

FLOOD RISK ASSESSMENT

Job Ref: 2223-008 Whitehaven_Marlborough Street

Site Address; B C Goulding, Marlborough Street, Whitehaven, CA28 7LL.

Date: 09-07-2024

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Revision: A

Description;

Application for replacement windows & doors to an existing light industrial use building.

The curtilage of the development site falls within Flood Risk Zone 2 although the property is sited on an elevated section of the site which is within Flood Risk Zone 1. All existing internal floor levels are to be maintained.

Flood Risk;

The a portion of the site (car park) is located within Flood Risk Zone 2 for risk of flooding from Sea & Rivers according to the Environmental Agency Flood Risk Map (Figure 1). This indicates the property as having between 1% - 3% flood risk from sea & rivers.

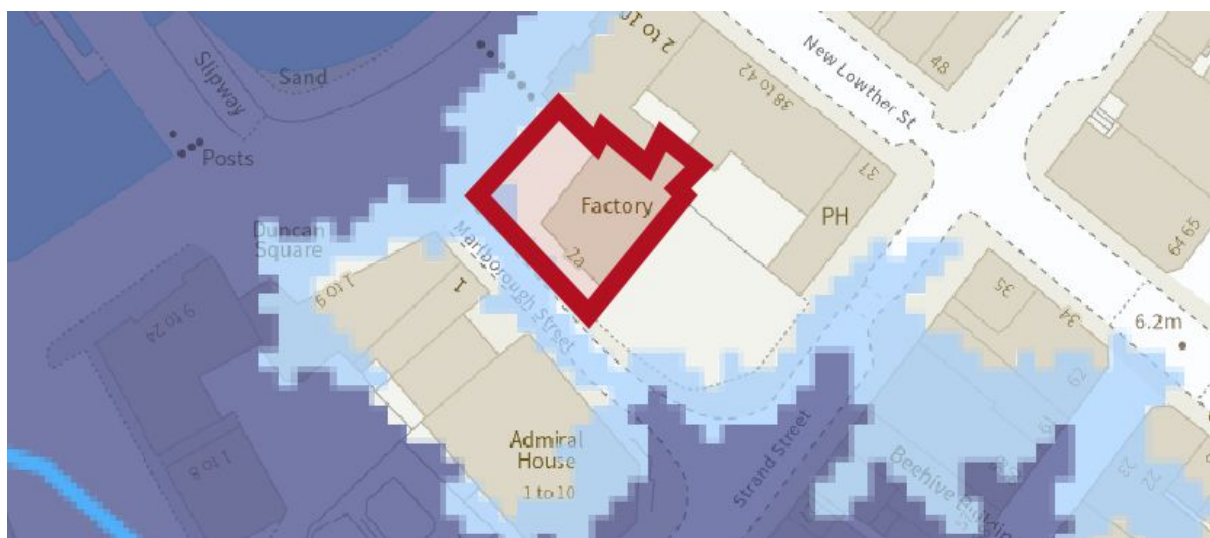


Figure 1. Environment Agency Flood Risk Map – Zone 2 (Sea & Rivers)

The Environment Agency Flood Map illustrates a portion of the property is at risk of flooding. Given the nature of the proposed development, the changes do not affect the existing building. The existing building, taken in isolation, is within Flood Risk Zone 1 for risk of flooding from Sea & Rivers according to the Environmental Agency Flood Risk Map (Figure 2).

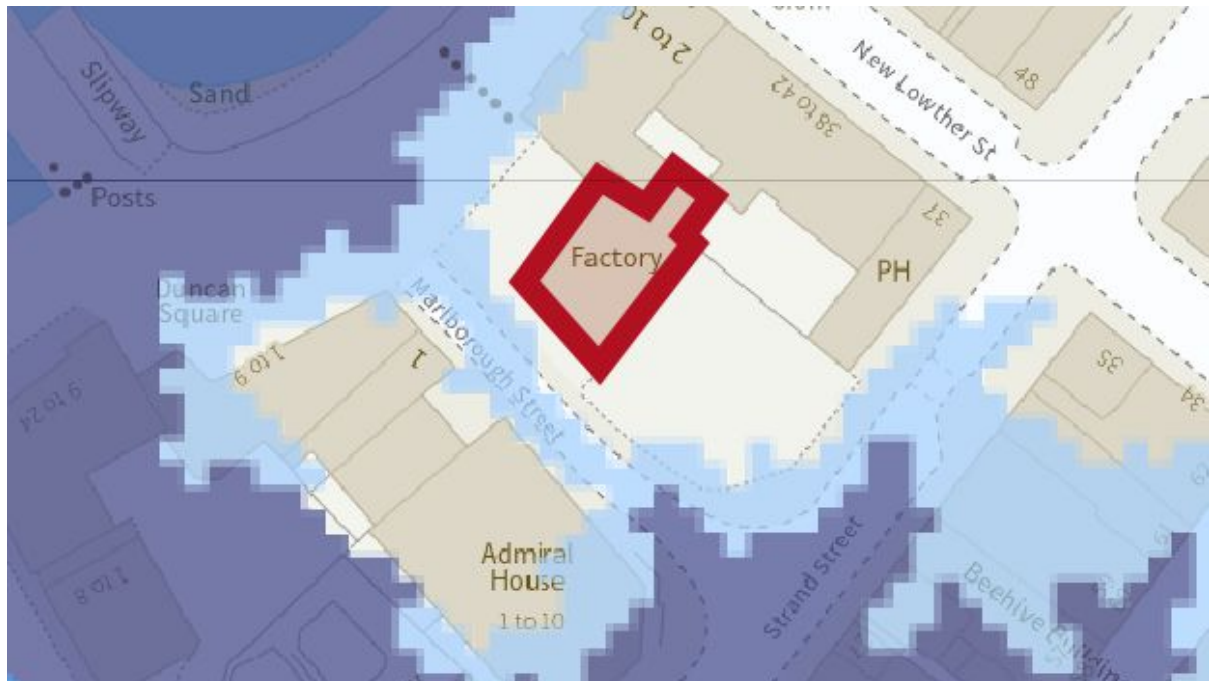


Figure 2. Environment Agency Flood Risk Map – Zone 1 (Sea & Rivers)

Vulnerability;

Table 2: Flood risk vulnerability and flood zone ‘incompatibility’

Flood Zones	Flood Vulnerability Classification	Risk				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	
Zone 1	✓	✓	✓	✓	✓	
Zone 2	✓	Exception Test required	✓	✓	✓	
Zone 3a †	Exception required †	Test X	Exception Test required	✓	✓	

Zone 3b *	Exception required *	Test	X	X	X	✓ *
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Key:

✓ Exception test is not required

X Development should not be permitted

The property is classified as '**less vulnerable**'

Assessment;

In lieu of the following:

1. Proposed alterations to the property consist of just replacement windows & doors (application only required by virtue of being within the Whitehaven Conservation Area).
2. The property being altered is within Flood Risk Zone 1.
3. The proposed development is classified as 'Less Vulnerable'.
4. Existing floor levels are maintained.

The risk of future flooding as a result of the proposals is assessed as negligible and further flood assessment is not considered necessary.