

Flood Risk Assessment - planning reference TA/2021/855

Site Location:

25 King St, Whitehaven CA28 7JN

Project description:

Installation of a new door at the front of building to access 1st and 2nd floor Offices

Flood Resilience Measures:

- As a safeguard, we have sandbags on site which can be used in the case of emergency which we believe, although they will not offer full protection, will supply sufficient protection as 25 King St will probably be on the very edge of any flooding.
- The new door is at the same level as the existing building entrance and therefore offers no more risk of flooding than the existing entrance.
- We will not be installing any power sockets at the new door entrance or access corridor.
- We have applied to the Environment Agency for details of historic floods in Whitehaven but I'm afraid this will take approximately 20 days to receive. We do not believe this will provide any new information but we feel is a good precaution.

Additional Information:

25 King St is listed in Flood Zones 2 and 3, however, according to the Gov live flood map, 25 King St is showing on the very edge of the flood alert area. Link Below.

<https://check-for-flooding.service.gov.uk/target-area/011FWCN2B?v=map&lyr=mv,ts,tw,ta&fid=flood.011FWCN2B&ext=-3.632862,54.530477,-3.54387,54.565778>

South Lakeland district council, under Flood Risk Assessment suggest, "development within Flood Zones 2 & 3, there will be some proposals that will have no flood risk implications (e.g. Replacement windows or shopfront, installation of plant or machinery on an existing building or change of use to a less flood-sensitive use)". However, we appreciate each council will have different requirements and Copeland may be more susceptible to flooding than South Lakeland and therefore this may not be relevant. Link below

<https://www.southlakeland.gov.uk/planning-and-building/planning/planning-applications/national-and-local-planning-validation-requirements/flood-risk-assessment/>

Whitehaven's last flood was in 1997 when the harbour overflowed and flooded into the town. Apparently much of the lower half of King Street was affected but it looks as if the upper part of the lower part Kings Street just escaped flooding.

A tidal Lock gate has now been installed which will prevent a high tide entering the inner harbour and if there is heavy rainfall predicted, the water in the inner harbour is lowered on the previous tide to accommodate it.

Reference link below.

<http://www.whitehavenandwesternlakeland.co.uk/archive/floods-97.htm>

Our research also identified a data site (Get The Data) which suggests the upper part of the lower end of Kings St is classified as a low risk of flooding. Link Below.

<https://www.getthedata.com/flood-map/whitehaven>.