



FLOOD EVACUATION PLAN

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Date: 16 06 2026

Prepared for: Shound Properties Ltd by Carbon Investment Ltd

Planning Application Reference: 2023/93782

Site Address: Haichs Building, Firth Street, Huddersfield, HD1 3DA

Purpose of this Plan

This Flood Evacuation Plan has been prepared to satisfy the requirements of Condition 15 of the planning permission and shall be provided to all future occupants of the development prior to occupation.

The purpose of the Plan is to ensure that all occupants of the development, particularly occupants of the lower ground floor (basement) studio apartment and users of any lower ground communal accommodation, are aware of the flood risk affecting the site and understand the actions required to safely evacuate the premises should flooding be forecast or occur.

The Plan has been prepared with reference to the approved Flood Risk Assessment (FRA) prepared by JNP Group (November 2023, Ref: B25558-JNP-XX-XX-RP-C-1002 P01). The FRA confirms the site is in Flood Zone 2, with residual fluvial flood risk primarily during events exceeding the design standard (1% AEP + 23% climate change allowance). This Plan ensures safe evacuation over the lifetime of the development, taking account of climate change.



1. Site Description

The development at Haichs Building comprises residential apartments, including a lower ground floor (basement) studio apartment and lower ground communal accommodation, with additional storeys added.

The approved FRA confirms that the development is acceptable subject to implementation of recommendations.

Approved safe access and egress routes are as identified in the FRA and associated drawings (Appendix A of FRA).

2. Responsibility

All occupants are responsible for:

- Familiarising themselves with this Flood Evacuation Plan.
- Registering for Environment Agency flood warnings.
- Monitoring severe weather conditions.
- Responding immediately to flood warnings and alarm activations.
- Evacuating the building when advised.

The owner, landlord, management company or managing agent shall:

- Provide a copy of this Plan to all future occupants prior to occupation.
- Ensure occupants are informed of the flood risk.



- Maintain any flood warning or alarm equipment.
- Retain a copy of this Plan within building management records.
- Review this Plan annually or following any material change in flood risk information or building management, and update in consultation with the Local Planning Authority if required.

3. Flood Warning Arrangements

Occupants should register with the Environment Agency Flood Warning Service (via <https://www.gov.uk/sign-up-for-flood-warnings>).

Flood warnings may be received through telephone, text, email, EA online services, or local reports. Occupants should remain alert during periods of prolonged or intense rainfall.

4. Flood Water Ingress Alarm

The lower ground floor areas shall be protected by a flood water ingress alarm (details approved as part of the development's mitigation measures).

The alarm shall:

- Be maintained in accordance with the manufacturer's recommendations.
- Remain operational whilst the lower ground accommodation is occupied.
- Provide an audible warning capable of alerting occupants.



The alarm supplements Environment Agency warnings and does not replace the need to respond to severe weather or official alerts.

5. Evacuation Triggers

Evacuation should commence immediately upon any of the following:

Trigger A – Flood Warning

Receipt of an Environment Agency Flood Warning affecting the locality.

Trigger B – Severe Weather Event

Heavy or prolonged rainfall resulting in concern regarding local flooding.

Trigger C – Visible Flooding

Floodwater approaching the site, surrounding roads, access routes or external areas.

Trigger D – Emergency Services Advice

Advice from the Environment Agency, Police, Fire and Rescue Service or Local Authority to evacuate.

Trigger E – Flood Water Ingress Alarm Activation

Activation of the flood water ingress alarm serving the lower ground floor accommodation.

Occupants of the lower ground floor apartment and communal areas shall be prioritised.



6. Evacuation Procedure

Step 1

Remain calm and assess the warning received.

Step 2

Occupants of the lower ground floor apartment and users of lower ground communal accommodation shall immediately move to upper floor levels.

Step 3

Collect essential items only (mobile phone, keys, essential medication, personal documents if readily available). Do not delay evacuation to protect possessions.

Step 4

Leave the building via the approved safe access and egress routes identified in the approved FRA (refer to relevant drawings).

Step 5

Proceed to a safe location outside the affected flood risk area (e.g., friends/family accommodation, temporary accommodation, or locations advised by emergency services). Upper floors may provide temporary refuge if immediate full evacuation is not possible, pending further advice.

Step 6

Do not return until floodwaters have receded and it is confirmed safe by the emergency services or Local Authority.



7. Lower Ground Floor Emergency Procedure

The lower ground (basement) areas are the most vulnerable. Occupants and users shall:

- Evacuate immediately upon any flood warning or alarm activation.
- Not remain in lower ground accommodation during a flood event.
- Direct any visitors to leave immediately.
- Move to upper floors and prepare for full evacuation as necessary.

The strategy relies on advance warning and early action before floodwater affects safe access/egress.

8. Vulnerable Occupants

Any occupant requiring assistance (due to age, disability, illness, or reduced mobility) should make advance arrangements with relatives, carers, neighbours, or support providers. These should be activated immediately upon warning or alarm. A personal flood plan or buddy system is recommended.

9. Flood Safety Advice

Occupants must not:

- Walk or drive through flowing floodwater.
- Enter floodwater unnecessarily.



- Return to the building until declared safe.

Floodwater may be contaminated and contain hidden hazards.

10. Emergency Contacts

- **Environment Agency Floodline:** 0345 988 1188
- **Emergency Services:** 999
- **NHS Non-Emergency:** 111
- **Property Owner / Managing Agent:** Vanilla lettings – 01484 546160
- **Emergency Maintenance Contact:** 01484 546 160

11. Distribution and Review of this Plan

A copy of this Plan shall be:

- Provided to all future occupants prior to occupation.
- Included in resident information packs.
- Retained by the building owner/managing agent.
- Made available to future owners, tenants, and occupiers.