FLOOD RISK ASSESSMENT

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LAND AT SUMMERGROVE,
WHITEHAVEN,
CUMBRIA

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INTRODUCTION

This Flood Risk Assessment has been prepared to accompany a Full planning application for 70 dwellings on land at Summergrove, Whitehaven.

On 24th March 2023 outline planning permission was granted for up to 30 self-build dwellings (4/22/2237/0O1 refers). On 2nd September 2024 outline planning permission was granted for up to 40 self-build dwellings (4/23/2104/0O1 refers). Both outline consents remain valid.

Both outline consents were supported by detailed Flood Risk Assessments however an updated Flood Risk Assessment has been requested on the basis the Environment Agency flood mapping system has been updated since the outline consents were granted.

Detailed discussions have taken place with Nick Hayhurst and given the complexities of submitting two reserved matters applications, it has been agreed that a Full planning application covering the entire site is the most appropriate way forward to a detailed approval.

THE SITE

The site has a grid reference near to the site entrance of: NGR NY 300183 E: 515245 N.

The site area is 8.36 ha.

The land is in Flood Zone 1 (see further details below).

PROPOSED DEVELOPMENT

The planning application seeks Full planning permission for 70 dwellings.

This Flood Risk Assessment has been carried out to meet the requirements of the LPA.

FLOOD RISK ASSESSMENT

Strategic Flood Risk Assessment.

Copeland BC commissioned JBA Consulting to produce a Level 1 Strategic Flood Risk Assessment (SFRA) Report finalised in 2021.

It states that there are several historic flood incidents in Whitehaven, but these are generally attributed to tidal flooding due the proximity of the town centre to the coastline. Some properties are at risk from the main watercourse, Pow Beck which bisects the town and during extreme flood events, flooding can be exacerbated in certain areas by insufficient sewer capacities. The application site however is located away from the historically affected areas and is not shown to be at risk of flooding.

Flood zones.

Reference has been made to the Environment Agency Flood Mapping system. The application site is described being '*Land and property in flood zone 1 have a low probability of flooding'.* Flood zone 1 effectively comprises land and property having less than 1:1000 annual probability of river or sea flooding and as such no further assessment is required in this regard.

The site is in flood zone 1 but is more than 1 hectare. Following NPPF guidelines, an FRA is required but need only consider the vulnerability to flooding from sources other than river or sea, and the potential to increase flood risk elsewhere.

Surface water flood risk.

Surface water flooding is that which results from rainfall rather than overflowing rivers. This type of flooding typically occurs when extreme rainfall causes water to run down slopes and collect in depressions in the landscape or where runoff is focussed into an area where drainage is insufficient. It can also cause erosion resulting in the partial blockage of drains or culverts.

The EA surface water flood map indicates that the entire site proposed for development is at 'Very Low' risk of surface water flooding with the flooding being less than 0.1 AEP (1:1000 year).

Immediately outside the site boundary there is an area of 'low to medium probability' flooding shown in the area of a former quarry. This appears to be attributed to a localised depression in this area. Levels fall in the opposite direction to the development site which would ne be affected.

Surface water runoff from the site is currently directed towards the drainage ditches on each respective side of the field boundaries. Any development resulting in an increase in impermeable areas could cause additional runoff if not properly managed. The Full planning application is accompanied by fully detailed surface water (and foul) drainage designs which seek to manage and control surface water runoff.

Groundwater flood risk.

Groundwater flooding occurs when water levels in the ground rise above the ground surface. It is most likely to occur in low lying areas underlain by permeable drift and rocks.

Some minor groundwater ingress was encountered in some of the trial pits and boreholes conducted as part of the ground investigations but was not considered to be significant.

It is likely that groundwater levels will fluctuate throughout the year but given the sloping topography and elevation of this site is unlikely to be significantly affected by groundwater flooding.

Flooding from reservoirs, canals or other artificial sources.
The likelihood of reservoir flooding is considered much lower than other forms of flooding. Current reservoir regulation, which has been further enhanced by the Flood Water and Management Act, aims to make sure that all reservoirs are properly maintained and monitored to detect and repair any problem.

The Ordnance Survey map indicates that there are no reservoirs, canals, or artificial structures in close proximity to the proposed development site.

Flooding from sewers.
United Utilities (UU) do not provide information on flood risk from their assets and there have been no reports within the SFRA in this locality.

The existing foul and surface water sewers in Summergrove Park Road are at elevations typically higher than the majority of the development site with levels falling away and therefore any surcharging of the sewers would result in flood flows following the gradient of the existing highway downhill and away from the development site. It is therefore concluded that the site is not at risk of flooding from these sources.

CONCLUSION.

This Flood Risk Assessment has considered the implications of the proposed development in terms of flood risk.

The development is at low risk (<1:1000 annual probability) of river or sea flooding.

The site is in flood zone 1 but is more than 1 hectare. Following NPPF guidelines, an FRA is required but need only consider the vulnerability to flooding from sources other than river or sea, and the potential to increase flood risk elsewhere.

The application site is not considered to be at risk from other sources of flooding.