FLOOD RISK ASSESSMENT (FRA)

Site: 37 Main Street, Parton, Whitehaven, CA28 6NY

Proposal: Detached Garage (20 m²)

Flood Zone: 3 (High Probability)

Applicant: Reverend Dr G Jones

Date: June 2026

1. Introduction

This Flood Risk Assessment (FRA) supports a planning application for a detached single-storey garage on land adjacent to 37 Main Street, Parton.

The site lies in **Flood Zone 3** (high probability of flooding) on the Environment Agency Flood Map for Planning. The FRA demonstrates that the development is appropriate, can be made safe for its lifetime, and will not increase flood risk elsewhere, in accordance with the NPPF and Environment Agency Standing Advice.

2. Site description

- Coastal village location on Main Street, Parton.
- Existing residential dwelling with garden/driveway.
- Proposed garage located within existing domestic curtilage.
- Ground levels generally flat with slight fall toward the coast. No ground raising or re-profiling is proposed.

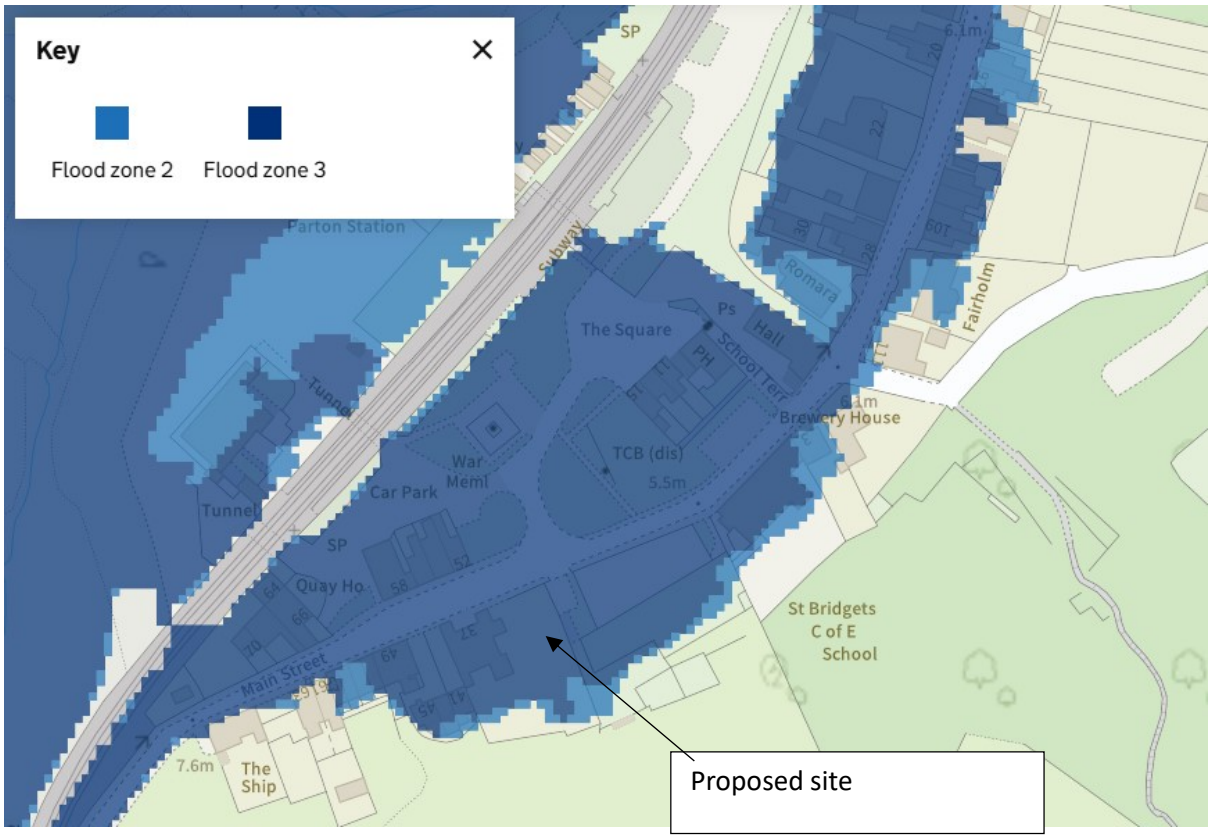
3. Proposed development

- **Type:** Detached single-storey garage.
- **Use:** Ancillary domestic storage and vehicle parking.
- **Vulnerability: Less Vulnerable** (no sleeping accommodation).
- **Footprint: 20 m²**.
- **Construction:** Masonry/blockwork with concrete slab. No new residential units are created.

4. Flood risk assessment

4.1 Flood Zone classification

The site is in **Flood Zone 3**, with a high probability of tidal/coastal flooding during extreme events.



FLOOD MAP

4.2 Flood history and sources

- Coastal/tidal flooding from the Irish Sea is the primary risk.
- Shallow surface-water ponding may occur on Main Street in intense rainfall.
- Groundwater and sewer flooding risks are low to moderate. Parton has experienced coastal storm events; no specific recorded flooding at No. 37.

5. Flood risk to the development

The garage is non-habitable; flood impacts are limited to potential water ingress and damage to stored items.

Finished floor levels (FFL)

- FFL to be set at or slightly above existing ground level.
- Where practicable, the slab may be raised up to 200 mm above existing ground to reduce ingress, however, given the use, **flood resilience** is the primary strategy.

6. Flood resilience and resistance

The garage will incorporate:

- Durable construction (concrete slab, blockwork, cement-based finishes).
- Raised electrical sockets and equipment well above predicted flood levels.
- No low-level storage of hazardous materials.

These measures allow the building to flood safely and recover quickly.

7. Surface-water drainage strategy

The 20 m² footprint slightly increases impermeable area; runoff will be managed on site:

- Roof water to discharge to a **garden soakaway** (subject to infiltration testing), or to the **existing surface-water system** at a controlled rate.
- Any new hardstanding to be **permeable** or drained to the soakaway.
- No runoff will be directed onto neighbouring land or the highway.

This accords with **SuDS** principles and avoids increased flood risk elsewhere.

8. Access and egress

- Access remains via Main Street.
- In extreme tidal events, shallow flooding may occur on the road.
- The garage is not for occupation.

No change to access arrangements is proposed.

9. Impact on flood risk elsewhere

The proposal will **not increase flood risk elsewhere** because:

- No ground raising is proposed.
- The small 20 m² footprint does not materially reduce floodplain storage.
- Overland flow paths are not obstructed.
- Surface-water runoff is managed within the site.

10. Climate change

EA coastal climate-change allowances for Cumbria (e.g. +35% and +70%) have been considered. The resilience-based design ensures the garage remains safe and functional under future climate-change scenarios.

11. Policy compliance

The development complies with:

- **NPPF** flood-risk requirements.
- **Environment Agency Standing Advice** for minor development in Flood Zone 3.
- **Cumberland Council** flood-risk and drainage policies.

12. Conclusion

- The site is in **Flood Zone 3**, but the proposed **20 m² detached garage** is **Less Vulnerable** and appropriate with mitigation.
- The development can be made **safe for its lifetime** through resilience and drainage measures.
- The proposal **does not increase flood risk on or off site**.
- The scheme is acceptable in flood-risk terms and suitable for planning approval.