

FLOOD RISK ASSESSMENT

REF: 17/03/903 - FRA

**Former Jewson's Yard,
Woodstock Lane,
Whitehaven,
Cumbria CA28 7TB**

INTRODUCTION

Alpha Design have submitted a planning application for a change of use of the above site to Cumberland Council. A Flood Risk Assessment (FRA) has been requested at validation on the basis that a small area of the application site is in flood zone 2.

The application seeks approval for the change of use of part of the former Jewson's Yard to form a 95-space public car park.

THE SITE

The application site is accessed directly from Woodstock Lane via an existing access point and has a grid reference of: NGR NY 00297432E: 00517524N.

The existing access point and a small area of land inside the site boundary is in flood zone 2.

The remainder of the site where the car parking is proposed is in flood zone 1 (see further details below).

PROPOSED DEVELOPMENT

The planning application seeks approval for a change of use of part of the former Jewson's Yard to form a 95-space car park.

This Flood Risk Assessment has been carried out to meet the validation requirements of the LPA to ensure that flood risk has been considered by the applicant.

As stated above, a small part of the site is in Flood Zone 2 which dictates that a Flood Risk Assessment be carried out. (Reference: Environment Agency risk of flooding from river and sea for CA28 7TB.

FLOOD RISK ASSESSMENT

Reference has been made to the Environment Agency Flood Mapping system.

A small part of the site near to the site entrance is described being in '*Flood Zone 2 area*'. The description is expanded to read '*Land and property in this flood zone would have medium probability of flooding*'.

The remainder of the site is described being in '*Flood zone 1 area*'. The description is expanded to read '*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.

With reference to the flood risk vulnerability classification tables, the previous commercial use of the application site (B2-general industry) falls into the '*less vulnerable*' use category. Referring to Table 3 '*Flood risk vulnerability and flood zone compatibility*', the existing use is permitted within food zone 2.

The proposed change of use to a car park also falls into the '*less vulnerable*' use category. As the flood vulnerability classification remains the same, this FRA does not need to consider an evacuation plan.

Based on the above, it is considered that the proposed change of use is compatible with the flood zones in which the application site is located.

EFFECT OF THE DEVELOPMENT ON OTHER SITES

The entire area of the application site is impermeable.

All existing surface finishes will be retained unaltered. As such there is no increase in impermeable area and therefore no additional surface water flows into the surrounding drainage systems and therefore no increase in effect on other sites.

SURFACE WATER DRAINAGE

The surface water discharge from the application site is positively drained into an existing surface water drainage system via an existing outfall to a watercourse.

As there is no increase in impermeable area it is considered that there is no requirement to attenuate and therefore the discharge flow rate will remain the same as existing.

CONCLUSION

The existing access point and a small area of land inside the site boundary is in flood zone 2. The remainder of the site where the car parking is proposed is in flood zone 1.

A Flood Risk Assessment has been carried out to meet the validation requirements of the LPA to ensure that flood risk has been considered by the applicant.

The previous commercial use of the application site (B2-general industry) falls into the '*less vulnerable*' use category.

The proposed change of use to a car park also falls into the '*less vulnerable*' use category.

As the flood vulnerability classification remains the same, this FRA does not need to consider an evacuation plan.

Based on the above, it is considered that the proposed change of use is compatible with the flood zones in which the application site is located.

This FRA has also considered surface water discharge. The entire area of the application site is impermeable. There is no increase in impermeable area and therefore no additional surface water flows into the surrounding drainage systems and therefore no increase in effect on other sites.

The surface water discharge points remain unaltered.

Taking all the above into consideration it is considered that there are no flood or surface water related issues that would prevent the LPA from supporting this application.

01/10/2025