

Access and mitigation plan for flood zone at

Unit B, Dragon Parc B, Abercanaid, Wales, CF48 1YL

Access to the premises will be maintained via the existing site entrance and highway network. The access route has been assessed in relation to flood risk and will remain available under the design flood event. In accordance with TAN 15, appropriate flood warning procedures, operational management measures, and a Flood Evacuation Plan will be implemented to ensure the safe access and egress of personnel. No access will be attempted through floodwater, and site operations will cease where safe access cannot be maintained. These measures ensure that the development complies with the requirements of TAN 15 in respect of safe access and flood risk management.

When or If the access route is itself affected by flooding, you should consider the following:

The access route may be affected during extreme flood events. However, flood warning procedures, advance closure of operations, staff evacuation prior to route inundation, and implementation of a Flood Evacuation Plan will ensure that no personnel are required to travel through floodwater. The proposed mitigation accords with the risk-based approach set out in TAN 15.

The additional information below should be identified and considered:

1. Risk Assessment

- Identify flood risk level and expected flood depths.
- Map areas likely to become inaccessible.
- Monitor weather forecasts and flood warnings.
- Define trigger levels for activating the plan.

2. Access Routes

- **Primary route:** Highest available road with the lowest flood risk.
- **Secondary route:** Alternative access if the primary route is flooded.
- Clearly mark routes on a site map.
- Identify road closure points and diversion routes.

3. Personnel Access

- Suspend travel when roads are flooded or authorities advise against travel.

- Implement remote working where possible.
- Use staggered shifts before flooding is expected.
- Maintain an up-to-date contact list for all staff.

4. Emergency Access

- Ensure emergency services know the preferred access route.
- Keep entrance gates accessible and unlocked (or provide emergency access codes).
- Maintain clear turning areas for emergency vehicles.

5. Vehicle Management

- Move company vehicles to higher ground before flooding.
- Restrict HGV deliveries during flood warnings.
- Designate safe parking areas outside the flood zone if required.

6. Site Controls

- Install flood warning signage.
- Close flooded entrances with barriers.
- Prevent anyone from driving through floodwater.
- Provide lighting if access routes are used during poor visibility.

7. Communication

- Notify employees, contractors, and suppliers when the plan is activated.
- Share alternative access instructions.
- Appoint an incident coordinator.
- Maintain communication via phone, email, or messaging systems.

8. Recovery

- Inspect access roads for damage before reopening.
- Remove debris and confirm road safety.
- Record any issues and update the plan after each flood event.