

FLOOD RISK ASSESSMENT

USE OF LAND NORTH EAST OF C4017, WATH BROW, CLEATOR MOOR FOR ERECTION OF 17 DWELLINGS.

APPLICATION REF: 4/23/2026/001

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23rd June 2023
Proposal number: 0665-968

The proposal is submitted in the form of an outline application with all matters reserved by indicative drawings have accompany the proposal illustrating the layout of the site, the means of access, visibility splays and the drainage strategy.

The site falls within Flood Zone 1 as identified in the Environment Agency Flood maps but as required by Footnote 55 in the Paragraphs relating to *Planning and Flood Risk* of the National Planning Policy Framework, a strategic flood risk assessment is required for sites in excess of 1.00ha; the site is 1.15ha in area.

The site has a fall of approximately 10m from the north western boundary to the woodland forming the south eastern limits of the site. On site drainage will be provided solely by SUDS consisting of rainwater harvesting, rain gardens, swales, channels and detention ponds with the main elements being the swales and detention ponds. The surface water concept will enhance the biodiversity within the site and will provide the 10% increase which will be a statutory requirement by the time the development takes place.

The Drainage Strategy was considered by United Utilities, the Environment Agency and Cumbria County Council as the Highway Authority and the LLFA in their consultation responses.

The issue of flood risk was addressed in the Environmental Assessment Report in sections 3.5 and 3.6:

3.5 Hydrology

There is 1 no. significant surface water feature (rivers, lakes and reservoirs) located within a 1km radius of the site. The River Ehen is located 160m southeast.

There are no minor surface water features located within a 250m radius of the site.

3.6 Flood Risk

The site lies within a Flood Zone 1 (low probability), land assessed as having less than a 1 in 1,000 annual probability of river flooding (0.01%) in any year (low risk). The completion of a detailed Flood Risk Assessment is not deemed necessary for this site. A copy of the flood risk map is included in Appendix G.

Having considered all issues relating to the site condition, the above paragraph clearly states that a detailed FRA was not deemed necessary.

Cumbria County Council consultation response dated 13th March 2023 stated: *I can confirm the Local Highway Authority and Lead Local Flood Authority raise no objections*

to this application subject to the following conditions being included with any permission granted:

The conditions included those relating to the control of the discharge of surface water in accordance with the illustrative drainage strategy.

Both the Environment Agency and United Utilities responses dated 17th March and 20th February 2023 respectively referred to the acceptability of the drainage strategy submitted with the application.

United Utilities:

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 1005-PL- 004 and 1005-PL-005, Rev P2. For the avoidance of No foul or surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Environment Agency:

*We have reviewed the following documents in so far as it relates to our remit:
Site Drainage Sheets (ref: 1005-PL-004-P3 and 1005-PL-005-P3)*

Design and Access Statement for Outline Planning Application of Proposed Residential Development Cleator

We are now satisfied that the additional information addresses the queries outlined in our previous response dated 1 March 2023 (ref: NO/2023/115051/01-L01) and we withdraw our objection to the proposed development.

The key consultees that would examine the FRA have already stated that the proposed development is acceptable in terms of its impact on flood risk and a more detailed FRA is not justified, bearing in mind that the Assessment is only required as a result of the size of the site.

END
