

CONTRACT NO.23/380

DATE: 20-11-2023

Flood risk assessment

DETAILED PLANS, FULL APPLICATION FOR PLANNING APPROVAL, REPLACEMENT BUILDING FOR WEST LAKELAND DOG TRAINING HQ AT SEASCALE SPORTS GROUND SEASCALE CUMBRIA CA20 1QD Easting 303800 Northing 500999

The Premises Description.

The existing premises is a prefabricated concrete double garage on land gifted to the West Lakeland Dog training members by British Rail when the garages were erected.

The garage has outgrown its use and is no longer considered fit for purpose as the business has expanded. The only land in the ownership of the applicant is the existing building footprint with right of access to it from the central access road on the Seascale Sports ground.

The size of the building is there limited to the existing land ownership footprint.

The existing building is serviced with no sanitary facilities, The applicants use the sports hall facilities when they are available. The building prime use is the storage of equipment. The limited space available prevents any real ambition to expand the premises to include for say an office and somewhere to prepare refreshments and clean up etc.

Flood risk

The existing building is in floor zone 3 which results from the named stream Whittrings Beck which is culverted under the site from adjacent to the sewage treatment works and under the sports field adjacent to the relatively new Pump track facility. When this track was constructed, it would be expected that during the planning consultation process the safety of the public in the case of flood would be fully considered. The track was clearly approved thus the risk to public safety and the facility could be a risk worth taking.

In measuring this risk, the planning authority and the statutory consultants would be considering the number of people who may use the facility their age and the risk management of the site organisers.

This would be far more onerous than the facility which is the subject of this application which is a storage shed for non- perishable dog training equipment. There will be no more than two to three people involved at any one time and very simple common-sense approach to managing any risk of flooding could be simply applied.

The Cumbria County Council commission Seascale Flood Risk Report stated that the flood zone three area passing through the site has a 1% risk of flooding in any one year

In the same report " A Railway terrace a Resident reported that he had lived there for 23 years and had never witnessed flooding"

Conclusions

While the risk of flooding exists, this has already been assessed on a scheme involving many more people being introduced into the flood zone. The applicants already have facility on the same site and have no suffered adversely from flooding in the past and are happy to accept the minimal risk of flooding to improve their facilities and ongoing service to the public.