

Ms Sarah Papaleo
Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2024/115993/03-L01
Your ref: 4/24/2090/0F1
Date: 24 June 2024

Dear Ms Papaleo

**CONVERSION AND CHANGE OF USE OF THE FIRST AND SECOND FLOORS
INTO TWO 2 BEDROOM HOLIDAY LETS AND CONVERSION OF LOFT INTO A 1
BEDROOM HOLIDAY LET (USE CLASS C3) WITH INTERNAL AND EXTERNAL
ALTERATIONS**

49 KING STREET, WHITEHAVEN

Thank you for re-consulting us on the above application, received 17 June 2024.

In our previous response letter referenced NO/2024/115993/01-L01 and dated 9 April 2024, we objected to the absence of an acceptable Flood Risk Assessment (FRA).

The planning application is now accompanied by a revised Flood Risk Assessment (FRA) prepared by Unda Consulting Limited (referenced: 92458-Imovina-KingSt, version v1.0 280524; dated: June 2024)

Environment Agency position

We withdraw our objection to the proposed development, however we do wish to make the following comments:-

On the basis of the additional information provided we are minded to remove our objection. We are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Additional Comments

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Under Section 5.2.1, titled 'Modelled flood levels and extents' on page 15-17 of the FRA, insufficient climate change allowances of 0.96 and 1.35 have been applied. The Cumulative rise for the appropriate area of England should be used, for the North West this is 1.41.

Advice to LPA - Flood warning and emergency response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.

Planning practice guidance (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 173 of the NPPF and the guiding principles of the PPG.

Advice to applicant – Signing up for Flood Warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Yours sincerely,

Miss Soraya Moghaddam
Planning Advisor

Direct e-mail clplanning@environment-agency.gov.uk