

**Supporting Statement for
Proposed detached Garage,
Land Adj. 37 Main St, Parton, Whitehaven**

Flood Risk & Planning Justification

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

Proposal: Detached Garage (20 m²)

Flood Zone: 3 (High Probability)

This statement accompanies the Flood Risk Assessment (FRA) submitted in support of the application for a detached garage on land adj to 37 Main Street, Parton.

The proposal is for a single-storey, 20 m² detached garage building. The development is classified as “Less Vulnerable” under the National Planning Policy Framework (NPPF) and does not involve any sleeping accommodation or intensification of residential use.

Although the site lies within **Flood Zone 3**, the FRA demonstrates that:

- The garage can be constructed **safely for its lifetime** using appropriate flood-resilient materials and raised electrical installations.
- The proposal will **not increase flood risk elsewhere**, as no ground raising is proposed and surface-water runoff will be managed on site through a soakaway or permeable surfacing.
- The small footprint (20 m²) does **not materially reduce floodplain storage** or obstruct overland flow paths.
- Safe access and egress remain available via Main Street, with refuge available in the main dwelling during extreme events.
- The development complies with **Environment Agency Standing Advice** for minor development in Flood Zone 3 and aligns with **Cumberland Council** flood-risk and drainage policies.

The garage is a modest, ancillary structure that does not alter the vulnerability classification of the site or introduce additional occupants. With the mitigation measures set out in the FRA, the proposal is considered acceptable in flood-risk terms and suitable for planning approval.