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Flood Risk Assessment

ISH Hub, Leconfield Industrial Estate,
Cleator Moor

ISH-BGP-19-XX-T-C-0002

REV P01

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Document Control

BGP Consulting Ltd 1st Floor Wellington House Wellington Court Stockton-on-Tees TS18 3TA	**Client**	Cumberland Council
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Planning Issue	P01	11.04.2026	LF	JJH

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1.0 Introduction

1.1 This Flood Risk Assessment has been prepared in accordance with the requirements of The National Planning Policy Framework (Ministry of Housing, Communities and Local Government – December 2024) [The Framework] and the Planning Practice Guidance to the National Planning Policy Framework Website (Last update August 2022) [The Technical Guidance].

1.2 National Planning Policy Framework (NPPF) dated December 2024 Annex 3: provides guidance on Flood risk vulnerability classification.

1.3 This report has been prepared to supplement the planning application for the proposed construction of a commercial amenity building on land off Leconfield Street, Leconfield Industrial Estate.

1.4 The proposals include the construction of a commercial amenity building, car parking, external hard and soft landscaping. The site is to be accessed via the existing site circulation road.

1.5 See Appendix A for the site location plan, and Appendix B for the proposed site layout.

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2.0 Development Description and Location

2.1 Site Location

2.1.1 Site Name: ISH Hub, Leconfield Industrial Estate

2.1.2 Site Address: Land off Leconfield Street, Cleator Moor

2.1.3 OS Grid Reference: E: 301716, N: 515558

2.1.4 National Grid Reference: NY017155

2.2 Site Description

2.2.1 Site Area : 1.316 Ha

2.2.2 Existing Land Use: Industrial Building (now demolished)

2.2.3 Proposed Land Use: Commercial Unit and Car Parking

2.2.4 Local Planning Authority: Cumberland Council

2.2.5 Sewer Undertaker: United Utilities (UU)

2.2.6 The approximately 1.316 Ha in size the Brownfield site is located approximately 5.15km southeast of Whitehaven and approximately 18km southwest of Cockermouth. The site currently comprises existing service yards, old building footprints and part soft landscaping. The site is bound by woodland and grass to the northern, eastern and southern boundary, existing industrial buildings and demolished building footprints to the west. See Appendix C for topographic survey.

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2.3 Flood Zone (Table 1 NPPF)

2.3.1 The Environment Agency Flood Map for Planning has been reviewed. This shows that the proposed site lies within Flood Zone 1. This is defined as land which has a low probability of flooding, see Figure 1.

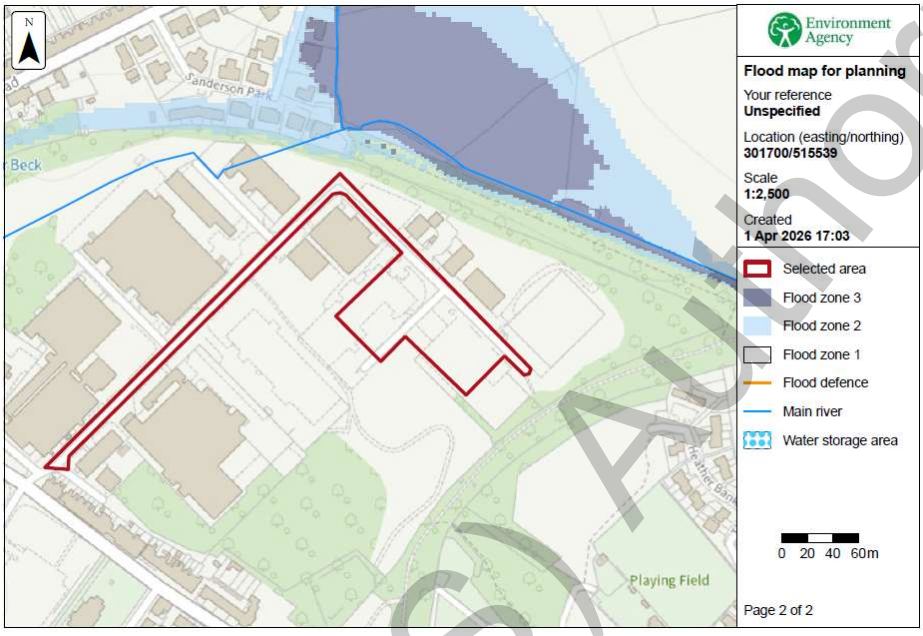

Figure 1: EA Flood Maps for Planning

2.3.2 Table 1 of Paragraph 078 (Reference ID: 7-078-20220825) within the National Planning Policy Framework and planning practice guidance defines Flood Zone 1 as low probability of flooding. The definition is as follows:

- Land having a less than 0.1% annual probability of river or sea flooding.

2.3.3 The Cumberland Council Strategic Flood Risk Assessment (SFRA) has been reviewed. This demonstrates no information pertaining to historical flooding or areas of critical drainage are within the site boundary highlighted above.

2.3.4 The proposals set out in this Flood Risk Assessment ensure that flood risk is reduced, by managing and attenuating surface water flows up to the 1 in 100 year plus 50% climate change event.

2.3.5 Additionally, the proposed development is situated within Flood Zone 1and at low risk of flooding, thus the sequential test is not required. The accompanying BGP Drainage Philosophy outlines the drainage strategy.

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2.4 NPPF Site Classification (Annex 3 of the NPPF)

2.4.1 Based on Annex 3 of the National Planning Policy Framework, the vulnerability classification for 'Buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non–residential institutions not included in "more vulnerable", and assembly and leisure' is "Less Vulnerable".

2.5 Flood Zone "Compatibility" (Table 2 of Paragraph 079 NPPF planning practice guidance)

Table 1: Flood Zone Compatibility

	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	Yes	Yes	Yes	Yes	Yes
Flood Zone 2	Yes	Exception test required	Yes	Yes	Yes
Flood Zone 3a	Exception test required	No	Exception test required	Yes	Yes
Flood Zone 3b	Exception test required	No	No	No	Yes

2.5.1 The proposal for a new amenity building is acceptable in terms of flood risk in accordance with Table 2 of Paragraph 079 (Reference ID: 7-079-20220825) of the NPPF planning practice guidance.

2.6 Sequential Testing

2.6.1 As the site is located within Flood Zone 1, a sequential test is not required. The site is also deemed at low risk of all sources of flooding when mitigation measures are considered, refer to Section 4.

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3.0 Definition of the Flood Hazard

3.1 Tidal Flood Risk

3.1.1 The site is approximately 5.5km from the sea and located between elevations of approximately 83.2m AOD to 82.6m AOD. It is therefore considered that the site will not be affected by flooding from the sea.

3.1.2 The risk of flooding from the sea is categorised as **LOW**.

3.2 Fluvial Flood Risk

3.2.1 The nearest named watercourse is Nor Beck, which, where open, is located 100m north of the site. Through CCTV investigation it is evident that it is culverted at a point northwest of site and runs southwest into Leconfield Industrial Estate and through to Leconfield Street. Nor Beck culvert continues southwest through Norbeck Park and adjacent fields ultimately converging with the River Keekle.

3.2.2 There are no other named or unnamed watercourses within close proximity to site.

3.2.3 The Environment Agency 'Flood Maps for Planning' (Appendix C and Figure 2) shows that the site is located within Flood Zone 1. Flood Zone 1 is land that is assessed as having less than a 1 in 1000 (0.1 percent) chance of flooding each year.

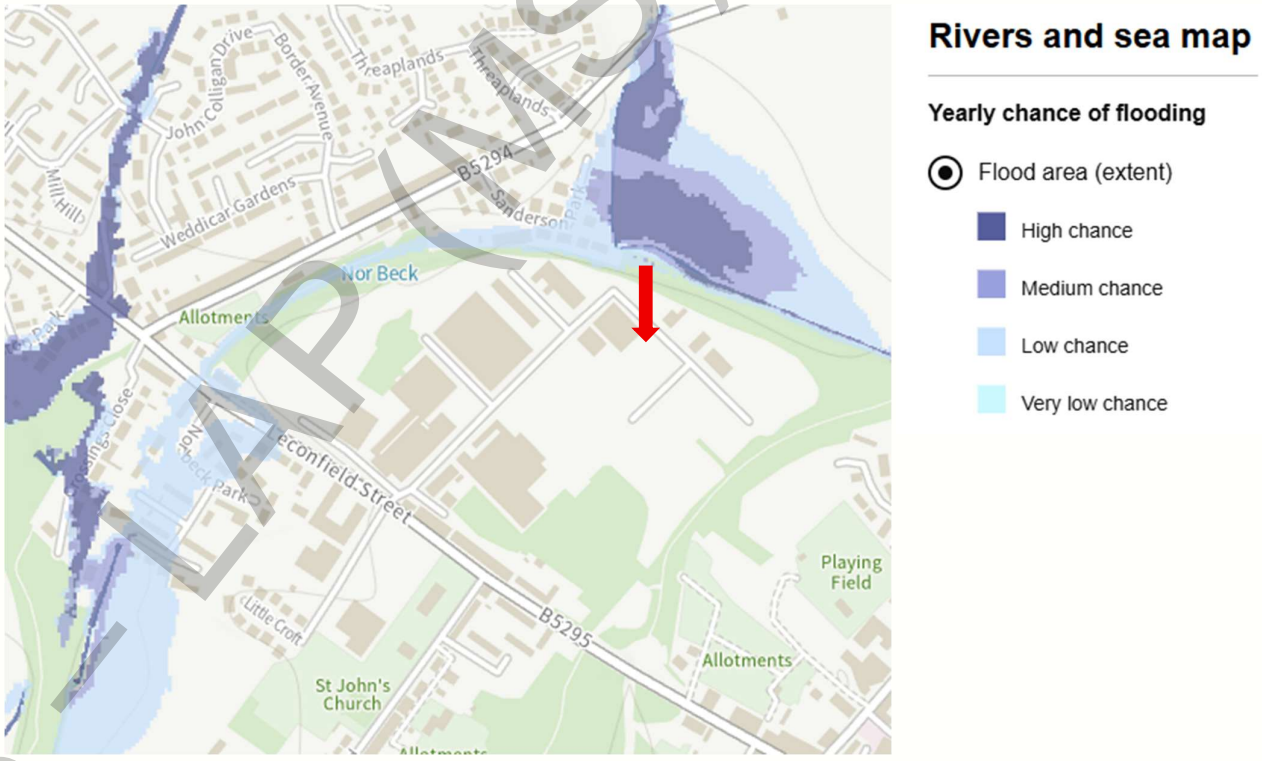

Figure 2 - EA Flood Maps for Planning - Flood Risk from Rivers or Sea

3.2.4 The Copeland Borough Council Strategic Flood Risk Assessment (SFRA) Level 1 report has been reviewed. This states that there are no incidents of historical flooding within the site.

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3.2.5 The Environment Agency 'Flood Map for Planning' (Figure 1 and Appendix C) shows that the proposed site is unaffected by this or any other watercourse and is wholly within Flood Zone 1. Flood Zone 1 is land that is assessed as having less than a 1 in 1000 (0.1 percent) chance of flooding each year.

3.2.6 It is considered that the risk of flooding to the site from fluvial sources is categorised as **LOW**.

3.3 Surface Water and Overland Flood Risk

3.3.1 Intensive rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems can run quickly off land and result in localised flooding.

3.3.2 Figures 3, 4 and 5 demonstrate the 1 in 30 year, 1 in 100 year and 1 in 1000 year risk of flooding from surface water based on the EA Flood Maps for Planning (Retrieved from flood-map-for-planning.service.gov.uk following the March 2025 updates to NaFRA 'flood zone' data, and subsequent August 2025 updates). This can also be found within Appendix C, alongside the long term risks of surface water flooding.

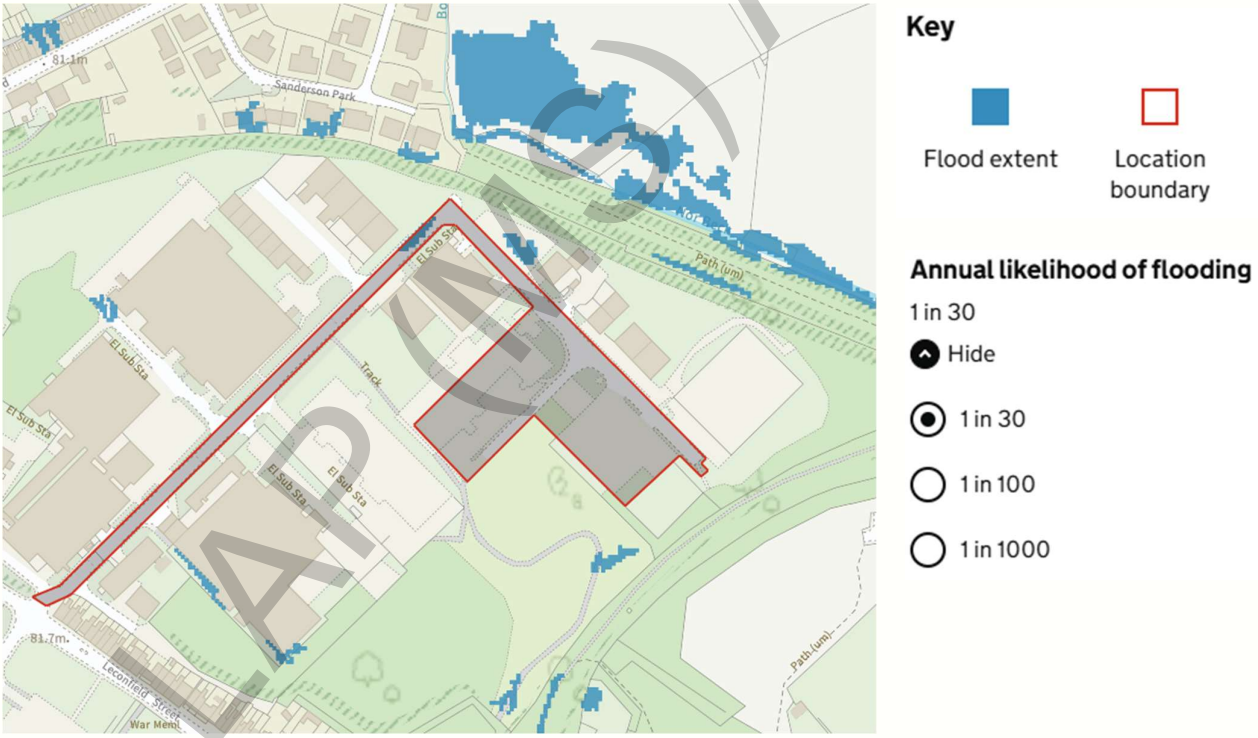

Figure 3 - EA Flood Maps for Planning - Surface Water 1 in 30 year

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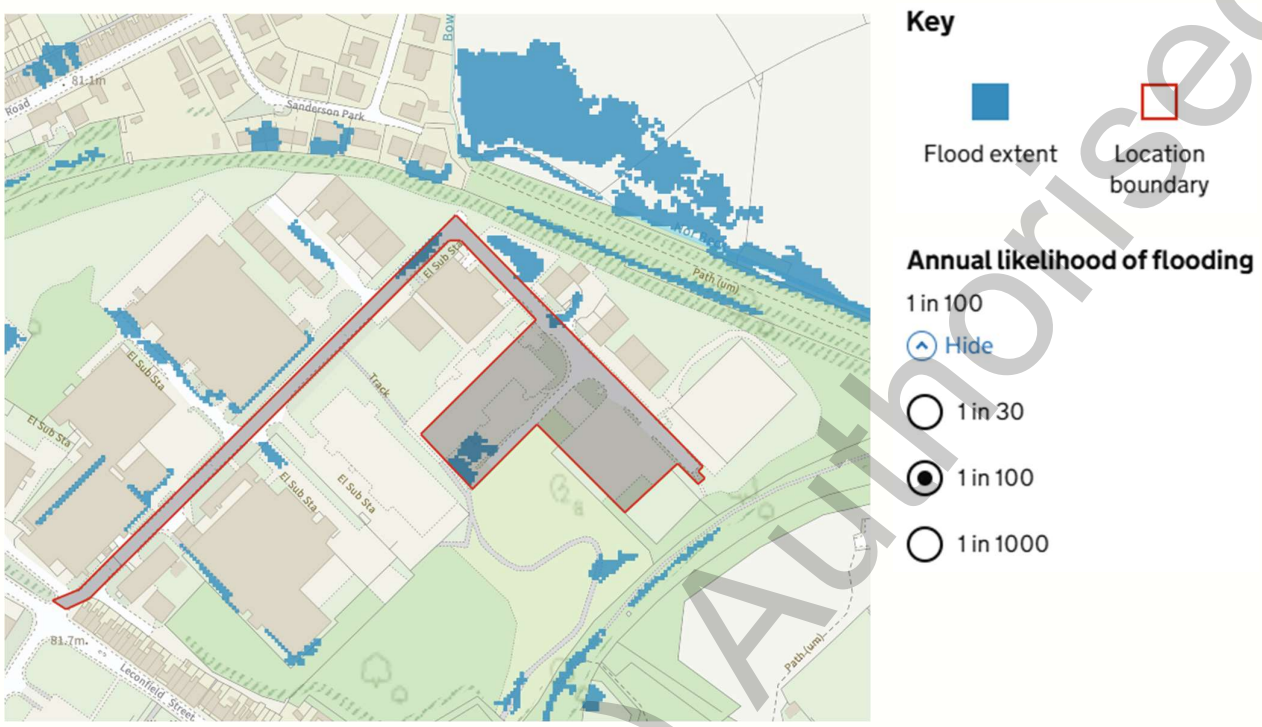

Figure 4 - EA Flood Maps for Planning - Surface Water 1 in 100 year

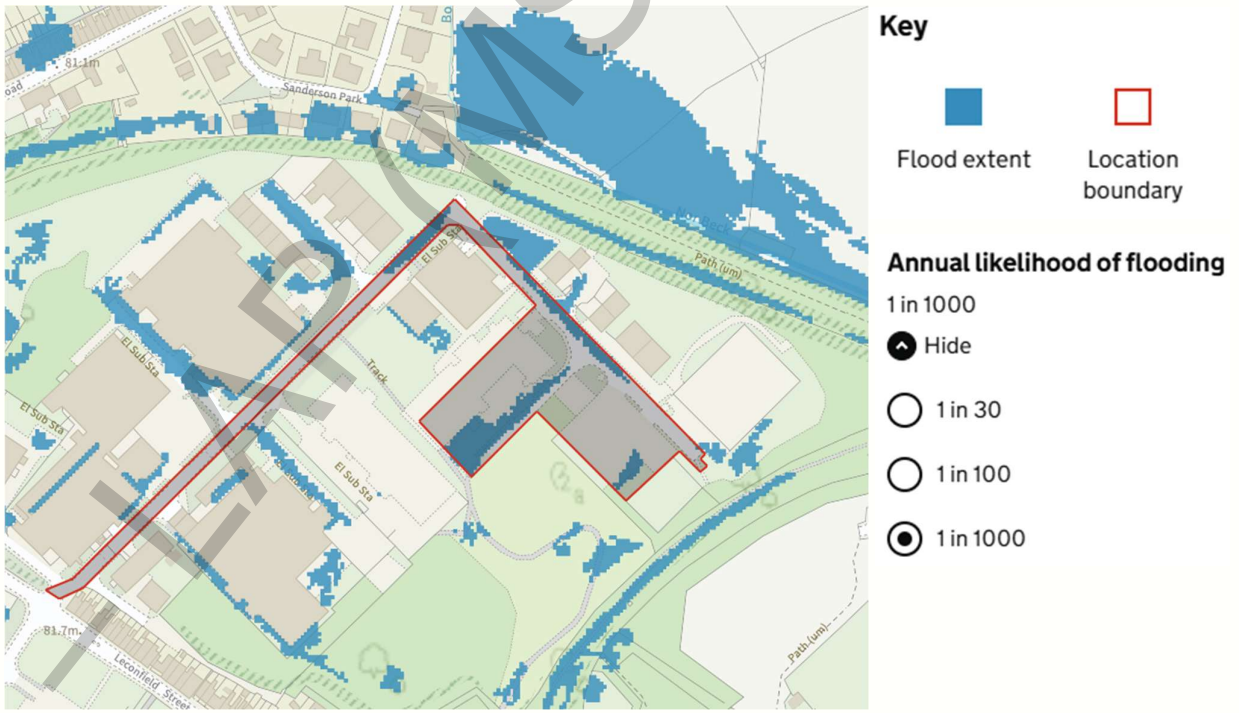

Figure 5 - EA Flood Maps for Planning - Surface Water 1 in 1000 year

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3.3.3 Figures 3, 4 and 5 indicate an existing area of access road that is at LOW, MEDIUM and HIGH risk of surface water flooding. It is noted that this is a localised low point to the northwest of the site away from the area of new development.

3.3.4 Figure 5 indicates an existing area of existing access road within the area of new development at LOW risk of surface water flooding. It is noted that this is a localised low point that is assumed to have defunct drainage due to the nearby demolition and removal of existing industrial units. As the proposals will be positively drained, the likelihood of any surface water flooding will be low following mitigation.

3.3.5 Based on the findings within the EA Flood Maps for Planning (Figures 3, 4 and 5), it is considered that the risk of surface water flooding is **LOW**. All hard standing areas are to be positively drained via proposed drainage infrastructure as part of the development works.

3.4 Groundwater Flood Risk

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

3.4.2 The Environment Agency Flood Maps for Planning have been reviewed, and the flood risk summary deems it unlikely that the site would flood from groundwater.

3.4.3 A site specific Phase 1 Desk Study and Phase 2 Site Investigation are yet to be completed and therefore a review of the immediate adjacent site's site investigation has been conducted.

3.4.4 A 'Phase 2 Site Investigation' have been carried out by Solmek dated October 2024. (Report No. S240720).

3.4.5 The Phase 2 Site Investigation reveals that ground conditions comprises:

- Made ground was generally encountered to depths of between 1.50mbgl and 9.00mbgl. In the northwest of the site, the made ground varied between just 0.32 and 0.54m.
- Firm to stiff (locally soft) sandy gravelly medium to high strength clay was encountered (1.90-6.30m thick)
- Locally, bands of dense to very dense granular material were encountered (0.30-5.60m thick).
- Rockhead between 6.80 & 12.30mbgl, generally comprising sandstones and mudstones.
- Groundwater was encountered locally, with shallow perched strikes within the made ground at 0.45-1.95mbgl, localised strikes within the drift between 5,00 and 9.10mbgl, and localised strikes at depth within the solid geology, between 22.00 and 35.50mbgl.

3.4.6 There is no reference to any historic flooding events within the site boundary in the CC SFRA.

3.4.7 Based on the findings within the BGS, and the EA Flood Maps for Planning, and the CC SFRA it is considered unlikely that the proposed site would be at risk due to

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flooding from groundwater. Therefore, the groundwater flood risk for the proposed site is categorised as **LOW**.

3.5 Sewer Flood Risk

3.5.1 The United Utilities (UU) sewer records have been reviewed, as shown in Appendix D.

3.5.2 There are several United Utilities combined drains and manholes located toward the primary access of Leconfield Industrial Estate. The 225-300mm diameter combined sewers drain from southeast to northwest along Leconfield Street in keeping with the topography of the highway.

3.5.3 A United Utilities 675mm diameter combined sewer is located just beyond the wider sites north western boundary, which drains southwest to the perimeter of the wider site.

3.5.4 An existing 150mm diameter private foul water sewer stub is located to the south-western boundary of the site. This drains through the previously developed Plot 9 and 12 scheme, this ultimately discharges to the aforementioned 675mm diameter UU combined sewer.

3.5.5 An existing 450mm diameter surface water drain stub is located to the south-western boundary of the site. This drains through the previously developed Plot 9 and 12 scheme, this ultimately discharges to the aforementioned Nor Beck culverted watercourse.

3.5.6 All proposed drainage will be designed in accordance with current best practices and follow the requirements of the Lead Local Flood Authority in order to obtain planning permission. As such, the proposed drainage system will be designed in order to prevent flooding to buildings for rainfall events up to and including the 1 in 100-year event with an additional 50% climate change. Therefore, the expected risk of flooding from proposed drainage would be low.

3.5.7 Based on the above analysis, it is considered that the risk of flooding from sewers is categorised as **LOW**.

3.6 Artificial Sources Flood Risk

3.6.1 Based on the Government Long Term Flood Risk tool, the building and developed area of site is at low risk from any artificial sources such as reservoirs.

3.6.2 The risk of flooding from artificial sources is categorised as **LOW**.

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4.0 Probability of Flooding

4.1 The Environment Agency Flood Maps for Planning have been reviewed (see Appendix C). The site lies within Flood Zone 1, as categorised by the National Planning Policy Framework (NPPF) and Technical Guidance.

4.2 Upon review of the Cumberland Council SFRA, there is no information pertaining to historical flooding within the site boundary.

4.3 Section 3 describes other flood hazards and the risk they pose to this project. A summary of the existing flood risk and the mitigation required is provided within Table 2.

4.4 Based on the findings within Section 3, the risk of flooding from all sources is categorised as **LOW**.

Table 2: Summary of flood risk and potential mitigation strategies

Flood Risk Source	Current Risk Level	Mitigation Requirement during detailed design	Risk Level following Mitigation
Tidal or Fluvial Flooding	LOW	The development is located within Flood Zone 1. No mitigation required .	LOW
Surface Water and Overland Flow	LOW	The development is located within Flood Zone 1. No mitigation required .	LOW
Groundwater	LOW	The proposed site is not at risk from groundwater flooding based on the findings of the BGS, EA Flood Maps for Planning and CC SFRA. No mitigation required.	LOW
Sewer Flooding	LOW	Any flooding from UU sewers within the surrounding area due to blockages or following intense rainfall periods would be directed away from site as the development is located at a higher elevation than surrounding drains. Mitigation measures: • Ensure all proposed drainage is designed in accordance with best practices with an allowance for climate change. Design proposed levels to direct surface water around buildings or structures that could form a barrier and away from building entrances.	LOW
Artificial Sources	LOW	The site is not at risk from any artificial sources according to the Government Long Term Flood Risk.	LOW

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5.0 Climate Change

5.1 NPPF Planning Practice Guidance website provides information on the impacts of climate change, which include sea level changes, river flash flooding and more frequent high intensity, short-duration rainfall. These are based on the Environment Agency current recommendations.

5.2 NPPF Planning Practice Guidance "Flood Risk and Coastal Change" Aug 2022 paragraph 77, shows the flood zone definitions and states that the Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding.

5.3 However, the Government website offers a feature to check the long term flood risk for a development site. This demonstrates the risk of flooding from 'Rivers and the Sea' during the current scenario, and between 2036 and 2069. This also shows the 'Surface Water' risk of flooding for the current scenario, and between 2040 and 2060.

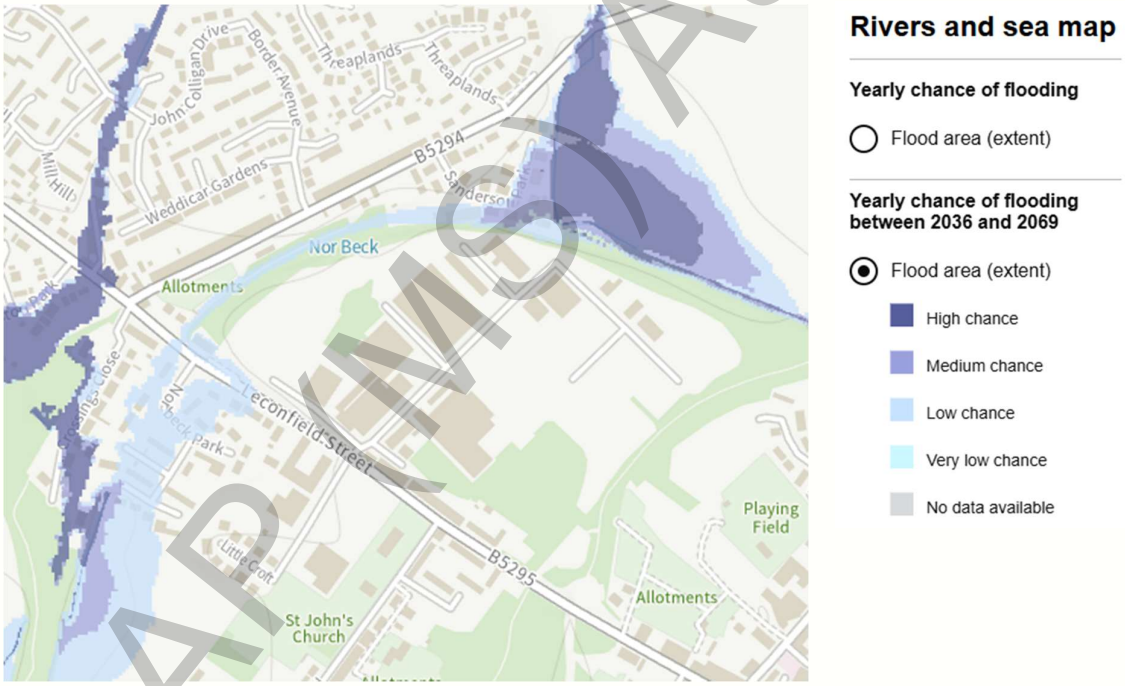

Figure 6 - EA Flood Maps for Planning - Flood Risk from Rivers or Sea, 2036 and 2069

5.4 The flooding from Rivers and the Sea and Surface Water remains **LOW** for both the current and future prediction.

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6.0 Detailed Development Proposals

6.1 The proposals include the construction of a commercial amenity building, car parking, external hard and soft landscaping. The site is to be accessed via the existing site circulation road.

6.2 The current use means that the surface water drainage discharge rate will need to be kept as close as practicable to Brownfield rates as per the Cumberland Council SuDS Adoption Guidance for Major Developments.

6.3 The proposed attenuation is to be designed to store surface water for rainfall events up to and including the 1 in 100 year with an allowance for climate change based on current Environment Agency recommendations. This volume will be based on the proposed impermeable surfaced area and the surface water discharge rate which is agreed with the Lead Local Flood Authority and the Environment Agency (due to surface water being discharged to a watercourse).

6.4 Further details of the proposed drainage works are available in the Drainage Philosophy report (ISH-BGP-19-XX-T-C-0001) by BGP that is submitted as part of this planning application.

7.0 Offsite Impacts and Residual Risks

7.1 The proposals for this site should not increase the flood risk elsewhere off site for the following reasons:

- The proposed surface water flows will be restricted to a Brownfield Rate.
- The impermeable areas within the site will be positively drained via a proposed drainage network. This drainage network will be designed in order to prevent flooding to the proposed buildings or adjacent sites for rainfall events up to and including the 1 in 100-year rainfall event with an allowance of 50% for climate change.

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8.0 Conclusion

8.1 From the analysis is can be seen that the risk to the proposed development is **LOW** from all sources of flooding as categorised in the Framework and the Technical Guidance.

8.2 The proposed uses of land are appropriate in this Flood Zone. (Tables 1, 2 & 3 of the Technical Guidance).

8.3 This report has been prepared with reference to the information available at the time of writing. The summary and recommendations may be revised upon receipt of additional or further information.

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Appendix A – Site Location Plan

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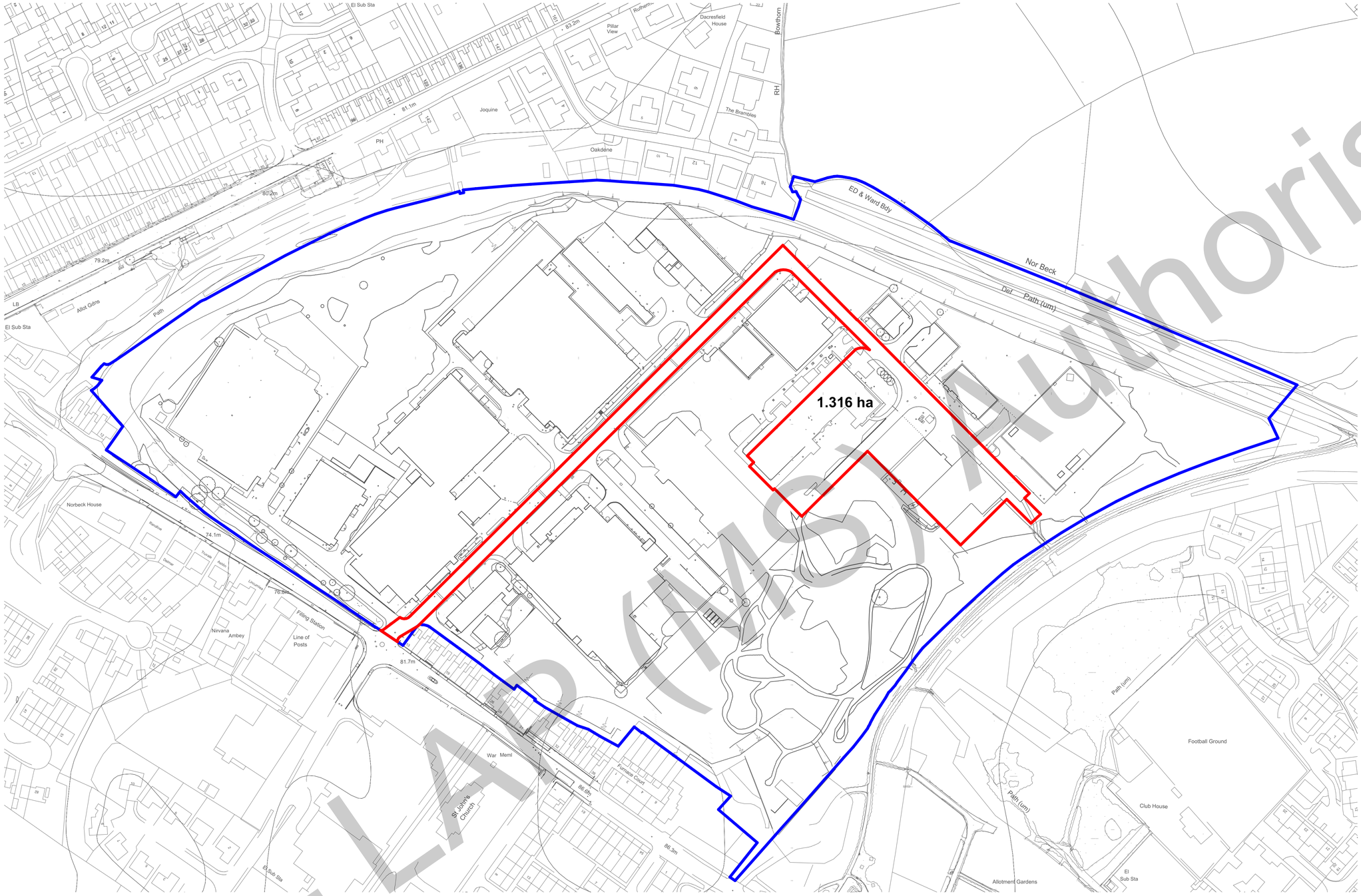
ISO A1 - 594mmx841mm



APPLICATION BOUNDARY

ADDITIONAL LAND UNDER COUNCIL OWNERSHIP

Scale 1:1250

0 10 20 30 40 50 100 m

SITE LOCATION PLAN

SCALE: 1 : 1250

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DATE	REVISION	REV	DR	CH
07.04.26	Planning Issue	P01	JS	PB

Keyplan

North Arrow

True North

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MORGAN SINDALL

AVISON YOUNG

Project: CUMBERLAND COUNCIL	Drawing Title: SITE LOCATION PLAN
Project: CLEATOR MOOR INNOVATION QUARTER LECONFIELD SITE - HUB	
Drawn: JS / Date: 29.01.26	Sheet Status: PL - PLANNING
Checked: PB / Date: 29.01.26	Project No.: SR3025-0139
Scale: As indicated @ A1	Drawing No.: ISH-NOR-19- ZZ-D-A-90000 P / Rev.: P01

Appendix B – Proposed Site Plan

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NOTES

- Redline Boundary
- Ornamental Shrub Planting
- Ornamental Hedgerow
- Amenity Turf
- Proposed Trees
- Open Calcareous Grassland
- Species Rich Neutral Grassland
- Heathland Mix

REVISION | P05	DATE | 31.03.26	BY | GS	CHECKED | PA	
General update to comments				
REVISION | P04	DATE | 20.03.26	BY | GS	CHECKED | PA	
Updated to Site Plan				
REVISION | P03	DATE | 10.03.26	BY | GS	CHECKED | PA	
Plan revised to include EV ducts near carpark and MEP plant room				
REVISION | P02	DATE | 24.02.26	BY | GS	CHECKED | PA	
Updated to site plan				
REVISION | P01	DATE | 17.02.26	BY | GS	CHECKED | PA	
First issue				

CLIENT	Cumberland County Council				
PROJECT	**CMIQ Hub**				
TITLE	Soft Landscape GA				
DWG No.	ISH-ONE-ZZ-ZZ-D-L-0003			REV	P05
STATUS	PRELIMINARY				
SCALE	1:500 @ A1	DATE	17.02.26	DRN BY	GS

0 5 10 20
metres 1:500

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Appendix C – Environment Agency Flood Maps

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Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**301700/515539**	**1 April 2026 17:03**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

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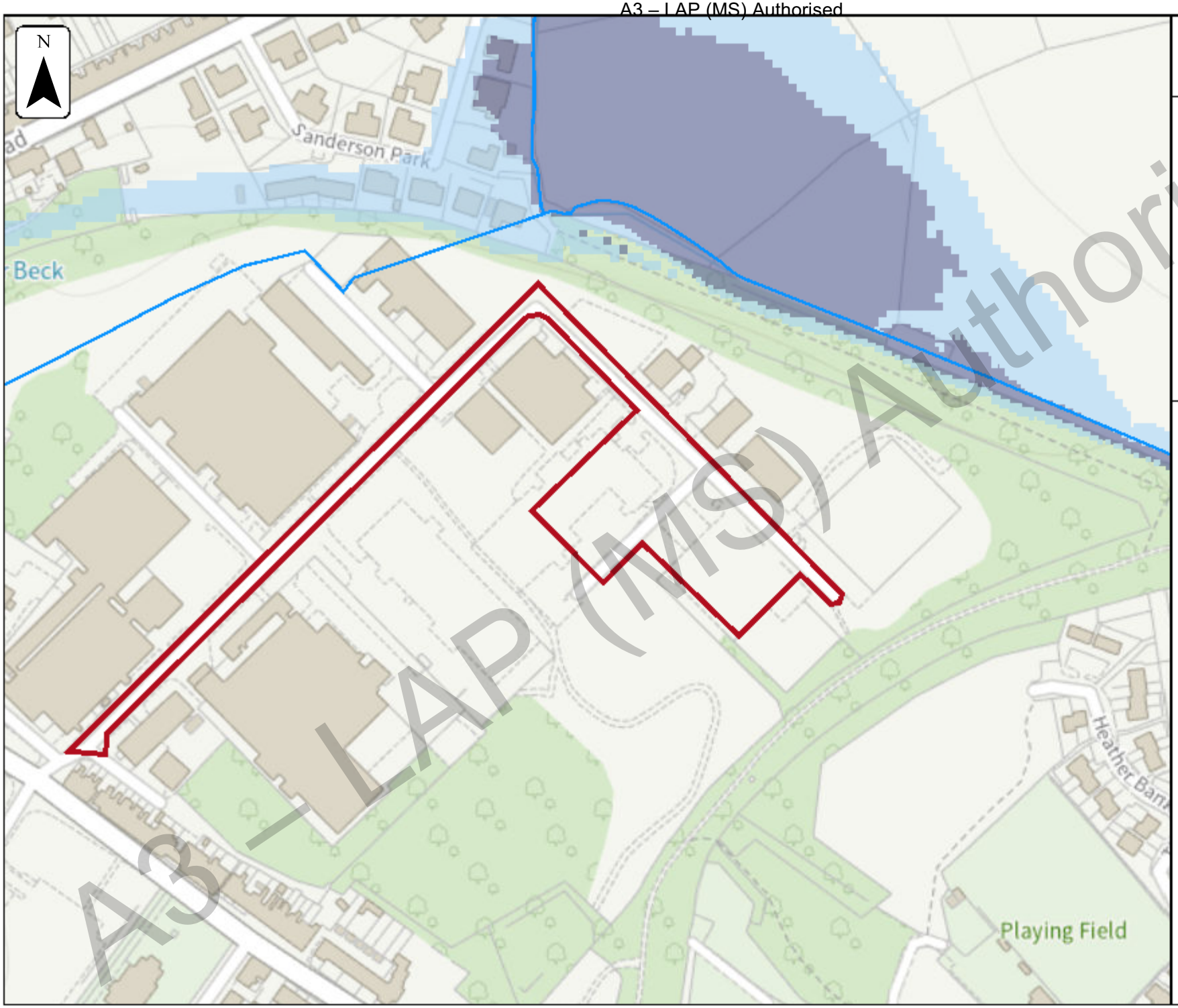

Environment Agency

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
301700/515539

Scale
1:2,500

Created
1 Apr 2026 17:03

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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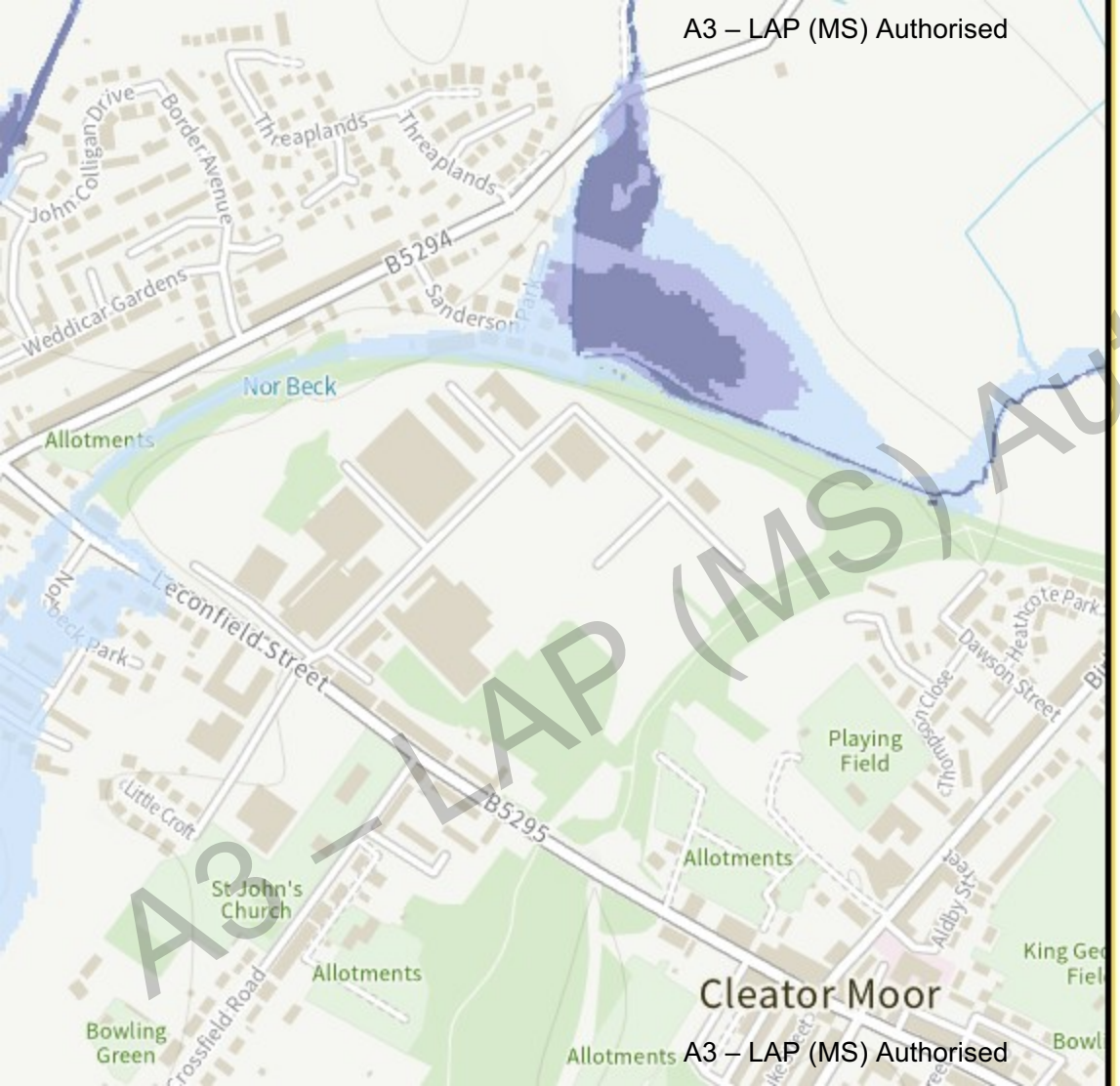

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Rivers and sea map

Yearly chance of flooding

- (●) Flood area (extent)
  - High chance
  - Medium chance
  - Low chance
  - Very low chance

Yearly chance of flooding between 2036 and 2069

- ( ) Flood area (extent)

Map details

- [x] Show flooding
- [ ] Selected address

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Rivers and sea map

Yearly chance of flooding

- ○ Flood area (extent)

Yearly chance of flooding between 2036 and 2069

- ◉ Flood area (extent)
  - High chance
  - Medium chance
  - Low chance
  - Very low chance
  - No data available

Map details

- ☑ Show flooding
- ☐ Selected address

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Surface water map

Yearly chance of flooding

- (●) Flood area (extent)
  - High chance
  - Medium chance
  - Low chance

Yearly chance of flooding between 2040 and 2060

- ( ) Flood area (extent)

Map details

- [x] Show flooding
- [ ] Selected address

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Surface water map

Yearly chance of flooding

- ○ Flood area (extent)

Yearly chance of flooding between 2040 and 2060

- ◉ Flood area (extent)
  - High chance
  - Medium chance
  - Low chance

Map details

- ☑ Show flooding
- ☐ Selected address

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Get data for your location

Add or edit a location boundary

Hide

Add polygon

Add square

Edit shape

Delete shape

Datasets

Surface water

Hide

- Flood zones 2 and 3
- Surface water
- None

Annual likelihood of flooding

1 in 1000

Hide

- 1 in 30
- 1 in 100
- 1 in 1000

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A3 – LAP (MS) Authorised

Get data for your location

Add or edit a location boundary

Hide

Add polygon

Add square

Edit shape

Delete shape

Datasets

Surface water

Hide

- Flood zones 2 and 3
- Surface water
- None

Annual likelihood of flooding

1 in 100

Hide

- 1 in 30
- 1 in 100
- 1 in 1000

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A3 – LAP (MS) Authorised

Get data for your location

Add or edit a location boundary

Hide

Add polygon

Add square

Edit shape

Delete shape

Datasets

Surface water

Hide

- Flood zones 2 and 3
- Surface water
- None

Annual likelihood of flooding

1 in 30

Hide

- 1 in 30
- 1 in 100
- 1 in 1000

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Appendix D – United Utilities Sewer Records

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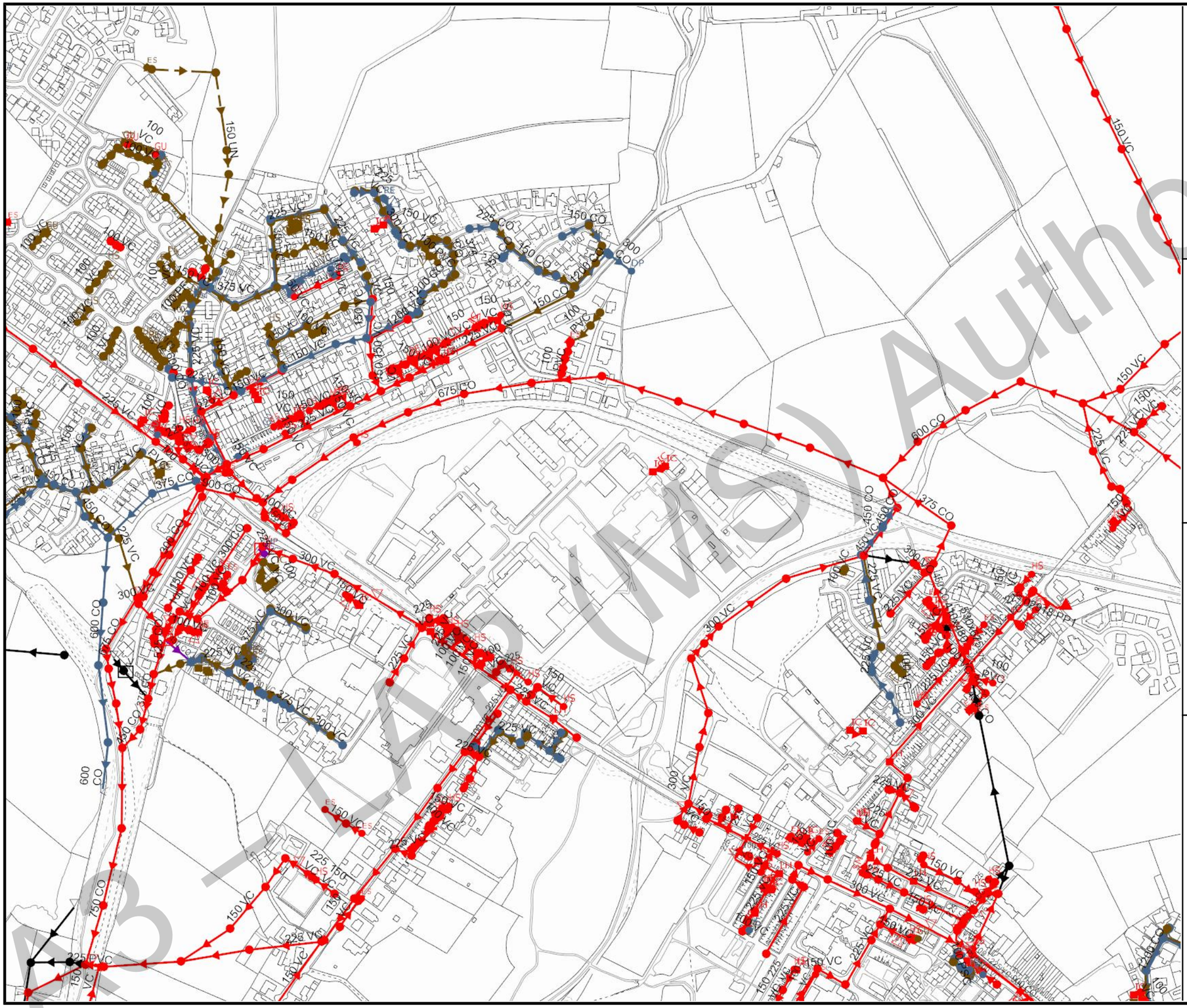

United Utilities
Water for the North West

SEWER RECORDS

Address or Site Reference

CAPITAL ALUMINIUM EXTRUSIONS LTD LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR, CA25 5QB

Scale: 1:5000
Date: 21/09/2021

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Appendix E – Topographic Survey

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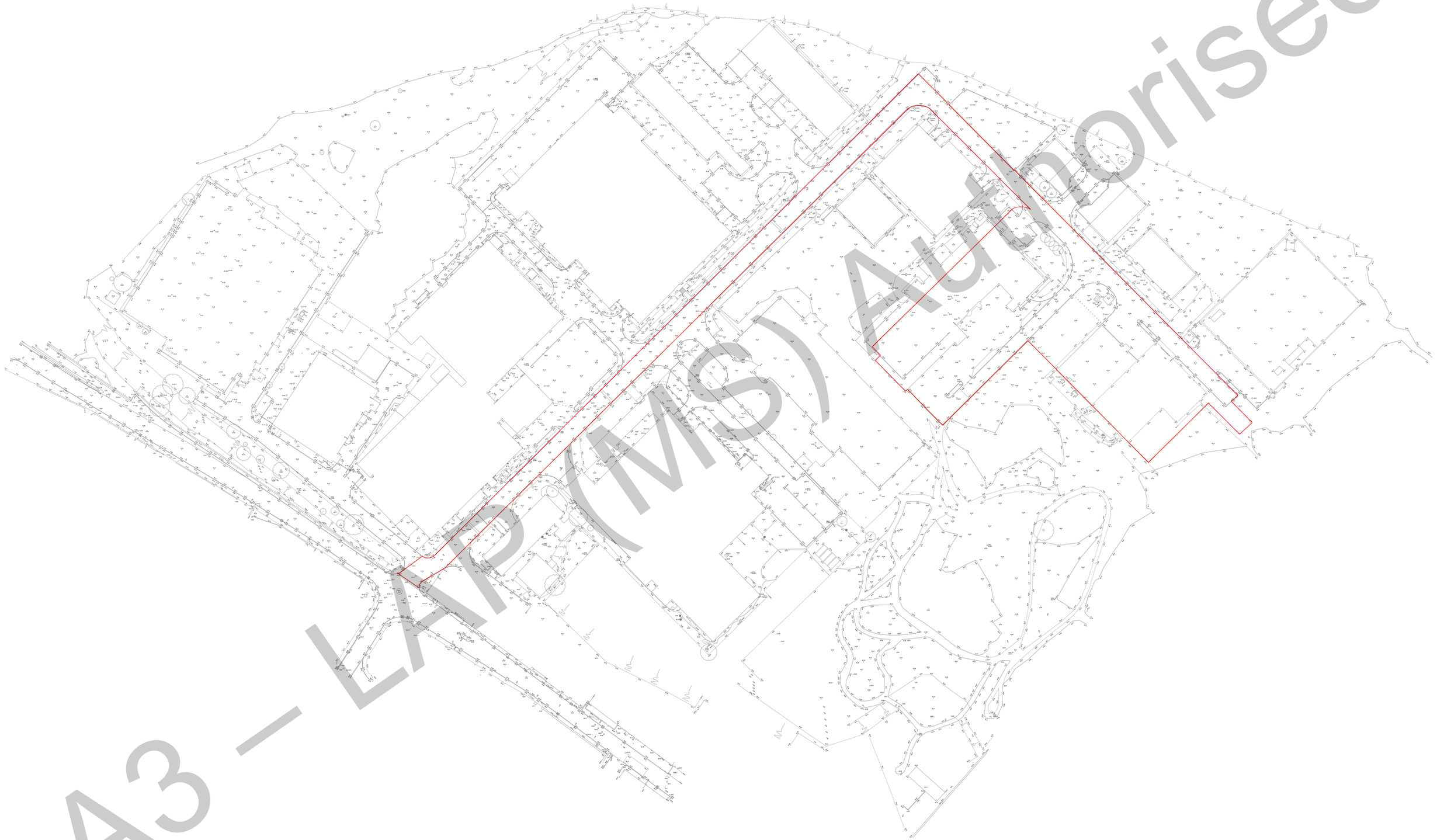

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Appendix F – Reference Documents

The National Planning Policy Framework (December 2024)	Communities and Local Government
The Technical Guidance to the NPPF (August 2022)	Communities and Local Government
Flood Risk Assessment Guidance Note 1	Environment Agency
Cumberland Council Level 1 Strategic Flood Risk Assessment (October 2021)	JBA Consulting

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