



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

Our Ref: 70078614

20 October 2020

Dear Sir/Madam,

FLOOD RISK ASSESSMENT

SUB-DIVISION OF 91-92 TRUMPET TERRACE, CLEATOR

This Flood Risk Assessment has been prepared on behalf of Olumar Properties Ltd, to support a planning application that seeks the sub-division of 91-92 Trumpet Terrace to return the property to two x three-bedroom terraced houses. The document has been prepared in accordance with Planning Practice Guidance.

Flood Risk Assessment

APPLICATION SITE AND PROPOSED DEVELOPMENT

The application site is a two-storey terrace dwelling with accommodation in the roof. The property was historically made up of two homes but at some point was combined to create a larger five bedroom property. The site is located on Trumpet Terrace, approximately 40m north of the River Ehen.

The proposed development seeks to return the building back to two x separate three-bedroom homes with sleeping accommodation to be provided within the first and second floors.

FLOOD RISK

The site is located in Flood Zone 3 with a 1 in 100 or greater fluvial flood risk from the River Ehen.

MITIGATION

The development does not propose to increase the amount of residential accommodation within the site and, therefore, the potential occupants within the building would not be increased. There will, therefore, not be an increase in the level of potential occupation by vulnerable users compared to the existing.

SEQUENTIAL ASSESSMENT

Guidance requires proposals within Flood Zone 3 to undertake a sequential assessment to determine whether or not the proposed development could be located in areas of lower risk of flooding. Given the nature of the proposed development, which seeks to sub-divide an existing building to return it to its original form and does not propose any additional development, there would not be a sequentially preferable site outside of the flood zones.

EXCEPTION TEST

The proposed development will restore a currently run-down dwelling, returning it to its original format as two-terraced homes within the stretch of terraced houses on Trumpet Terrace. The development will, therefore, deliver much-needed housing for the area, more appropriate to the site's original design and layout whilst enhancing the building's character, providing significant public benefit.

As the proposed development does not increase the amount of residential floorspace within the site, it will not increase the level of vulnerability to flood risk within the site or elsewhere. Accordingly, the exception test for the development is passed.

Conclusion

Whilst the proposed development would introduce a new dwelling within Flood Zone 3, the works would be a simple reversion back to the building's original layout as two separate homes. The development does not increase the level of residential accommodation within the site and therefore its capacity of potentially vulnerable receptors to flood risk. Accordingly, this risk assessment finds that the development would not materially increase the risk of flooding on the site or elsewhere.

Yours faithfully



Michael Wood
Associate Director