

# **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 part 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 part of the application site is in flood zone 2.

The remainder of the site 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, 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.

The updated Environment Agency Flood Map for planning confirms that the site entrance along with approximately half of the proposed car parking area 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.

The applicant does however own the adjacent building which is already signed up to the governments Flood Warning Service. This means that he will act accordingly when any flood warnings are issued in the manner detailed below under scenarios 1, 2 and 3. Acting accordingly will, where deemed necessary, mean a pre-emptive closure of the car park until the flood risk has abated. If the car park is closed, then there is no potential for floating vehicles.

The LPA have asked the applicant to address specific questions in relation to the site. These are set out below with the question highlighted in bold type with the response below.

### **'How specifically the car park will be managed during flood events.'**

The site will operate as a privately managed car park. Flood conditions will be monitored using the Environment Agency's Flood Alert and Flood Warning service (see further commentary below). Upon receipt of an appropriate flood warning, the operator will implement a pre-defined flood management procedure, including notifying users, preventing further access to the site and facilitating the safe removal of vehicles.

### **'How vehicles will be prevented from accessing or remaining on the site when flood warnings are issued.'**

Following the issue of an Environment Agency Flood Warning, the car park will be physically closed. Clear signage will be displayed at the entrance advising that the car park is closed due to flood risk. Additional signage will be permanently added to the carpark, advising its user that the carpark will be closed in the event of a flood warning.

**‘Whether users can safely leave the site during a flood event and at what point that will be prevented.’**

The proposal relies upon the advance notice provided through the Environment Agency’s flood warning system. The site will be closed before floodwaters are expected to affect access, thereby providing an appropriate clearance window for users to safely leave the site by vehicle or on foot. Once conditions are no longer considered safe, the car park will be physically closed and entry to the site will not be permitted until it is safe to reopen.

**‘Whether the proposal presents any hazard from floating or stranded vehicles within or out with the site.’**

The potential for floating or stranded vehicles has been carefully considered. As a managed private car park, vehicles will be removed during the clearance period following the issue of an Environment Agency Flood Warning. By preventing further access and requiring the removal of vehicles before floodwaters become significant, the potential for floating or stranded vehicles within or beyond the site is minimised. Furthermore, the proposal formalises an existing long-established car park and therefore does not introduce additional vehicles or increase the number of people exposed to flood risk.

**‘Details should be provided confirming the specific actions that will be taken during flood warning levels outlined and who will be responsible.’**

The site owner or appointed managing agent will be responsible for implementing and maintaining the flood management procedure.

The procedure will comprise:

- Monitoring Environment Agency Flood Alerts and Flood Warnings.
- Providing permanent signage at the entrance to the car park advising users that the site may be closed during flood events and that vehicles must be removed immediately upon the issue of an Environment Agency Flood Warning.
- Incorporating within the signage a QR code providing direct access to the Environment Agency’s live Flood Warning service, enabling users to check the current flood status before parking and allowing them to self-monitor for any change in flood warning level whilst their vehicle remains on site.
- Physically closing the carpark upon receipt of an Environment Agency Flood Warning, preventing further vehicles from entering the site.
- Allowing vehicles already on site to exit during the available clearance window whilst it remains safe to do so.
- Closing the site to all users once safe access and egress can no longer be maintained.
- Reopening the car park only once floodwaters have receded and the site has been inspected and confirmed safe for use.

The Applicant considers that these measures fully address the matters raised by the Local Planning Authority in relation to ‘safe access/egress’, ‘advanced warnings’, ‘pre-emptive closure’, ‘clearance windows’, and the management of vehicles during flood events.

Given that the proposal is the formalisation and modest extension of an existing long-established car park, introduces no habitable accommodation, represents a low vulnerability use and does not increase the population at risk or increase flood risk elsewhere, it is respectfully considered that the submitted Flood Risk Assessment, together with the additional operational measures set out above, provides a proportionate and robust assessment of the proposal.

The proposed development builds upon the existing shared gymnasium car park, which is IPC accredited, and which has operated successfully and safely for a number of years without any known flood-related incidents or operational issues. The proposal therefore represents the continuation and improvement of an established parking use, rather than the introduction of a new activity within the floodplain.

The permanent signage and direct access to the Environment Agency's live Flood Warning service will ensure that patrons are made aware of the site's flood management arrangements and are able to self-monitor flood warning information before and during their use of the car park, thereby further supporting the safe management of the site during flood events. These additional operational measures provide a clear, proportionate and practical response to the matters raised by the Local Planning Authority, whilst recognising the temporary, low-vulnerability nature of the proposed development and the site's established history of safe operation.

## **FLOOD WARNING SERVICE.**

As stated above, the site location is already covered by the governments Flood Warning Service.

<https://www.fws.environment-agency.gov.uk/app/olr/home>

### **Contact Floodline:**

Telephone: 0345 988 1188

Textphone: 0345 602 6340

24 hour service.

The Environment Agency issue 3 levels of flood warning:

### **1.FLOOD ALERT**

A flood alert means that flooding is possible so you should prepare now.



Flood alert icon description: a black house with 1 wavy line of water covering the bottom of it, within an orange triangle.

The Environment Agency issues a flood alert when forecasts show that flooding may be possible from:

- rivers
- high tides, surges or strong winds at sea.

### **Timeframe**

The Environment Agency usually issues a flood alert between 2 and 12 hours before flooding. Flood alerts are usually issued during waking hours where possible.

### **What you should do**

You should [regularly check if there's a flood alert for your area and follow the official advice.](#)

If a flood alert is issued, you should:

- be ready to follow your flood plan
- have insurance documents and any medications ready
- avoid walking, cycling or driving through any flood water
- move any livestock and farming equipment away from areas likely to flood.

### **What is at risk during a flood alert**

The following can be at risk when a flood alert is in force:

- fields, recreational land and car parks
- minor roads
- farmland
- coastal areas affected by spray or waves overtopping

## **2.FLOOD WARNING**

A flood warning means that flooding is expected so you should act now.



Flood warning icon description: a black house with 2 wavy lines of water covering the bottom of it, within a red triangle.

The Environment Agency issues a flood warning when forecasts show that flooding is expected from:

- rivers
- heavy rain that will cause rivers to flash flood
- high tides and surges coupled with strong winds at sea

### **Timeframe**

The Environment Agency usually issues a flood warning 30 minutes to 2 hours before flooding.

### **What you should do**

You should [regularly check if there's a flood warning for your area and follow the official advice.](#)

If a warning is issued, you should:

- protect yourself and your loved ones
- move your loved ones, pets and valuables to a safe place
- move to higher ground or the upper floor of a building
- turn off the gas, electricity and water in your home if it's safe
- put flood protection equipment in place
- do as the emergency services tell you
- help others if it's safe to do so

### **What is at risk during a flood warning**

The following can be at risk when a flood warning is in force:

- homes and businesses
- railway lines and infrastructure
- roads
- coastal areas affected by spray or waves overtopping
- flood plains, including [caravans park and campsites](#)
- major tourist and leisure attractions

## **3.SEVERE FLOOD WARNING**

A severe flood warning means that flooding could cause danger to life and significant disruption to communities. You must act now.



Severe flood warning icon description: a red house with 3 wavy lines of water covering the bottom of it, within a red triangle.

### **Timeframe**

The Environment Agency issues a severe flood warning when flooding threatens life and communities.

### **What you should do**

You should [regularly check if there's a severe flood warning for your area and follow the official advice](#).

If a severe warning is issued, you should:

- stay in a safe place
- be ready to evacuate your home
- do as the emergency services tell you
- call 999 if you are in immediate danger
- if you are caught in [a flash flood](#) move to higher ground or the upper floor of a building if it's safe

### **What may happen when a severe flood warning is in force**

The following may happen during a severe flood warning:

- deep and fast-flowing water
- dangerous debris in the water
- buildings collapsing or at risk of collapsing
- communities unable to escape
- infrastructure not working, like gas, electricity and water
- the evacuation of lots of people.



### **Flood Plan.**

This Flood Plan has been developed by the applicant to provide clear instructions on what action should be taken during each of the Flood Warning Level scenarios 1-3.

The applicant will retain a copy of this document in the existing building on site which is where the car park will be managed from.

In the event of a flood alert, flood warning or severe flood warning the car park manager should follow the advice detailed above in each scenario and have due regard to the evacuation route and safe refuge options detailed below.

### **Evacuation route.**

The proposed change of use to a car park falls into the same '*less vulnerable*' use category as the previous commercial use. As the flood vulnerability classification remains the same, this FRA does not need to consider an evacuation plan. Regardless, the northern part of the application site is in flood zone 1 and would constitute a safe place of refuge.

### **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 along with approximately half of the proposed car parking area is described being in Flood Zone 2. The remainder of the site is described 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.

The applicant owns the adjacent building which is already signed up to the governments Flood Warning Service. This means that he will act accordingly when any flood warnings are issued in the manner detailed below under scenarios 1, 2 and 3. Acting accordingly will, where deemed necessary, mean a pre-emptive closure of the car park until the flood risk has abated. If the car park is closed, then there is no potential for floating vehicles.

Based on the above and taking the Flood Warning Service into consideration, 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 account, it is considered that there are no flood or surface water related issues that would prevent the LPA from supporting this application.

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