

Making the Workplace a Safer Place

Planning Department

Cumberland Council
The Market Hall
Market Place
Whitehaven
CA28 7JG

Our ref:UKSS0001026

Your Ref: TA/2026/136

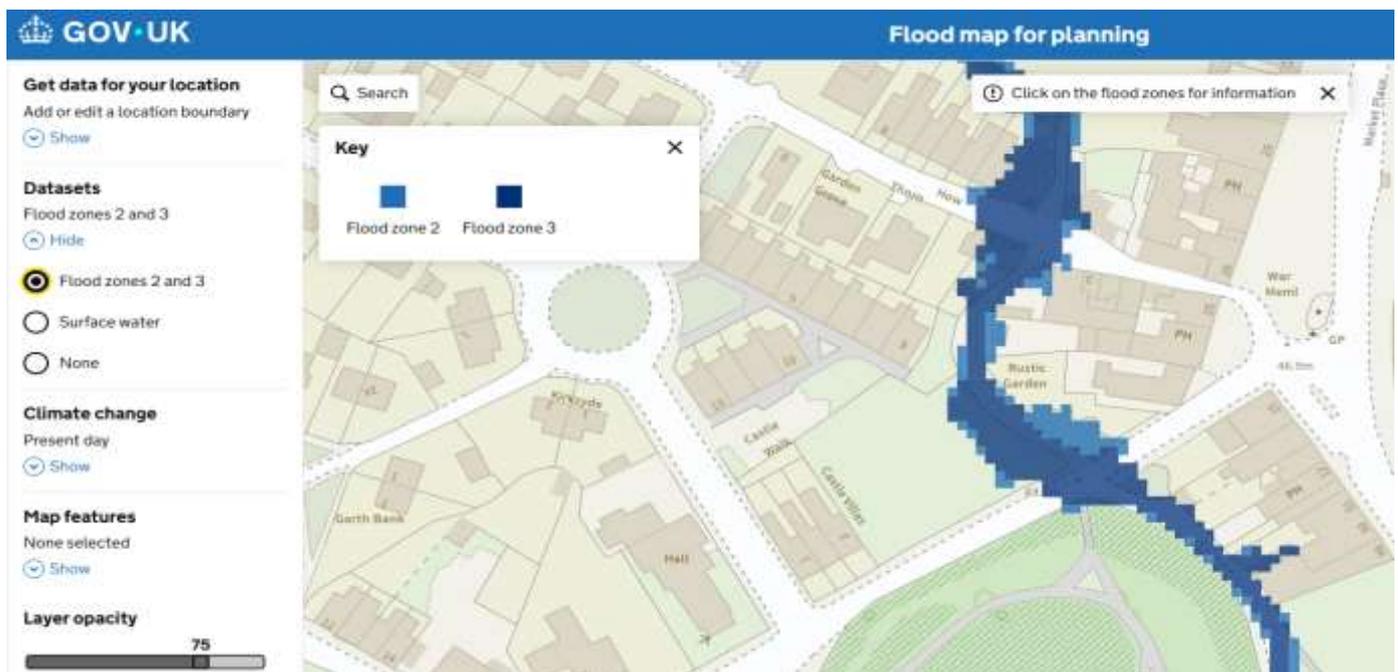
20/03/2026

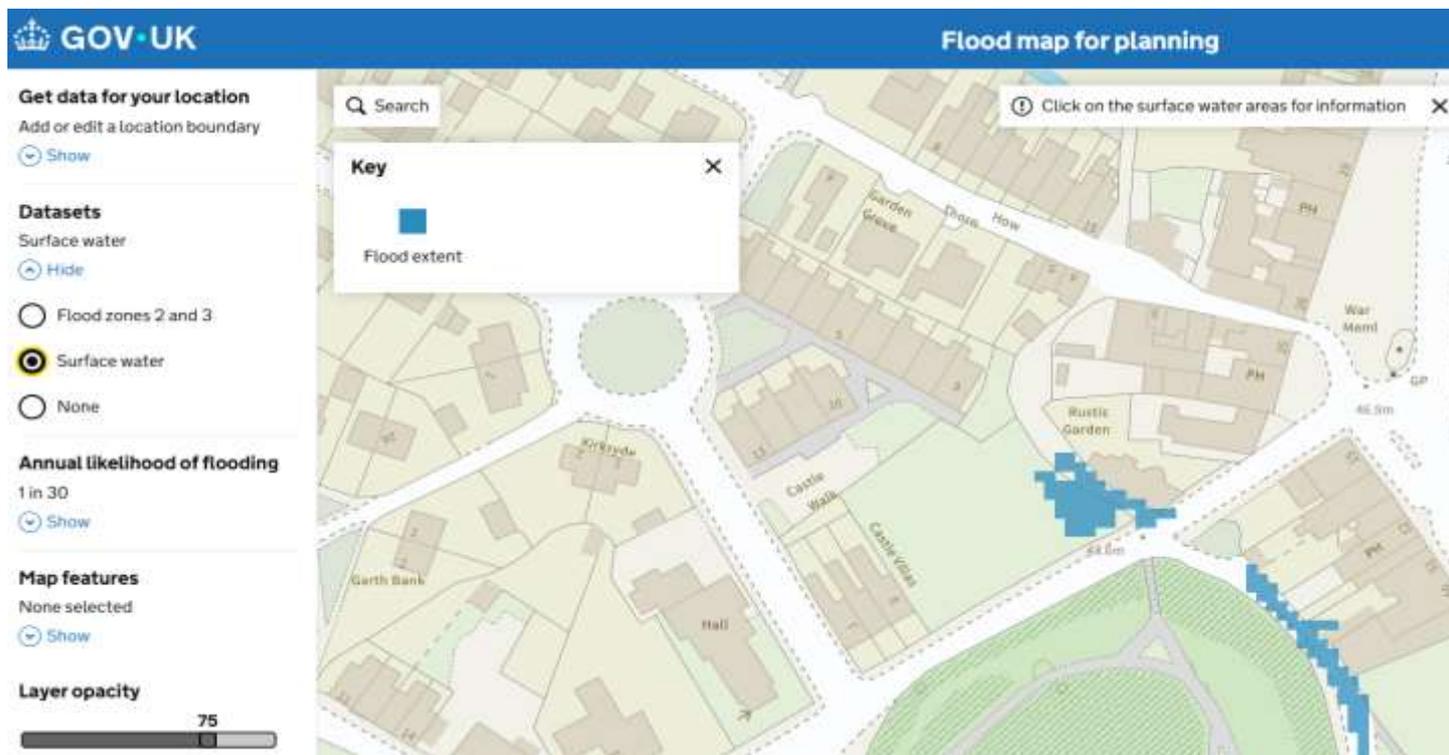
FAO: Cathy Henderson

In write in response to the request for a Flood Risk Assessment to accompany your planning application for staff car parking to the rear of 14-15 Market Place, Egremont.

I attach below extracts from the Environment Agency's Flood Maps for Planning showing the areas subject to Flood Zone 2/3 and Surface Water Flooding as defined by the EA's high-level modelling.

The nature of the pixellated mapping is such that it does not account for precise site circumstances and levels. As shown on the photo below, the water course [which itself which would appear to be in a culvert] lies significantly lower than the application site, hence why the flood zone is narrow at that point. For this reason, it is not considered that the site genuinely falls outside of the area where a Flood Risk Assessment should be required for a planning application. Given that the proposed use as a car park falls within the Keast Vulnerable category,





Images of proposed carpark location, as you can see from image 2 the carpark itself is approximately 3 meters above road level. it does not seem appropriate for a Flood Risk Assessment to be required for this application.



Regards

Liam Magennis