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Planning & Development

Flood Risk Assessment

Gemma Waghorn
5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Document Control

Client	Gemma Waghorn
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Checked by	J. Read
Approved by	A. Jones
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Distribution

Client	Gemma Waghorn

Legal

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Executive Summary

Ashfield Flood Risk Solutions ("Ashfield") was commissioned by Gemma Waghorn ("the client") to undertake a Flood Risk Assessment ("FRA"), in support of a planning application for the construction of four timber glamping pods with decking, and a proposed parking/turning area with adjoining pathway at Ellerbeck Barns, Egremont, Cumbria, CA22 2UA ("the site").

The nearest Environment Agency (EA) designated Main River is the Pow Beck located approximately 1.9km to the north-west where it outfalls into the sea. The Ellergill Beck is the nearest ordinary watercourse to the site and is located immediately north-east. This flows in a southerly direction and outfalls into the sea approximately 3km south of the site. The site is 1.2km to the coastline at its nearest location, however due to the height of the site above sea level, the risk of tidal flooding is negligible.

The site is partially located within Flood Zone 2; however, this is constrained to the reed bed area only. Flood Zone 2 is defined as land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. The majority of the site is located within Flood Zone 1 which includes the proposed glamping pod site and parking area. Flood Zone 1 is defined as having less than a 1 in 1,000 annual probability of river flooding. Additionally, the proposed pod site is elevated approximately 5.5m above the nearest extent of Flood Zone 2 providing significant protection from fluvial flooding. The Flood Zones do not include representation of any flood defences that exist.

It was confirmed by the EA that no flood model data was available and that the Flood Zones are based on JFlow nationalised modelling.

The Risk of Flooding from Rivers and Sea (ROFRAS) mapping indicates that the site is located within an area of high risk. However, this is also constrained to the reed bed area only. The majority of the site is outside of any categorised area meaning it is defined as having a very low risk (less than a 0.1% chance of flooding each year). This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail.

A drainage plan has been provided by Glampitect demonstrating the proposed use of permeable surfaces and a gravel border surrounding the pods to mitigate any residual risk of surface water flooding.

The site has been assessed for flood risk from a variety of flood sources. Fluvial, surface water, groundwater and artificial sources are all considered to pose a low risk to the site, with reservoir failure and tidal flooding considered negligible.

Therefore, this FRA demonstrates that the proposed development at the site:

- Is suitable in the location proposed and will be adequately flood resistant and resilient;
- Is unlikely to place additional persons at risk of flooding, and will offer a safe means of access and egress through provision and use of a Flood Management Plan; and
- Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.

1 Introduction

1.1 Authorisation and Context

Ashfield Flood Risk Solutions ("Ashfield") was commissioned by Gemma Waghorn ("the client") to undertake a Flood Risk Assessment ("FRA"), for 5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA ("the site"). The site location can be seen on Drawing 01 for reference.

This report has been prepared in support of a planning application (ref. 4/22/2042/0F1) for use of land for the siting of four glamping pods with small decking areas, construction of a parking comprising 4 spaces, footways and associated drainage and minor earth works to regrade the land levels.

1.2 Aims and Objectives

The aims of this report are to address the requirements of the National Planning Policy Framework (NPPF) through meeting the following objectives:

- Assessing whether the site is likely to be affected by flooding from different sources;
- Providing an assessment of the vulnerability of the proposed development and its suitability in relation to the identified flood risks;
- Providing an opinion in relation to the likely impacts of the proposed development on flooding elsewhere; and,
- Where required, presenting flood risk mitigation measures necessary to ensure that the proposed development and occupants will be safe, whilst ensuring flood risk is not increased elsewhere.

1.3 Information Sources Used

In order to prepare this FRA, the following information sources and general guidance documents have been used:

- National Planning Policy Framework (NPPF), Flood Risk and Coastal Change Planning Practice
- Copeland Borough Council Strategic Flood Risk Assessment (SFRA) – Jacobs – August 2007;
- Cumbria County Council Preliminary Flood Risk Assessment (PFRA) – June 2011;
- Cumbria County Council Surface Water Management Plan (SWMP) – JBA – November 2012;
- Cumbria County Council Local Flood Risk Management Strategy (LFRMS) – March 2012;
- Application for Planning Permission, Reference Number 4/22/2042/0F1 – Copeland Borough Council – January 2022;
- Existing Site Plan, Drawing Number 210825-01-01 – Glampitect, October 2021;
- Proposed Site Plan, Drawing Number 210825-01-02 – Glampitect, October 2021;
- Proposed Drainage Plan, Drawing Number 210825-01-04 – Glampitect, October 2021;
- Glamping Pod Elevations, Drawing Number 210825-01-05 – Glampitect, October 2021;
- Cross-section of Site, Drawing Number 210825-01-11 – Glampitect, October 2021;
- 1m resolution LiDAR data – downloaded online June 2022;
- Environment Agency interactive flood maps – accessed online June 2022;

- UK Centre for Ecology and Hydrology (UKCEH) interactive land cover maps – accessed online June 2022; and,
- British Geological Survey (BGS) Drift & Geology Maps - accessed online June 2022.

1.4 Report Limitations

This assessment of flood risk has looked to use the most accurate and up to date flood mapping for the location. The site boundary has been supplied by the client and the assessment of risk is based on this. This report has been prepared with due care and diligence in accordance with industry best practice and guidance. The conclusions in this report are valid only to the extent that the information provided to Ashfield was accurate and complete at time of receipt.

1.5 Site Setting

The site is located at coordinates XY: 298758, 509953 (nearest post code: CA22 2UA) and occupies an area of approximately 0.19 hectares (ha). The site is located in 1.5km to the west of Egremont. The site comprises arable and horticultural land (as seen in the UK Centre for Ecology and Hydrology Land Cover Maps) with an area which was previously used as a paddock that is currently vacant. Access to the site from the B5345 is located approximately 30m north-east of the paddock near the proposed car parking area. The site is confined by the coast 1.3km to the west, the town of Egremont 1.5km to the east, and Coulderton village 1km to the south.

1.6 Site Survey

No site visit was undertaken as part of this commission.

1.7 Development Proposals

The proposed pod site is currently vacant and was previously used as a paddock. The proposed development entails a total of four handmade timber glamping pods with a small area of decking to the front of each pod. A path will allow access to the pods from the proposed parking/turning area comprising one parking bay per pod.

All proposed built surfacing will comprise permeable materials, and each timber glamping pod will be bordered with gravel to manage drainage. This is further discussed in Section 1.10.

1.8 Topographic Mapping

In absence of a site-specific topographical survey, freely available 1m resolution Light Detection and Ranging (LiDAR) data has been downloaded for the site and local area. A visual illustration of the LiDAR is presented on Drawing 02.

From review of the LiDAR data, the ground within the site is indicated to slope steeply towards the B5345 to the north-east. The proposed pod site covers an area approximately 760m^2 and is level, with ground levels ranging between 65.6-66.4mAOD. The proposed pod elevations plan (seen within

Appendix A) indicates each pod will be slightly elevated above ground level. Further recommendation are made within Section 3 in relation to floor levels of the pods.

1.9 Local Hydrology

The nearest Environment Agency (EA) designated Main River to the site is the Pow Beck, located approximately 1.9km to the north-west where it outfalls into the sea in the local area. The River Ehen is also located 2km to the east and flows in a southerly direction before discharging into the sea approximately 8km to the south-east.

The nearest ordinary watercourse to the site is the Ellergill Beck, located immediately to the north-east of the site. This flows in a southerly direction and outfalls into the sea approximately 3km south of the site.

The site is 1.2km to the coastline at its nearest location, however due to the height of the site above sea level, the risk of tidal flooding is negligible.

1.10 Local Drainage

The site is currently greenfield and there are not understood to be any drainage connections.

The proposed drainage plan for the site can be seen Appendix A and indicates that each glamping pod will be surrounded by a 250mm wide gravel border (150mm deep) to facilitate the drainage of excess surface water generated by the pods. All other proposed surfaces will be constructed with permeable material including the parking/turning area and the path leading up to the pod site.

A proposed package treatment system will be located on site and will manage the foul water directed from the pods via a drainage run indicated on the proposed drainage plan via a gravity system. The treated effluent will outfall into the existing reed bed located to the east of the site boundary.

1.11 Flood History

EA recorded flood outlines data shows that the nearest instance of recorded flooding is 1.1km to the south of the site in Coulderton, which consisted of surface water flooding in August 2012.

The Copeland Borough Council Strategic Flood Risk Assessment[1] (SFRA), which was published in August 2007, indicates that in 1999 a prolonged intense storm flooded 150 properties in Whitehaven (approximately 5km north of the site) and 30 properties in Egremont (approximately 1.5km to the east). However, there are no reportable instances of flooding at or near the site.

As part of this assessment, the following documents were also reviewed and no instances of flooding are reported to have occurred at or within the vicinity of the site:

- Cumbria County Council Preliminary Flood Risk Assessment[2] (PFRA)

[1] https://www.copeland.gov.uk/sites/default/files/attachments/ldfcopeland_sfra.pdf
[2] https://cumbria.gov.uk/elibrary/Content/Internet/544/3887/6729/43221161446.PDF

- Cumbria County Council Surface Water Management Plan[3] (SWMP)
- Cumbria County Council Local Flood Risk Management Strategy[4] (LFRMS)

[3] https://cumbria.gov.uk/elibrary/Content/Internet/538/755/1929/17716/17717/42117104122.PDF
[4] https://cumbria.gov.uk/elibrary/Content/Internet/544/3887/5894/4212914154.PDF

2 Flood Risk Evaluation

The following sections provide an evaluation of the risk posed by the key flood sources in relation to the site location. Consideration is given to the severity of flood risk to the site as a whole, making use of existing flood mapping, high-level local strategic studies and available topographic information.

2.1 Fluvial & Tidal Flood Risk

Fluvial flood risk originates from a watercourse of any size that may affect a site when the channel capacity is exceeded. This type of flooding often occurs following an extreme rainstorm event or a prolonged period of wet weather. Tidal flood risk can affect the coastline as well as estuaries and rivers that are tidally influenced. Flood events often coincide with the tidal regime, high rainfall events or other natural phenomena, which can lead to water levels covering low-lying land or exceeding natural or man-made defences.

As previously mentioned within Section 1.7, the nearest EA designated Main River is the Pow Beck, located approximately 1.9km north-west of the site where it discharges into the sea. The River Ehen is also located 2km to the east and flows in a southerly direction, discharging into the sea approximately 8km to the south-east of the site.

The key watercourse of interest to the site is the Ellergill Beck, due to its location immediately to the north-east of the site. This watercourse flows in a southerly direction and outfalls into the sea approximately 3km south of the site.

The site is 1.2km to the coastline at its nearest location, however due to the height of the site above sea level, the risk of tidal flooding is negligible.

EA Flood Mapping

The Environment Agency's Flood Map for Planning (Rivers and Sea) divides the floodplain into risk-based categories and provides an indication of flood risk for the site. The EA Flood Map for Planning (Rivers and Sea) (Drawing 02) indicates that the site is partially located within Flood Zone 2. Flood Zone 2 is defined as land assessed as having between a 1 in 100 (1%) and 1 in 1,000 (0.1%) annual probability of river flooding each year. However, this Flood Zone is constrained to the reed bed area only. The majority of the site is located within Flood Zone 1 which is defined as land assessed as having less than a 1 in 1,000 (0.1%) annual probability of river flooding each year. The Flood Zones show the 'undefended' scenario, where any flood defences in the locality are not represented within the mapping.

The proposed glamping pod site is located approximately 5.5m above the extent of Flood Zone 2 proving significant protection from fluvial flooding. The proposed car park is located immediately to the east of the extent of Flood Zone 2.

The Risk of Flooding from Rivers and Sea (ROFRAS) mapping indicates that the site is partially located within an area of high risk. However, this is also constrained to the reed bed area only. The majority of the site is outside of any categorised area meaning it is defined as having a very low risk (less than a

0.1% chance of flooding each year). This mapping takes into account the representation of any flood defences that may exist in the local area.

There are no flood defences identified on the Ellergill Beck. The nearest flood defences to the site are located approximately 2.2km to the south-east. From interrogation of the open-source layer for flood defences in a GIS viewer, this is identified to comprise an embankment. These defences have a Standard of Protection (SOP) to a 1 in 100 year fluvial event.

Appendix B contains a response from the EA to the client confirming that no flood model data was available for the site and that the Flood Zones are based on JFlow nationalised modelling.

> In summary, the overall risk to the site from fluvial flooding is considered to be **Low**. No further consideration is deemed necessary as part of this FRA.

2.2 Surface Water Flooding

Surface water flooding occurs when local drainage networks are overwhelmed during an extreme rainfall event, causing water to flow over the surface and follow gravity to the lowest point where it often pools. This flood source is increasingly becoming one of the major contributors of flood risk, due to changing weather patterns and increased extreme rainfall events occurring across the UK. This places more pressure than ever on drainage systems, which are often overwhelmed during flash flood events, normally only designed to take between a 1 in 20 and a 1 in 30 return period event.

When interpreting the surface water flood map information, it needs to be taken into account that surface water mapping is generated from information that is largely high-level. The flood mapping must be correctly interpreted in order to give a fair representation of the site's surface water flood risk and used only as a guide.

The EA Surface Water Flood Map (Drawing 05) indicates that the majority of the site is located within an area of very low risk, with the exception of the reed bed area and the entrance to the site on the B5345.

There is no indicated risk to the site following a high risk event as seen in Drawing 06. A high risk event is defined as an area which has a chance of flooding which is greater than 1 in 30 (3.3%) each year.

Drawing 07 shows the flood depths during a medium risk event; defined as an area which has a chance of flooding between 1 in 100 (1%) and 1 in 30 (3.3%) each year. This indicates that the estimated depths during a medium risk even could reach up to 150mm at the site entrance and 150-300mm in the area surrounding the reed bed.

Drawing 08 shows the flood depths during a low risk event; defined as an area which has a chance of flooding between 1 in 1000 (0.1%) and 1 in 100 (1%) in any given year. Depths of surface water flooding on site during this event are indicated to be between 150-300mm at the site entrance. The greatest depths on site can be observed in the area surrounding the reed bed, which could reach up to 600mm.

The SFRA includes surface water flood risk evaluation based on the EA mapping discussed above. Further to this, there was no reported surface water incidents discussed near to the site.

The overall risk of surface water flooding affecting the site is considered to be **Low**. No further consideration is deemed necessary as part of this FRA.

2.3 Reservoir Failure

Assessment of risk of a reservoir failure may be interpreted as the extent of flooding that would occur, should any reservoir that has a capacity larger than 25,000m^3, suffer a catastrophic failure. Mapping of this nature is described by the Environment Agency as a very worst-case scenario, with a flood event of this type being extremely unlikely to occur.

The EA Risk of Flooding from Reservoir Failure mapping (Drawing 09) is based on two extents:

- Wet Day (National) - This data shows the individual flood extents for all large, raised reservoirs in the event that they were to fail and release the water held on a “wet day” when local rivers had already overflowed their banks.
- Dry Day (National) - This data shows the individual flood extents for all large, raised reservoirs in the event that they were to fail and release the water held on a “dry day” when local rivers are at normal levels.

The EA Risk of Flooding from Reservoir Failure mapping (Drawing 09) shows that the property is located approximately 2km south-east of the nearest wet and dry day reservoir flooding extents. Current legislation ensures that reservoirs are inspected regularly and essential safety work is carried out as required.

There is no information within the PFRA, SFRA, LFRMS or SWMP regarding any historic reservoir failure events located at or within the vicinity of either site.

The risk of flooding from reservoir failure is therefore considered to be **Low**, and no further consideration from this risk source is deemed necessary as part of this report.

2.4 Groundwater

Flooding from a groundwater source often occurs during or following a period of prolonged wet weather within areas that are low lying underlain by permeable rocks (aquifers). When aquifers are at their maximum holding potential, flooding at surface level can occur from beneath the ground.

Groundwater as a sole flooding mechanism is often regarded as low risk as it often relies on a coinciding rainfall, or flood event from an additional source to become a flood risk. The main contributory factor that will enhance the risk of groundwater flooding, is prolonged periods of high rainfall, which result in the groundwater saturation level rising to the point where it reaches the surface.

Online BGS mapping shows the bedrock geology beneath the property to comprise of St Bees Sandstone Member - Sandstone. This is defined by the EA as a ‘Principal’ aquifer. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

The bedrock is overlain by Till, Devensian - Diamicton Superficial Deposit. This is defined by the EA as 'Secondary (undifferentiated)' aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

There are no borehole records located within the vicinity of this site to determine the depth of groundwater below ground level (bgl).

There are no reportable instances of groundwater flooding within the Copeland and Cumbria Council documents. No further information was provided relating to the susceptibility of the area the Property is within to groundwater flooding.

> The risk of flooding from groundwater flooding is therefore considered to be **Low**. No further consideration is deemed necessary as part of this FRA.

2.5 Artificial Flood Sources

Flood risk from artificial sources would include the failure of man-made drainage or water supply network. Although the likelihood of such an occurrence is highly unpredictable, it is recommended that any proposed designs for the site take into account the location of any existing below ground services, in order to avoid any inadvertent flooding taking place during the construction phase and in the future.

There is no information regarding any historic sewer related flooding issues at or within the vicinity of the site. Furthermore, no information on any DG5 records has been provided for the wider area in which the site is located within.

> In summary, the overall risk to the site from artificial sources is considered to be **Low**. No further consideration is deemed necessary as part of this FRA.

2.6 Summary

Table 1 provides a summary of the classification of risk to the site from all flood sources and indicates where further considerations are required in the context of the proposed development.

Table 1 - Flood Risk Summary

Flood Source	Overall Risk Classification	Additional Considerations
Fluvial	Low	None.
Tidal	Low	None.
Surface Water	Low	None.
Reservoir Failure	Low	None.
Groundwater	Low	None.
Artificial Sources	Low	None.

3 Flood Risk in Planning Context

This report has so far evaluated all potential flood risk sources that may affect the site. The following sections describe the identified flood risks in the context of the proposed development and provide recommendations, where required, for the mitigation or reduction of those risks to enable safe development.

3.1 Flood Risk Status

The EA Flood Map for Planning (Rivers and Sea) (Drawing 02) indicates that the site is partially located within Flood Zone 2; however, this Flood Zone is constrained to the reed bed area only. The majority of the site is located within Flood Zone 1 including the glamping pod site and proposed parking area.

The proposed glamping pod site is located approximately 5.5m above the extent of Flood Zone 2 proving significant protection from fluvial flooding. The proposed car park is located immediately to the east of the extent of Flood Zone 2.

3.2 Development Viability

The Environment Agency classifies different types of development according to their perceived vulnerability to flood risk. The proposed development is understood to comprise four glamping pods for holiday use, with a parking area and a footpath.

Based on the EA vulnerability classification system outlined in Table 2 of the Planning Practice Flood Risk and Coastal Change Guidance the proposed development would be classed as more vulnerable. Based on the vulnerability classification and the site's partial location within Flood Zone 2, the development is deemed appropriate. As stipulated above, the glamping pods and car park are located within Flood Zone 1.

3.3 Impact on Flooding Elsewhere

The proposed glamping pods and parking area are not considered to impact flooding elsewhere due to their locality within Flood Zone 1. The reed bed area is located within Flood Zone 2; however, no structures are proposed to be built here.

3.4 Design Principles for Development

It is recommended that, based on the current design proposals, the following design principles should be incorporated to demonstrate its long-term resilience and resistance to residual flood risk.

Development Levels

Where the design allows, it is recommended that the floor level of the proposed pods are set a minimum of 150mm above external ground to mitigate against any residual surface water risk.

Drainage – Surface Water

As part of the development design, it should be ensured that any modification of external surface water drainage systems, does not increase surface water flooding elsewhere. This should be done by minimising hard surfacing where possible and by adopting the use of permeable surface materials.

As previously discussed in Section 1.10, a proposed drainage plan (Appendix A) has been developed to demonstrate how both surface water and foul water can be positively drained onsite. Each glamping pod will be surrounded by a 250mm wide gravel border (150mm deep) and all other proposed surfaces will be constructed using permeable material. This will mitigate against any residual risk of localised flooding.

Safe Access and Egress

Dry, safe access/egress is achievable away to the north-west via the B5345.

4 Conclusion

The site has been assessed for flood risk from a variety of flood sources. Fluvial, surface water, groundwater and artificial sources are all considered to pose a low risk to the site, with reservoir failure and tidal flooding considered negligible.

To mitigate any residual risk of surface water flooding, the proposed drainage plan should be followed, and the drainage system should be routinely maintained. This includes the provision of permeable materials for the parking area and pathway.

Therefore, this FRA demonstrates that the proposed development at the site:

- Is suitable in the location proposed and will be adequately flood resistant and resilient;
- Is unlikely to place additional persons at risk of flooding, and will offer a safe means of access and egress; and
- Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.

Limitations of this report

The report must not be shared with 3rd parties without the permission of the author.
The report is given solely for the use of (the "Addressee") for the purposes originally intended and not for the use of any third party. Save where and to the extent that liability cannot by law be limited we will have no liability to any party other than the Addressee whether due to negligence or howsoever arising in respect of this report. For avoidance of doubt, it must not be published nor otherwise disclosed or made available in any other format or circumstances. Prior to disclosing this report, the Addressee must make it clear that no-reliance is provided by us to them and that we do not owe them a duty of care. In consideration for the above permission to disclose this report the Addressee will indemnify us and hold us harmless in respect of any damages, losses, costs and expenses incurred by us arising out of the use of the report by any party to which the Addressee discloses this report.

Disclaimer
Flood Protection Solutions Ltd has taken great care to ensure that our customers receive the fullest satisfaction and protection from our unique products and services. However, we our representatives, surveyors or agents cannot accept any liability whatsoever, for claims of damage, accidental or otherwise.

Flooding and its effects are always unpredictable and can vary from site to site. If used in accordance with instructions our products should give some protection against flooding, but no responsibility is accepted for flood claims. The recommendations made in this site visit should help reduce the flood risk, but it is impossible to flood proof a property, and as such no responsibility is accepted for flood claims.

Whist every attempt has been made to assess impact of flood risk elsewhere, modelling has not been undertaken. The structure of existing walls has not been assessed. The pump systems are only intended to be used under flood conditions.

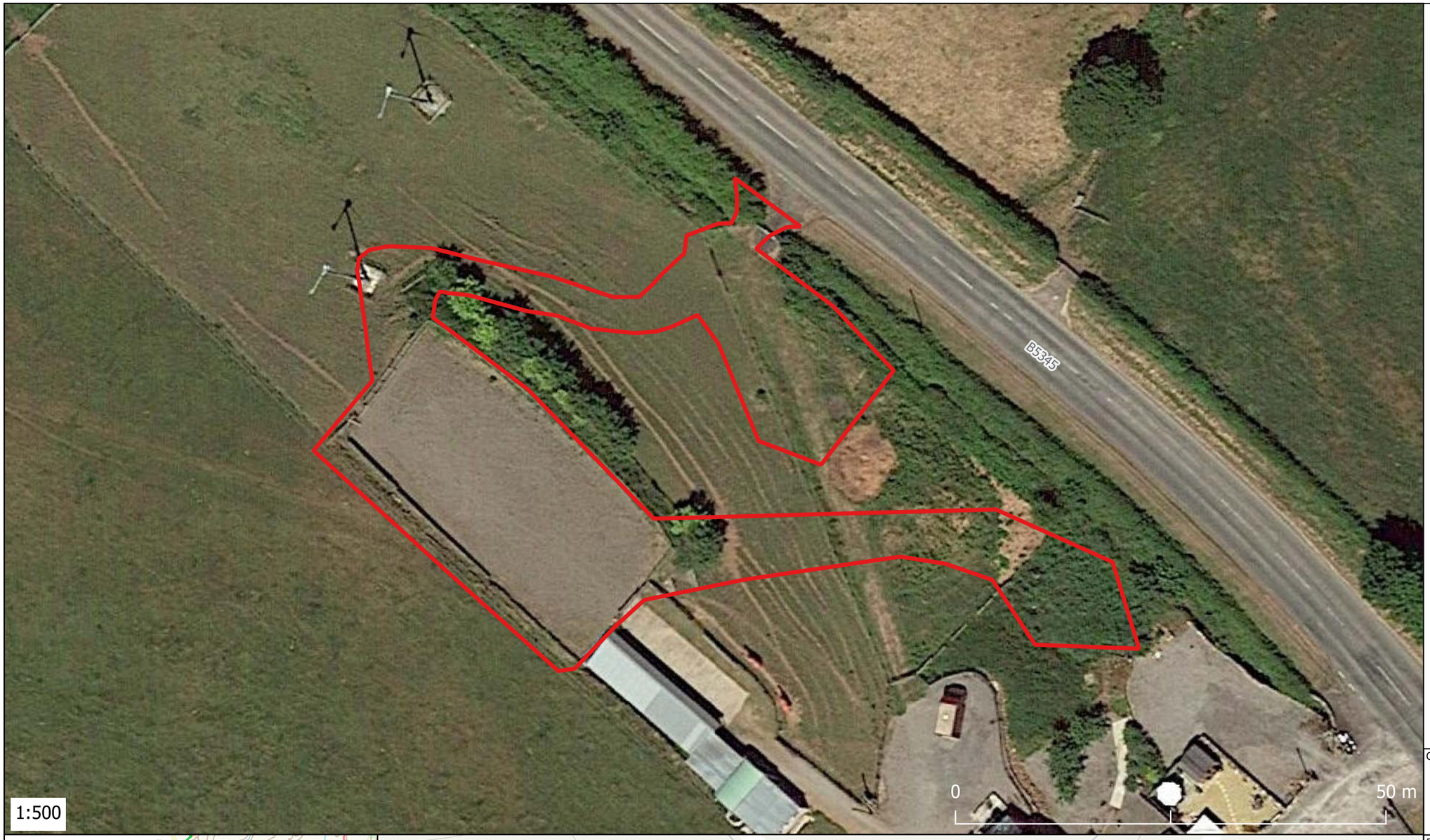
All reports and recommendations are offered in good faith and the advice given is the best that is currently available. All manuals are written by qualified engineers. Terms and Conditions Apply. (See website for details)

We have undertaken a photographic and measured survey of the property. Please note, measurements act as a guide only and formal measured surveys are to be undertaken by the appointed contractor prior to manufacture/installation.

For properties with air bricks and/or vents connected to gas appliances or solid fuel burners, a gas safety engineer will need to be consulted to approve the recommended measures are suitable.

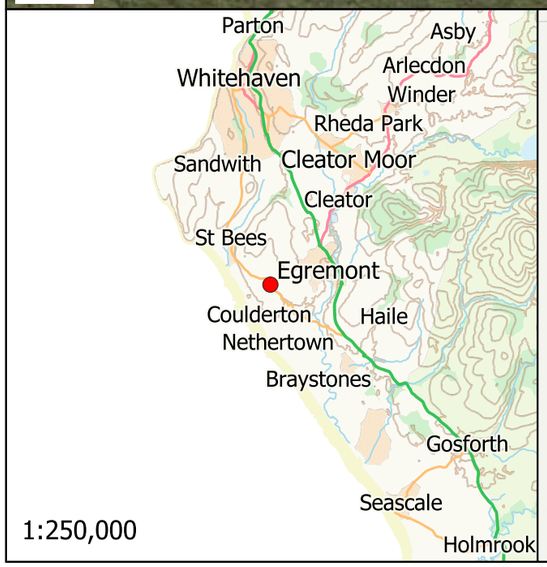
PLEASE NOTE: This disclaimer does not affect your statutory rights as a consumer.

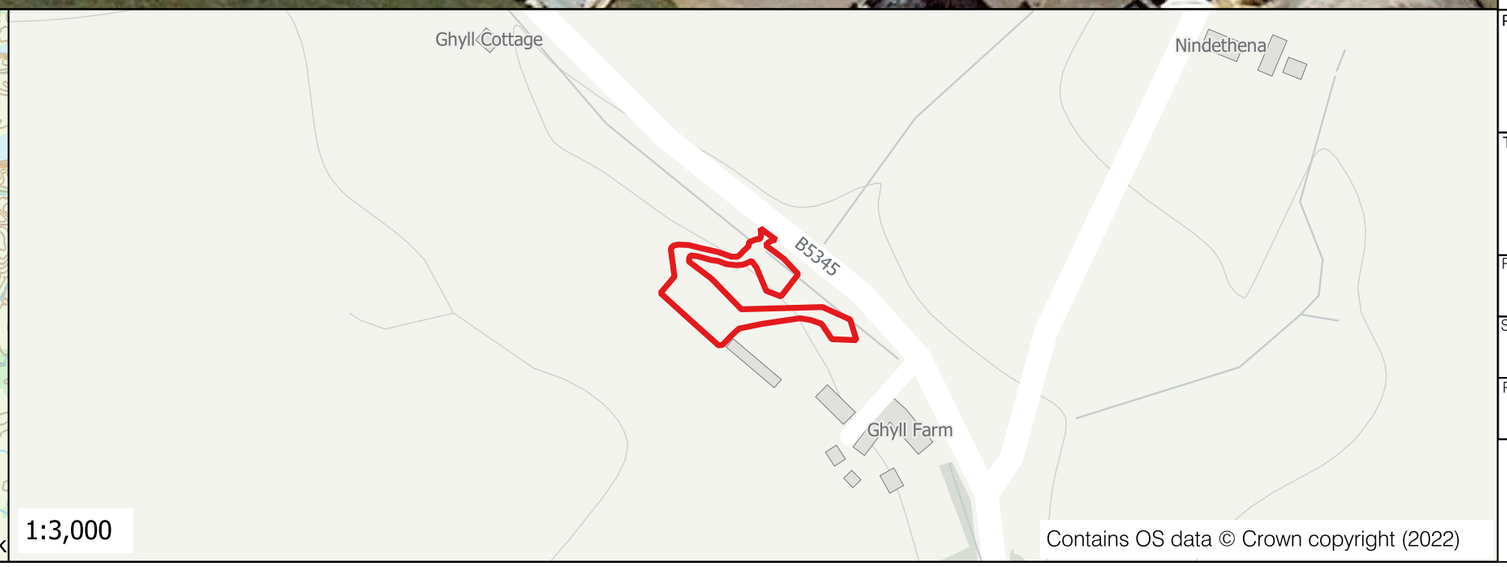
Drawings



Legend

- Site Boundary
- Site Location





Client

Flood Protection Solutions

Project

5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title

Site Location Plan

Report No.	Drawing No.	Revision
152522-F01	01	-
Scale	**Date**	**Frame Size**
As Shown	20/06/2022	A3
Produced By	**Drawn By**	**Approved By**
LC	LC	CD

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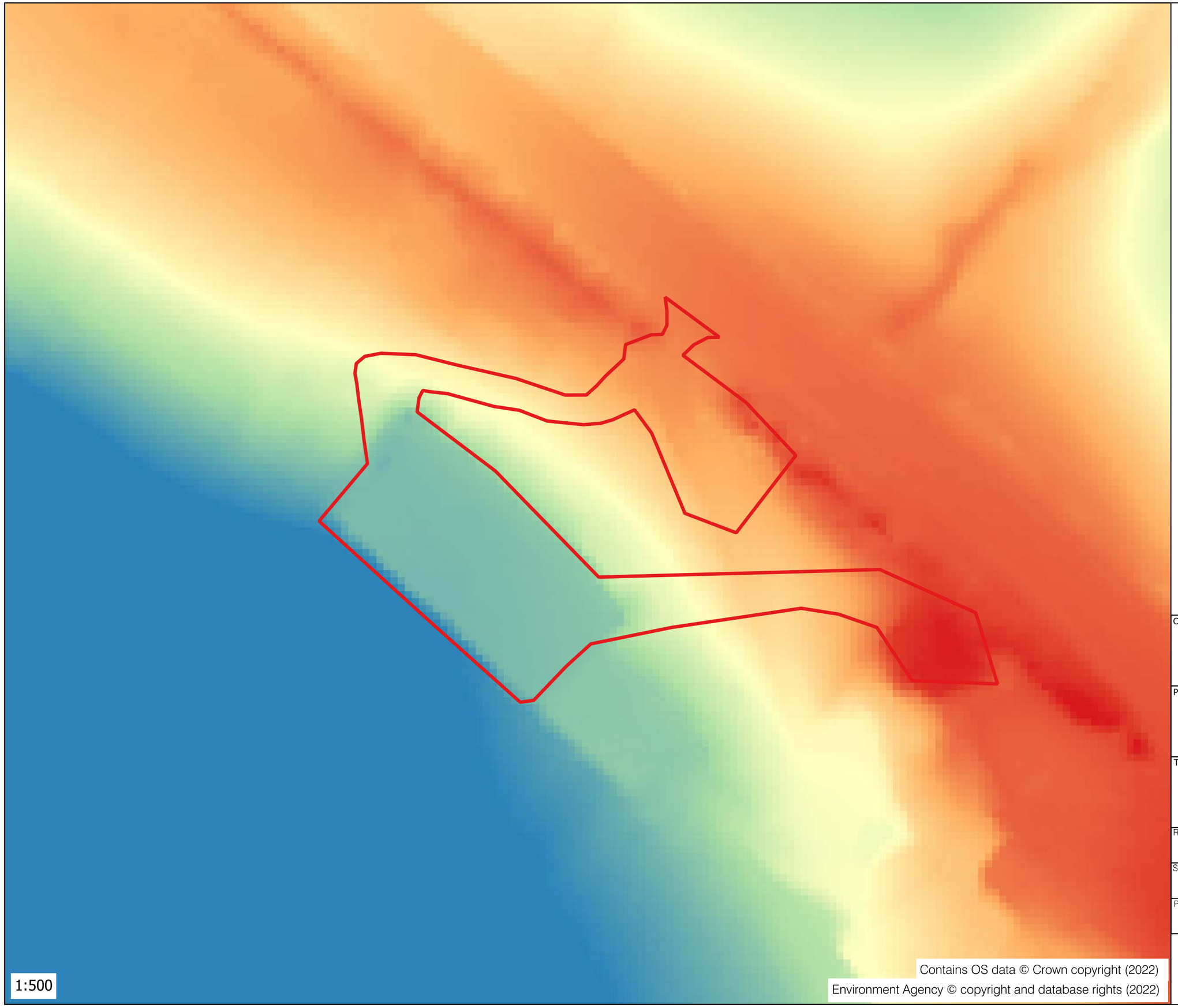

Legend

Site Boundary

LiDAR Derived Ground Levels (mAOD)
Band 1 (Gray)
68
56

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5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title

LiDAR Derived Ground Levels Plan

Report No.	Drawing No.	Revision
152522-F01	02	-
Scale	Date	Frame Size
As Shown	XX/XX/2021	A3
Produced By	Drawn By	Approved By
XX	XX	XX

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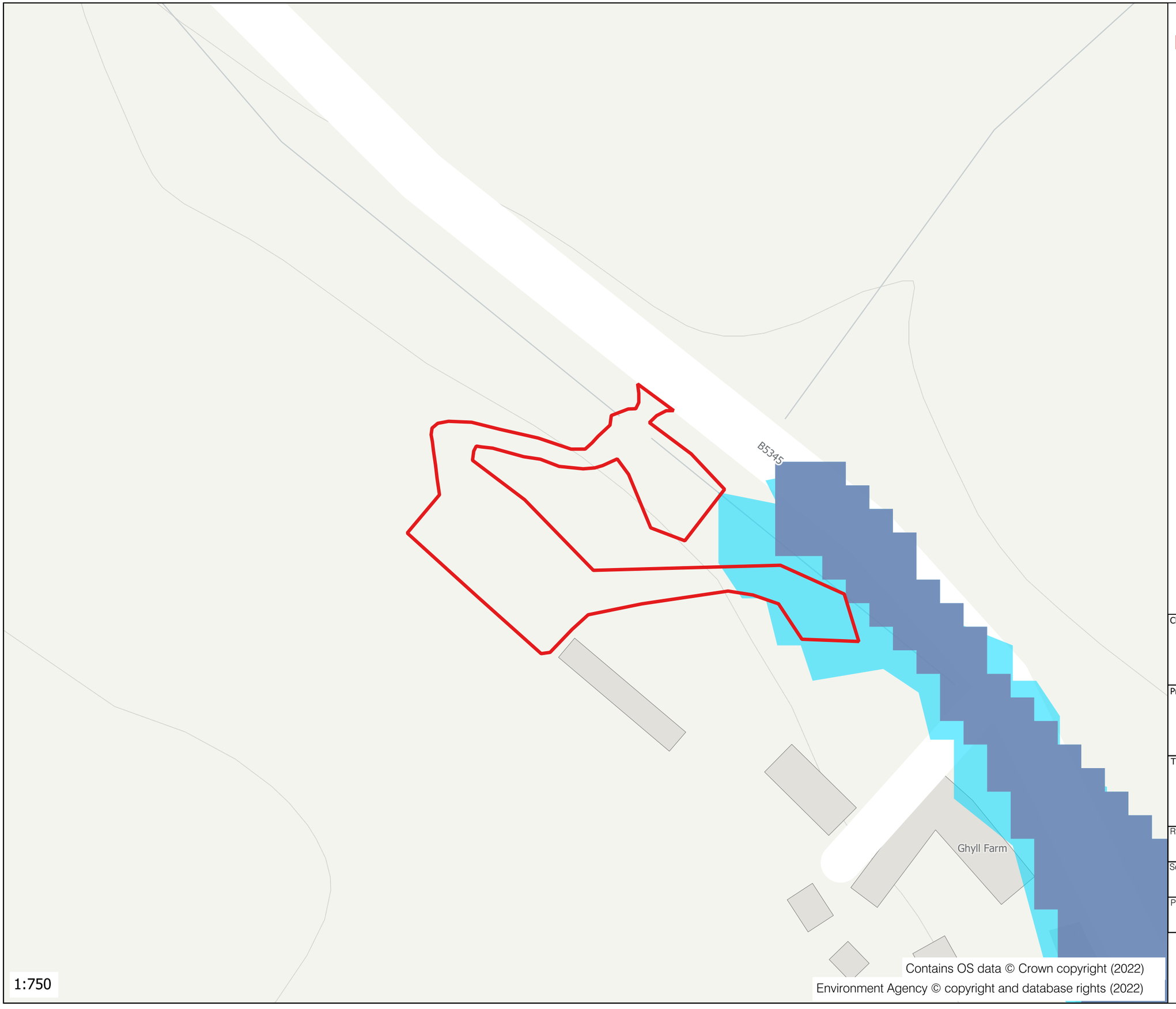

Legend

- Site Boundary
- Main Rivers
- Flood Defences
- Areas Benefiting from Flood Defences
- Flood Zone 3
- Flood Zone 2

1:750

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5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title

EA Flood Map for Planning

Report No.	Drawing No.	Revision
152522-F01	03	-
Scale	**Date**	**Frame Size**
As Shown	20/06/2022	A3
Produced By	**Drawn By**	**Approved By**
LC	LC	CD

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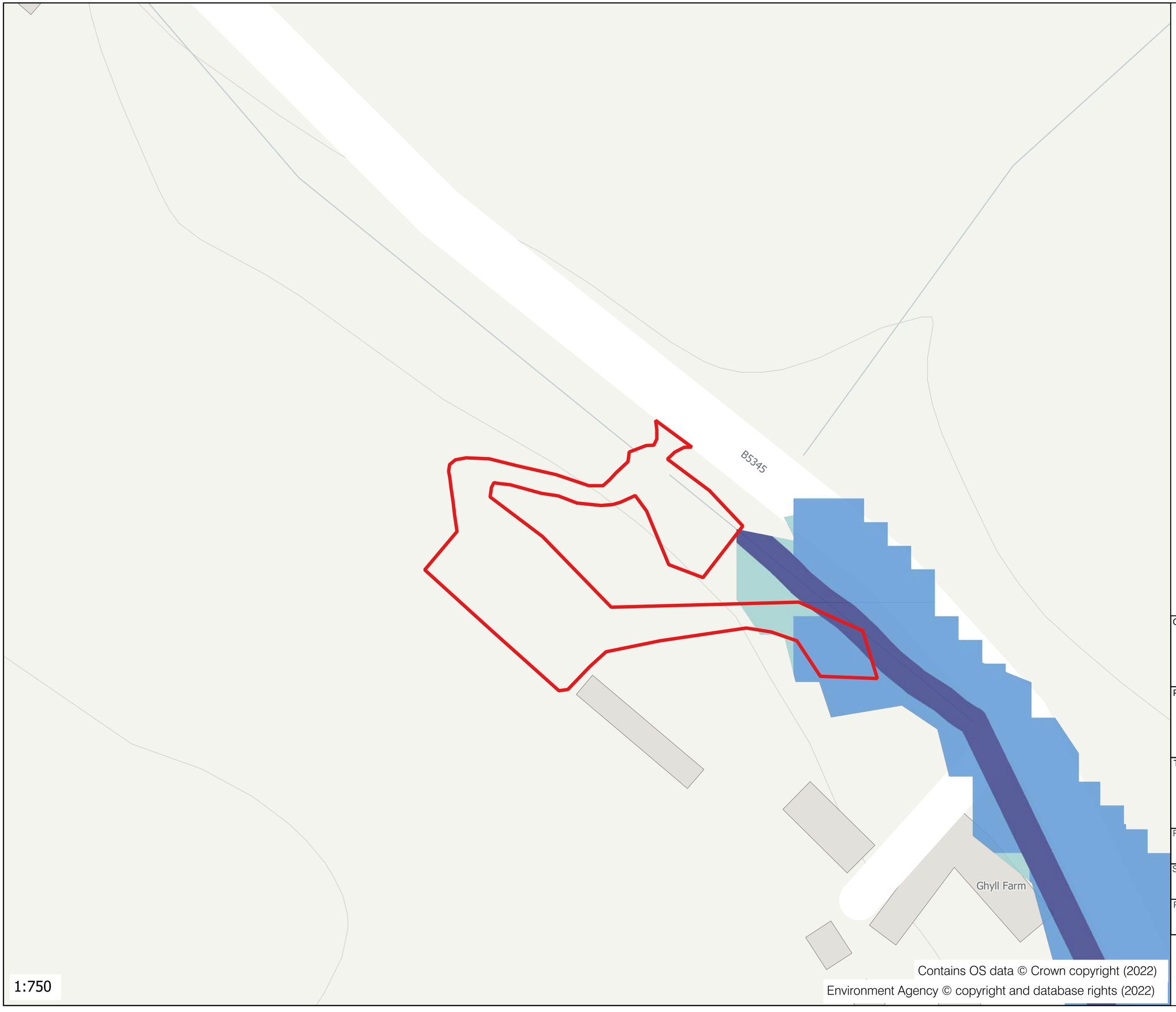

Legend

Site Boundary

ROFRAS Mapping

High Risk

Medium Risk

Low Risk

Very Low Risk

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5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title

Risk of Flooding from Rivers and Sea Mapping (ROFRAS)

Report No.	Drawing No.	Revision
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LC	LC	CD

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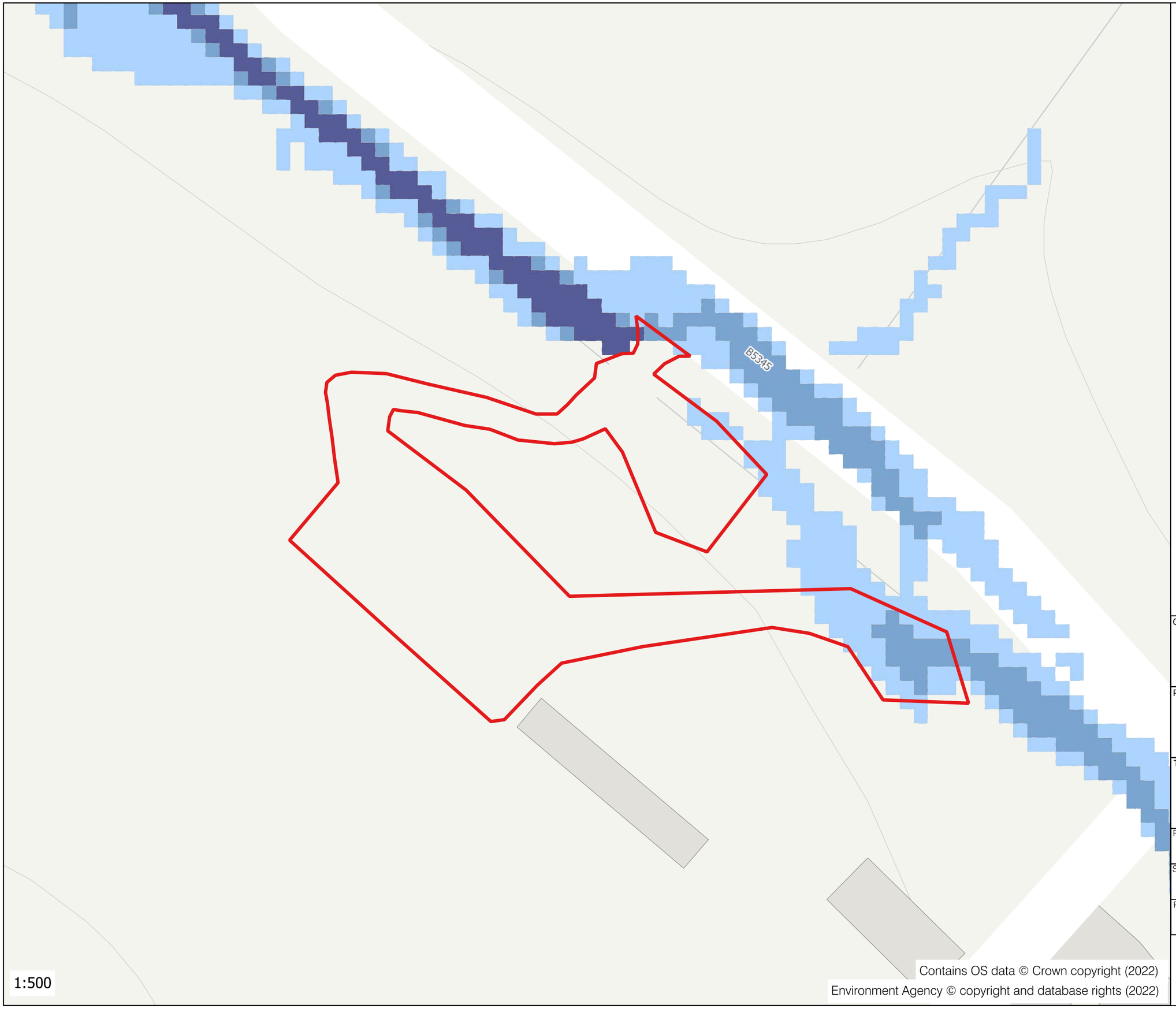


Legend

- Site Boundary
- High Risk 1 in 30 Year Extent
- Medium Risk 1 in 100 Year Extent
- Low Risk 1 in 1000 Year Extent

1:500

Client

Flood Protection Solutions

Project

5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title

Risk of Flooding from Surface Water

Report No.	Drawing No.	Revision
152522-F01	05	-
Scale	**Date**	**Frame Size**
As Shown	29/06/2022	A3
Produced By	**Drawn By**	**Approved By**
LC	LC	CD

ASHFIELD SOLUTIONS GROUP

Legend

Site Boundary

High Risk Depths (m)

- Below 150mm
- 150 - 300mm
- 300 - 600mm
- 600 - 900mm
- 900 - 1200mm
- Over 1200mm

1:500

Client

Flood Protection Solutions

Project

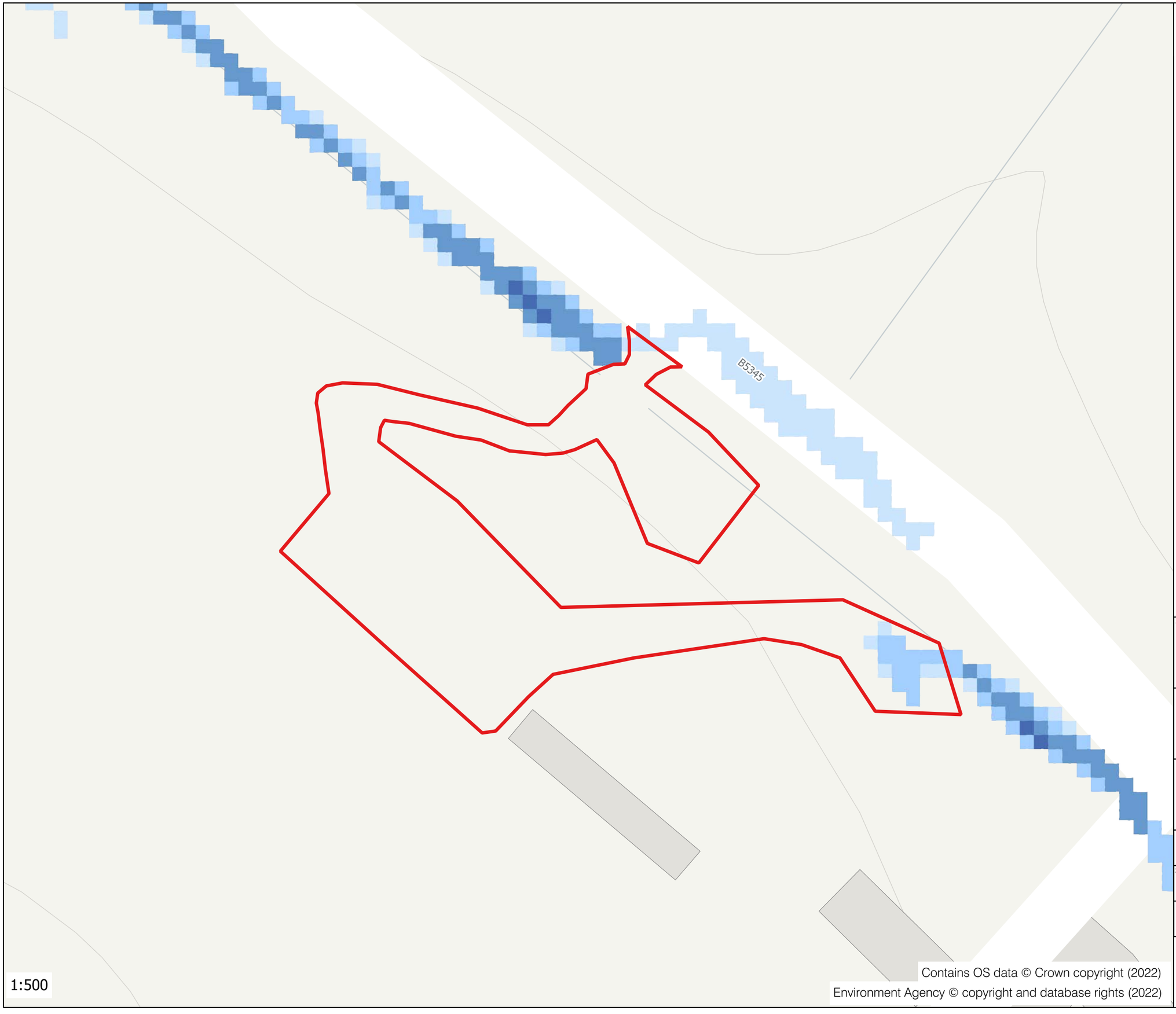
5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title

High Risk of Flooding from Surface Water

Report No.	Drawing No.	Revision
152522-F01	06	-
Scale	Date	Frame Size
As Shown	20/06/2022	A3
Produced By	Drawn By	Approved By
LC	LC	CD

ASHFIELD — SOLUTIONS GROUP —



Legend

Site Boundary

Medium Risk Depths (m)

- Below 150mm
- 150 - 300mm
- 300 - 600mm
- 600 - 900mm
- 900 - 1200mm
- Over 1200mm

1:500

Client

Flood Protection Solutions

Project

5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title

Medium Risk of Flooding from Surface Water

Report No.	Drawing No.	Revision
152522-F01	07	-
Scale	**Date**	**Frame Size**
As Shown	20/06/2022	A3
Produced By	**Drawn By**	**Approved By**
LC	LC	CD

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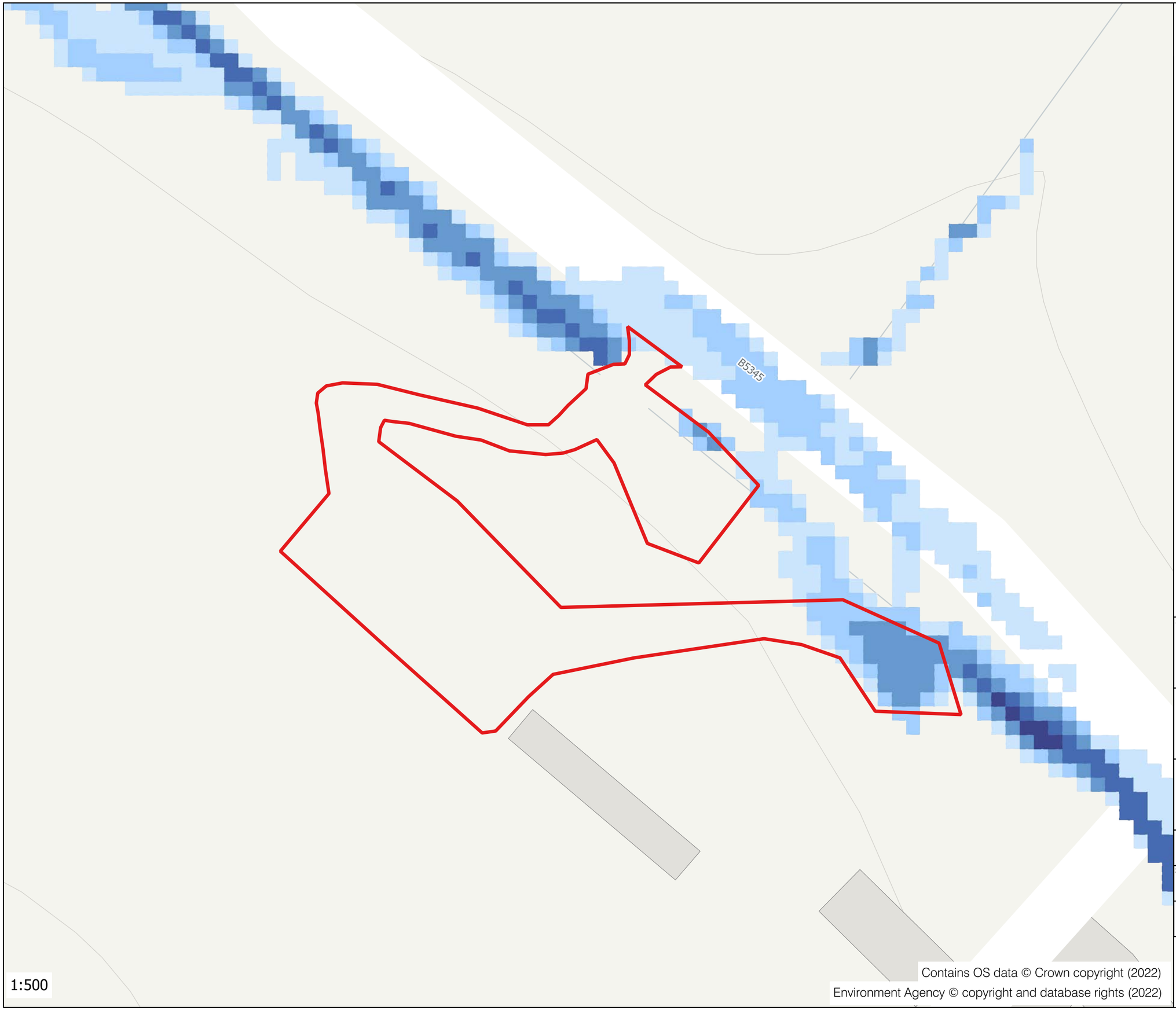


Legend

Site Boundary

Low Risk Depths (m)

- Below 150mm
- 150 - 300mm
- 300 - 600mm
- 600 - 900mm
- 900 - 1200mm
- Over 1200mm

1:500

Client

Flood Protection Solutions

Project

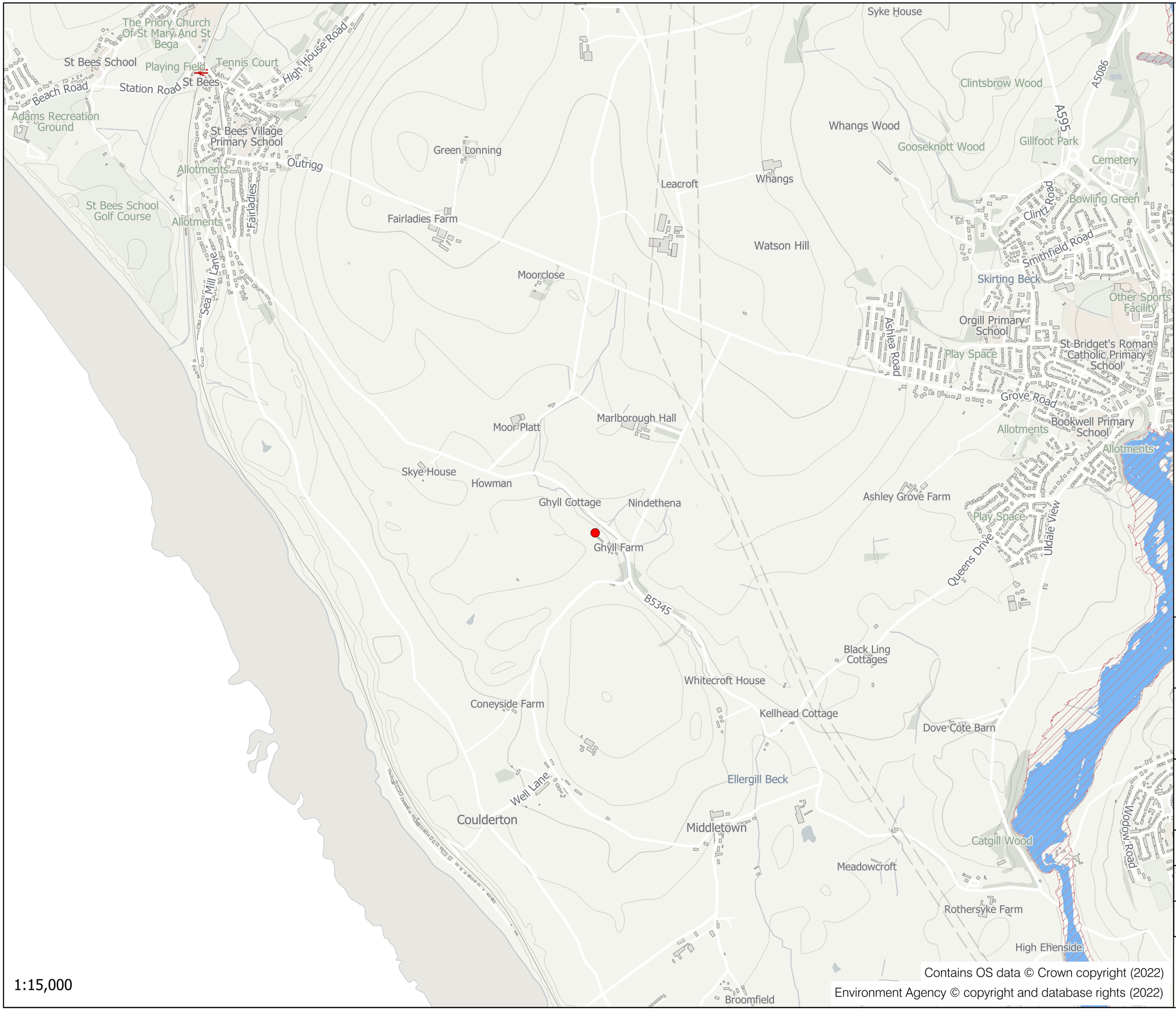
5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title

Low Risk of Flooding from Surface Water

Report No.	Drawing No.	Revision
152522-F01	08	-
Scale	Date	Frame Size
As Shown	20/06/2022	A3
Produced By	Drawn By	Approved By
LC	LC	CD

ASHFIELD SOLUTIONS GROUP



1:15,000

Client
Flood Protection Solutions

Project
5 Ellerbeck Barns, Egremont, Cumbria, CA22 2UA

Title
Risk of Flooding from Reservoir Failure

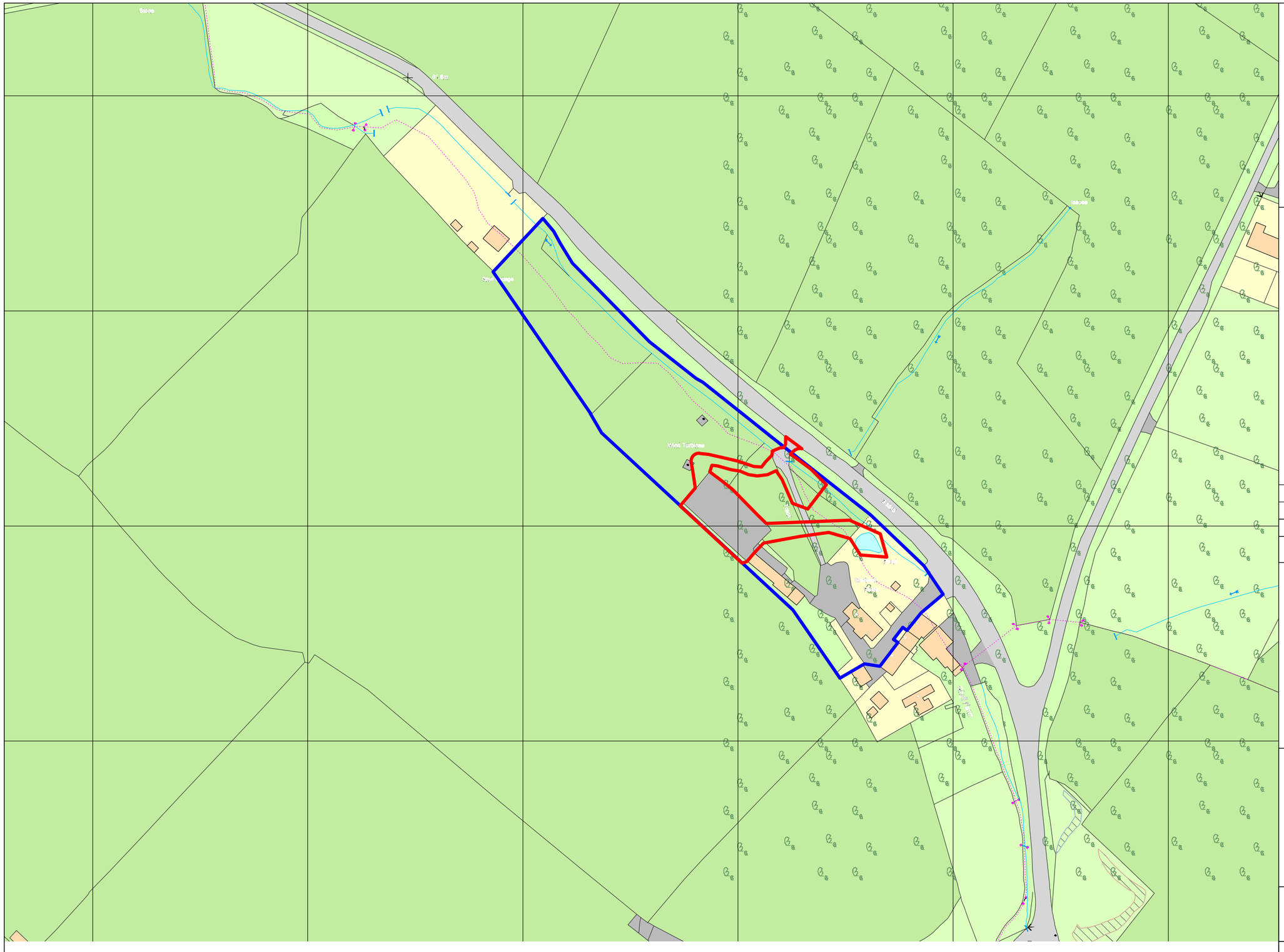
Report No.	Drawing No.	Revision
152522-F01	XX	-
Scale	Date	Frame Size
As Shown	20/06/2022	A3
Produced By	Drawn By	Approved By
LC	LC	CD

ASHFIELD — SOLUTIONS GROUP —

Appendices

Appendix A

Existing & Proposed Site Plans



GLAMpitect

W: WWW.GLAMPITECT.CO.UK
E: CONTACT@GLAMPITECT.CO.UK
T: 0131 202 9002

Date	Description	Rev	By

Revision Description

Project:
Proposed Glamping Site For Gemma Waghorn
5 Ellerbeck Barns, Egremont Road, Egremont Cumbria
CA222UA

Drawing Title:
LOCATION PLAN

Drawing Number:
210825-01-01

Revision:

Date: 11-10-21

Scale: 1:1250 @ A2

Drawn By: TA

CAD Dwg File: -

Arch. Base Dwg: -

Issue Status:
Full Planning Application

A2

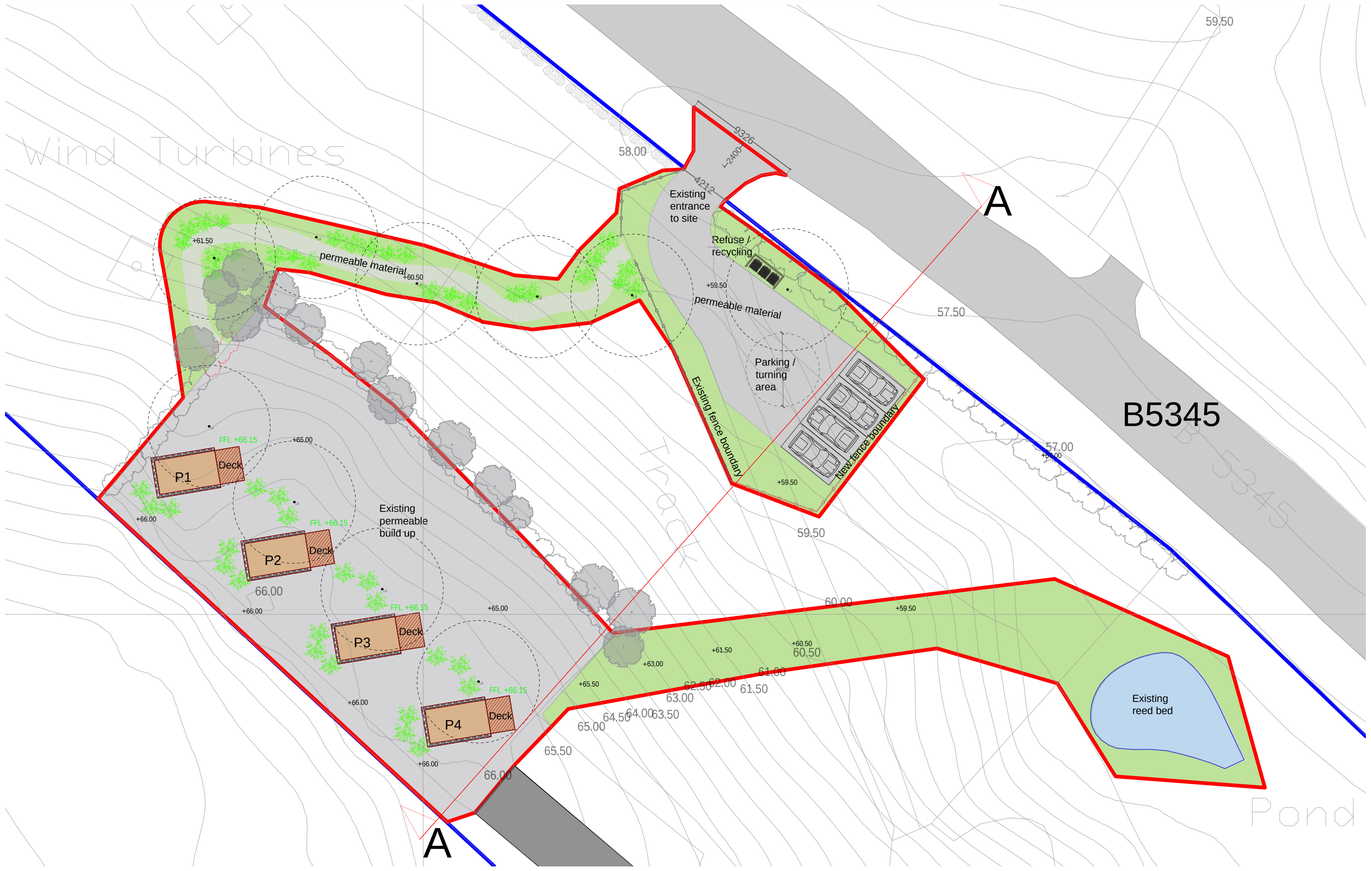
OWNERSHIP BOUNDARY

SITE BOUNDARY

20 0 40 80 120 160 200

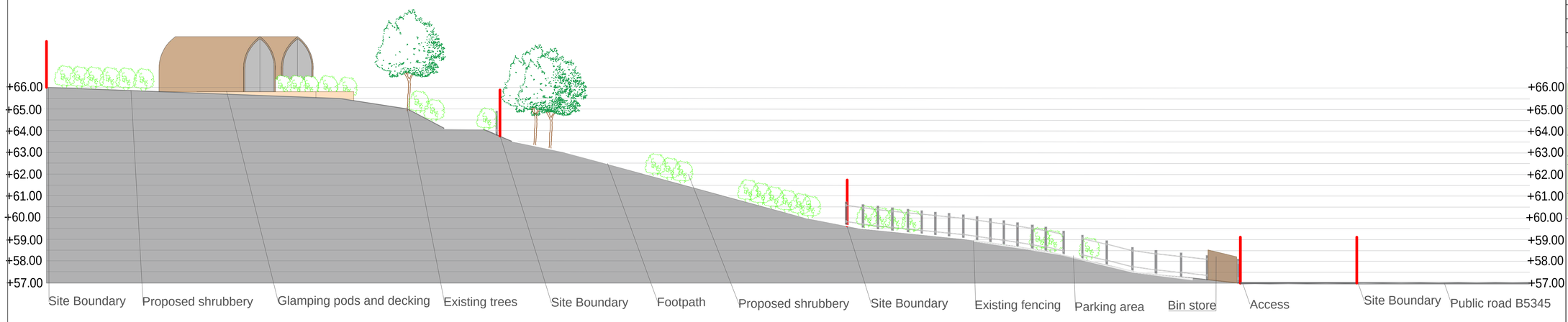
scale bar in metres

NORTH



Site layout plan
Scale : 1:250 @A1

5 0 5 10 15 20 25
metres



Section A-A
Scale : 1:100 @A1

3 0 3 6 9 12 15
metres

OWNERSHIP BOUNDARY

SITE BOUNDARY

NORTH

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T: 0131 202 9002

KEY TO SYMBOLS

- GLAMPING POD WITH COVERED DECK
- EXISTING TREES
- EXISTING HEDGE
- NEW INDIGENOUS SHRUBBERY
- NEW PERMEABLE TRACK

NOTE : Please do not scale from this key.

Date	Description	Rev	By

Revision Description

LOCATION PLAN 1:7500

Project:
Proposed Glamping Site For Gemma Waghorn
5 Ellerbeck Barns, Egremont Road, Egremont Cumbria CA222UA

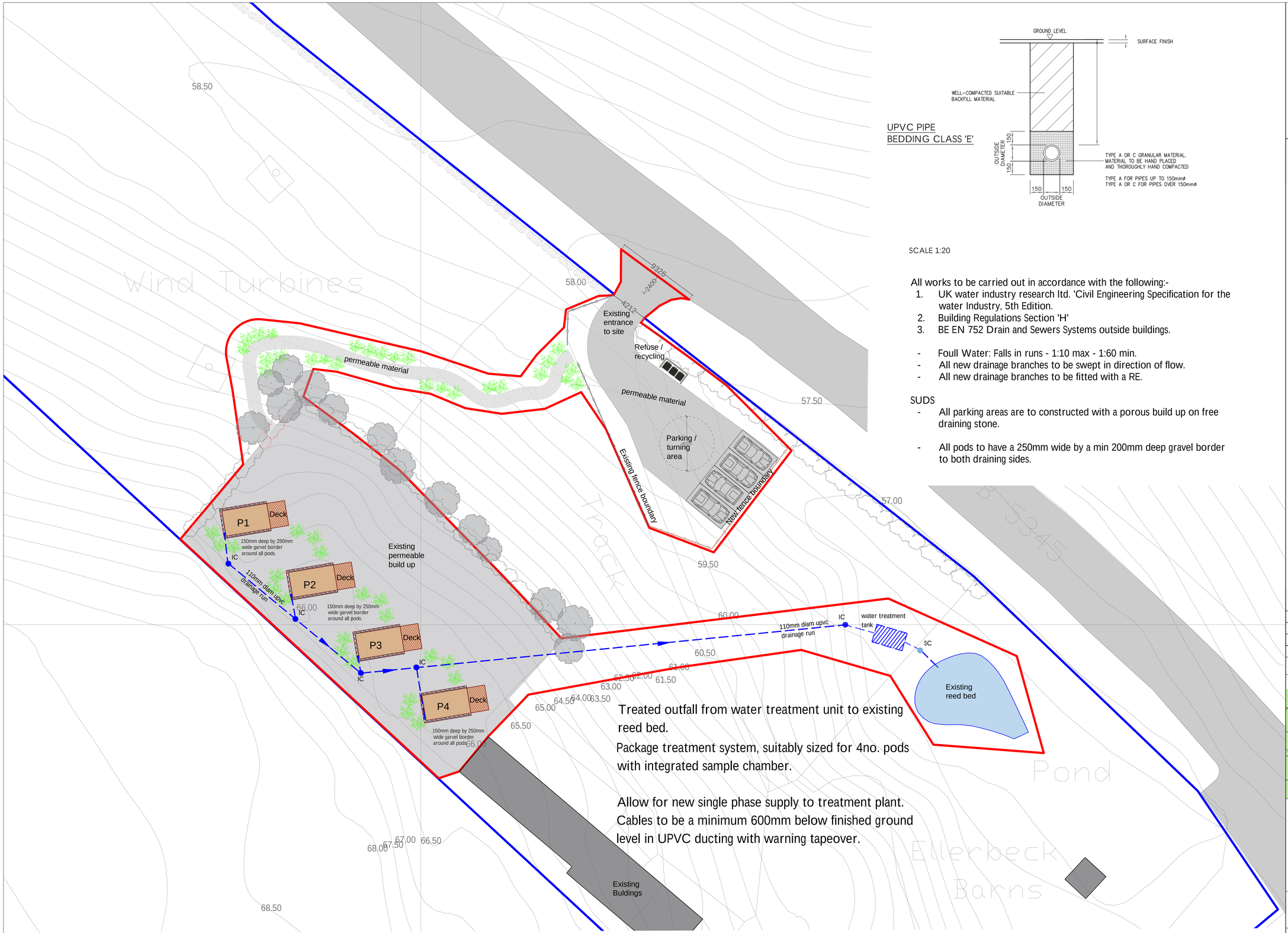
Drawing Title:
CROSS SECTION

Drawing Number:
210825-01-11

Revision:
Date: 17-01-22
Scale: Varied @ A1
Drawn By: TA
CAD Dwg File:
Checked By: EC

Issue Status:
Full Planning Application

A1



UPVC PIPE
BEDDING CLASS 'E'

SCALE 1:20

All works to be carried out in accordance with the following:-

1. UK water industry research ltd. 'Civil Engineering Specification for the water Industry, 5th Edition.
2. Building Regulations Section 'H'
3. BE EN 752 Drain and Sewers Systems outside buildings.

- Foull Water: Falls in runs - 1:10 max - 1:60 min.
- All new drainage branches to be swept in direction of flow.
- All new drainage branches to be fitted with a RE.

SUDS

- All parking areas are to constructed with a porous build up on free draining stone.
- All pods to have a 250mm wide by a min 200mm deep gravel border to both draining sides.

OWNERSHIP BOUNDARY

SITE BOUNDARY

100 0 100 200 300 400 500

metres

NORTH

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E: CONTACT@GLAMPITECT.CO.UK
T: 0131 202 9002

KEY TO SYMBOLS

DRAINAGE RUN

IC INSPECTION CHAMBER

RE RODDING EYE

SC SAMPLE CHAMBER

WATER TREATMENT PLANT

Date	Description	Rev	By

Revision Description

LOCATION PLAN 1:7500

Project:
Proposed Glamping Site For Gemma Waghorn
5 Ellerbeck Barns, Egremont Road, Egremont Cumbria CA222UA

Drawing Title:
PROPOSED DRAINAGE PLAN

Drawing Number:
210825-01-04

Revision:
Date: 11-10-21
Scale: 1:200 @ A1
Drawn By: -
CAD Dwg File: TA
Arch. Base Dwg:

Issue Status:
Full Planning Application

A1

NORTH

OWNERSHIP BOUNDARY

SITE BOUNDARY

10 0 10 20 30 40 50

metres

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E: CONTACT@GLAMPITECT.CO.UK
T: 0131 202 9002

KEY TO SYMBOLS

- GLAMPING POD WITH COVERED DECK
- EXISTING TREES
- EXISTING HEDGE
- NEW INDIGENOUS SHRUBBERY
- NEW PERMEABLE TRACK
- FFL +66.15 — FINISHED FLOOR LEVELS

NOTE : Please do not scale from this key.

Date	Description	Rev	By
17/01/22	Floor levels added per council request.	A	TA

Revision Description

LOCATION PLAN 1:7500

Project:
Proposed Glamping Site For Gemma Waghorn
5 Ellerbeck Barns, Egremont Road, Egremont Cumbria CA222UA

Drawing Title:
PROPOSED SITE PLAN

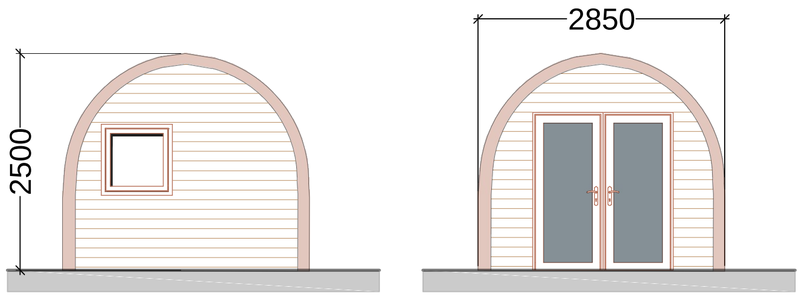
Drawing Number:
210825-01-02

Revision: A
Date: 11-10-21
Scale: 1:200 @ A1
Drawn By: TA
CAD Dwg File:
Checked By: EC

Issue Status:
Full Planning Application

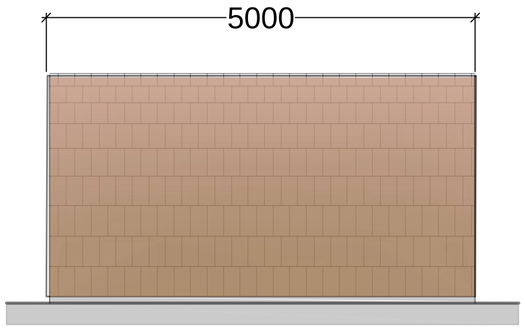
A1

Exterior Views of proposed Glamping Pod.

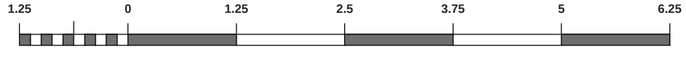


Rear Elevation E-02

Front Elevation E-02



Side Elevation E-02



GLAMpitect

W: WWW.GLAMPITECT.CO.UK
E: CONTACT@GLAMPITECT.CO.UK
T: 0131 202 9002

Date	Description	Rev	By

Revision Description

Project:
Proposed Glamping Site For Gemma Waghorn
5 Ellerbeck Barns, Egremont Road, Egremont Cumbria
CA222UA

Drawing Title:
POD ELEVATIONS

Drawing Number:
210825-01-05

Revision:	**-**
Date:	**11-10-21**
Scale:	**1:50 @ A2**
Drawn By:	**TA**
CAD Dwg File:	**-**
Arch. Base Dwg:	**-**

Issue Status:
Full Planning Application

A2

Copeland borough council
Proud of our past. Energised for our future.

Copeland Borough Council
The Copeland Centre,
Catherine Street, Whitehaven,
Cumbria CA28 7SJ

tel: 0845 054 8600
fax: 01946 59 83 03
email: info@copeland.gov.uk
web: www.copeland.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	5 Ellerbeck Barns
Address line 1	Egremont
Address line 2	
Address line 3	
Town/city	Egremont
Postcode	CA22 2UA

Description of site location must be completed if postcode is not known:

Easting (x)	298758
Northing (y)	509953

Description

2. Applicant Details

Title	
First name	Gemma
Surname	Waghorn
Company name	
Address line 1	5 Ellerbeck Barns, Egremont
Address line 2	
Address line 3	
Town/city	Egremont
Country	

2. Applicant Details

Postcode	CA22 2UA

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	
Surname	Glampitect
Company name	Glampitect Ltd
Address line 1	9-10 St Andrew Sqaure
Address line 2	
Address line 3	
Town/city	Edinburgh
Country	United Kingdom
Postcode	EH2 2AF
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	1871.00
Unit	Sq. metres

5. Description of the Proposal

Please note in regard to:
• Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
• Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
• Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Proposed are a total of four handmade timber glamping pods for guests along with recycling/waste, individual parking bays with a turning area. The client intends to propose one parking bay per pod. Each guest pod will have a small area of decking to the front. Also intended are associated footpaths and

5. Description of the Proposal

landscaping of the site.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

The site is currently vacant.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

The site was previously used as a paddock.

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. Materials

Does the proposed development require any materials to be used externally? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	None.
Description of proposed materials and finishes:	The pods have a timber frame and exterior.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

210825 - Design and access statement
210825-01-05 Pod elevations

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ Yes ○ No

9. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ◉ Yes ○ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ◉ Yes ○ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

b) Designated sites, important habitats or other biodiversity features:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

c) Features of geological conservation importance:

12. Biodiversity and Geological Conservation

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☑ Package Treatment plant
- ☐ Cess Pit
- ☑ Other
- ☐ Unknown

Other: Existing reed bed

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

Refuse bins are proposed site parking area.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Recycling bins are proposed site parking area.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses. ◉ Yes ○ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Glamping unit	0	0	56	56
Total	0	0	56	56

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ◉ Yes ○ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	0
Part-time	0
Total full-time equivalent	0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	1
Part-time	1
Total full-time equivalent	

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ○ Yes ◉ No

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

22. Site Visit

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ◉ The applicant
- ○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ○ The applicant
- ◉ The agent

Title	
First name	
Surname	Armour
Declaration date (DD/MM/YYYY)	22/12/2021

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	22/12/2021

Appendix B

EA Response

From: Karen Terry
To: Joel Read
Subject: RE: FRA quotation
Date: 24 May 2022 16:22:57
Attachments: image002.png

Hi Joel

Please see the response from EA form the client - all paid so please proceed.

Any questions please come back to me

Hi Karen,

Below is the email I received from the environmental agency.

Enquiry regarding 5 Ellerbeck Barns

Thank you for your enquiry which was received on 30 March 2022. Apologies for the delay in your response.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please see below response for: Egremont

- Unfortunately we do not hold detailed flood risk modelling for this locality and are therefore unable to provide the modelled information required for a Product 3 or 4.
- The Flood Zones in this location are based on 2004 Jflow Data (national generalised modelling). This is available through Data.gov.uk as "Modelled fluvial flood depth data created 2004". This data is not suitable for identifying whether an individual property will flood, for detailed decision making, or for use in site specific Flood Risk or Strategic Flood Risk Assessments. Where this data is used for anything other than broad catchment or Shoreline Management Plan scale, further evidence, verification and studies should be undertaken.
- The Environment Agency does not hold any records of historic flooding at this site. Please be aware however that this does not necessarily mean that flooding has not occurred in the past, as our records are not comprehensive.
- For further information on the flood zones, please visit the Flood Map for Planning on the gov.uk website: https://flood-map-for-planning.service.gov.uk/.
- For all queries relating to flooding from surface water, ordinary watercourses and groundwater flooding, please contact the Lead Local Flood Authority Cumbria County Council in this instance. Surface Water Maps can be viewed online at https://flood-warning-information.service.gov.uk/long-term-flood-risk/map.

Please refer to Open Government Licence which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Thanks

Karen

Karen Rooke
Customers and Engagement Officer, Cumbria and Lancashire
Environment Agency | Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP

From: Joel Read <joel.read@ashfieldfloodrisk.com>
Sent: 24 May 2022 09:03
To: Karen Terry <Karen@fpsenvironmental.co.uk>
Cc: Aaron Jones <Aaron.Jones@ashfieldfloodrisk.com>
Subject: RE: FRA quotation

Hi Karen,

Great news on the instruction. If the EA have come back and confirmed no data, that's fine we can proceed on that basis, if you could just ask for the client to send that correspondence across that would be great.

Once you've received payment, please let us know and we can get started.

Best regards,
Joel

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From: Karen Terry <Karen@fpsenvironmental.co.uk>
Sent: 23 May 2022 16:36
To: Joel Read <joel.read@ashfieldfloodrisk.com>
Subject: FW: FRA quotation

Hi Joel

We have been instructed on this one, the EA doesn't currently hold any data and I have a copy of the response from the EA via the client, will you accept that or would you still place the searches with the EA yourself.

The client hasn't paid the invoice as yet, just wanted to give you a heads up.

Karen

Karen Terry
Operations & Business Development Manager