge above predicted flood levels. Residents should remain here until:

- Floodwaters have receded; or
- Emergency services provide evacuation instructions.

6. Access and Egress

- Primary access is via the ground-floor entrance on Market Place.
- This entrance may become unsafe during extreme flood events.
- Residents must avoid using the stairwell if floodwater is present at ground level.

7. Emergency Supplies Checklist

Residents should maintain a small emergency kit containing:

- Battery-powered torch
- Mobile phone and charger/power bank
- Bottled water
- Basic first-aid supplies
- Warm clothing and blankets
- Essential medication
- Copies of important documents

8. Building Management Responsibilities

- Ensure residents are aware of this Flood Emergency Plan.
- Display a copy in communal areas.
- Maintain clear access to the stairwell and refuge areas.
- Review and update the plan annually.

9. After a Flood Event

- Do not return to ground-floor areas until water has fully receded.
- Avoid using electrical systems until checked by a qualified professional.
- Report any damage to building management.

10. Summary

- The second-floor flats provide a safe refuge above flood levels.
- The main risk relates to ground-floor access during extreme events.
- Following this plan ensures safe behaviour and compliance with planning requirements.