

FLOOD RISK ASSESSMENT

Change of use of land to allow the siting of tents and a temporary shower/toilet block

Land East of Mill View Friar Row Caldbeck

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Table of Contents

1	INTRODUCTION	1
2	RESEARCH	1
3	PLANS AND SURVEYS	1
4	ASSESSMENT	2
5	CONCLUSION	5

APPENDICES

Appendix A: Location Plan

Appendix B: EA Flood Map for Planning

Appendix C: Proposed Site Plan

1 Introduction

- 1.1 This Flood Risk Assessment (FRA) is submitted in support of a planning application (the Application) for the change of use of land to allow the siting of tents and the siting of a toilet/shower block for a temporary period of up to six months (April to September) in any calendar year (the Proposal) on land east of the residential property Mill View, Friar Row, Caldbeck (the Site).
- 1.2 An FRA is required as part of the Site falls within Flood Zones 2 and 3. Appendix A shows the extent of the Site outlined in red. Appendix B shows an extract of the Environment Agency's Flood Map for Planning with the yellow pinpoint dropped on the centre of the Site.

2 Research

- 2.1 The nearest Main River is the Cald Beck – located approximately 10-15m south of the Site at its nearest point. Allerdale Borough Council has a Strategic Flood Risk Assessment (SFRA) as part of its development plan. The original SFRA is dated October 2007 though there have been some more recent updates. The maps provided within the SFRA are not provided at such a scale to work out whether or not the Site falls within Flood Zone 3a or Flood Zone 3b.

3 Plans and Surveys

- 3.1 The Proposal seeks to change the use of the land to allow the pitching of tents and the siting of a moveable toilet/shower block in association with a visitor/tourist facility. Appendix C shows how the Site would be laid out – with all of the tents and the moveable toilet/shower block set back, on elevated land above the Cald Beck.

4 Assessment

Development site and location

- 4.1 The Site is immediately east of the village of Caldbeck. Specifically, the centre of the Site is located at X:332749 Y:539952.
- 4.2 The Site includes an access track that leads from the edge of the village to a sewage treatment plant. The Site includes land on both the north and south of the access track. The Site is elevated and to the north of the Cald Beck that runs to the south of the Site. The Site is primarily grassland with some trees.

Development proposals

- 4.3 Planning permission is sought for the change of the use of the land to allow the siting of tents and the siting of a toilet/shower block for a temporary period of up to six months in any calendar year.
- 4.4 The Location Plan (A01) shows the extent of the Site (outlined in red) that is proposed to change use. The Proposed Site Plan (A03) shows how the Site would be laid out including the areas for the tents. No change to the ground surface is proposed. Visitors to the campsite will use the access track with parking and turning on the grass.
- 4.5 Appendix C shows how the Site correlates with the adjoining Flood Zones 2 and 3. The Site has been laid out to avoid development within these Flood Zones. The (existing) access track crosses a patch of Flood Zone 2 at the access to the Site. No development is proposed on this part of the Site. The access track then crosses a small section of Flood Zone 3 where the site pinches, roughly in the middle, again no development is proposed on this part of the Site.
- 4.6 Tents would be sited in accordance with Proposed Block Plan A03 on land that is in Flood Zone 1 and therefore at the lowest risk of flooding.
- 4.7 With regards to vulnerability, and with reference to Planning Practice Guidance's Table 2: Flood Risk Vulnerability Classification the Proposal falls under the 'more vulnerable' category subject to a specific warning and evacuation plan.

- 4.8 Carrying the more vulnerable classification over into Planning Practice Guidance's Table 3: Flood Risk Vulnerability and Flood Zone Compatibility – in flood zones 3a an Exception Test is required whilst in flood zones 3b development should not be permitted.
- 4.9 The above guidance does not take into account the seasonality of the use (April to September) when the Site will be at the lowest risk of flooding. It also does not take into account the fact that the Proposal does not include any development within Flood Zones 2 or 3.
- 4.10 With regards to a sequential test, Planning Practice Guidance advises that “...*Nor should it normally be necessary to apply the Sequential Test to development proposals in Flood Zone 1 (land with a low probability of flooding from rivers or the sea)*”. While parts of the Site are technically within Flood Zones 2 and 3, no development is proposed in these Flood Zones. We have from a very early stage sought to keep all development out of Flood Zones 2 and 3 and therefore we applied the ‘sequential test’ – locating development on land that is at the least risk of flooding.
- 4.11 In light of the above, and the fact that the use of the land for camping will be seasonal, we are satisfied that the Proposal is safe and that it would not lead to increased flooding elsewhere which is the objective of the sequential test.
- 4.12 With regards to the exception test part (a) we are satisfied that the Proposal would provide wider sustainability benefits to the community through increase tourism activity to Caldbeck and the services and facilities it provides which, would clearly outweigh the negligible flood risk to only two small parts of the Site – neither of which are proposed to be developed.
- 4.13 With regards to exception test part (b) we are satisfied that the development will be safe for its lifetime, only operating during the summer months at times of the year when the weather is drier, more settled, and less susceptible to storm events and flooding. Whilst users would be vulnerable to flooding, with tents there would always be sufficient time to either not attend the campsite in times of poor weather or to leave the campsite after a period of prolonged rainfall.

- 4.14 No development is proposed that would increase the risk of flooding; no hard surface is proposed. The only change to the behaviour of the water on the site would be the water cascading off the tents and the toilet/shower block before discharging into the ground. This would be on such a small scale that it would not lead to an increased risk of flooding.

Sources of flooding

- 4.15 Two small parts of the Site are at risk of flooding from rivers or watercourses – the first at the access to the Site, the second approximately halfway along the Site where it pinches. The area for siting of the tents is not at risk of flooding.
- 4.16 The Site is at no risk from tidal flooding and there are no artificial water bodies near to the Site. Ground water return flow is unlikely.
- 4.17 With regards to surface water run-off, the Site currently drains to ground via infiltration and this position would be maintained. There will be no increase in surface discharge rates from the Site.

Probability

- 4.18 The majority of the Site is in Flood Zone 1 with the lowest probability for flooding i.e. having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). A small section of the Site is in Flood Zone 2 i.e. having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%). A small section of the Site is in Flood Zone 3 i.e. having a 1 in 100 or greater annual probability of river flooding (>1%)

Climate change

- 4.19 Climate change may increase the frequency of potential flood events and may increase flood levels however these would not materially affect the use of the Site.

Flood risk management

- 4.20 The way that surface water is managed would not change as a result of the proposed change of use of the land. No hard surfaces are proposed as part of the Proposal.

Occupants and users of the development

- 4.21 The occupants of the land would be visitors staying overnight in tents. Visitors would most likely stay for a short period of time (one or two nights) and primarily over weekends.

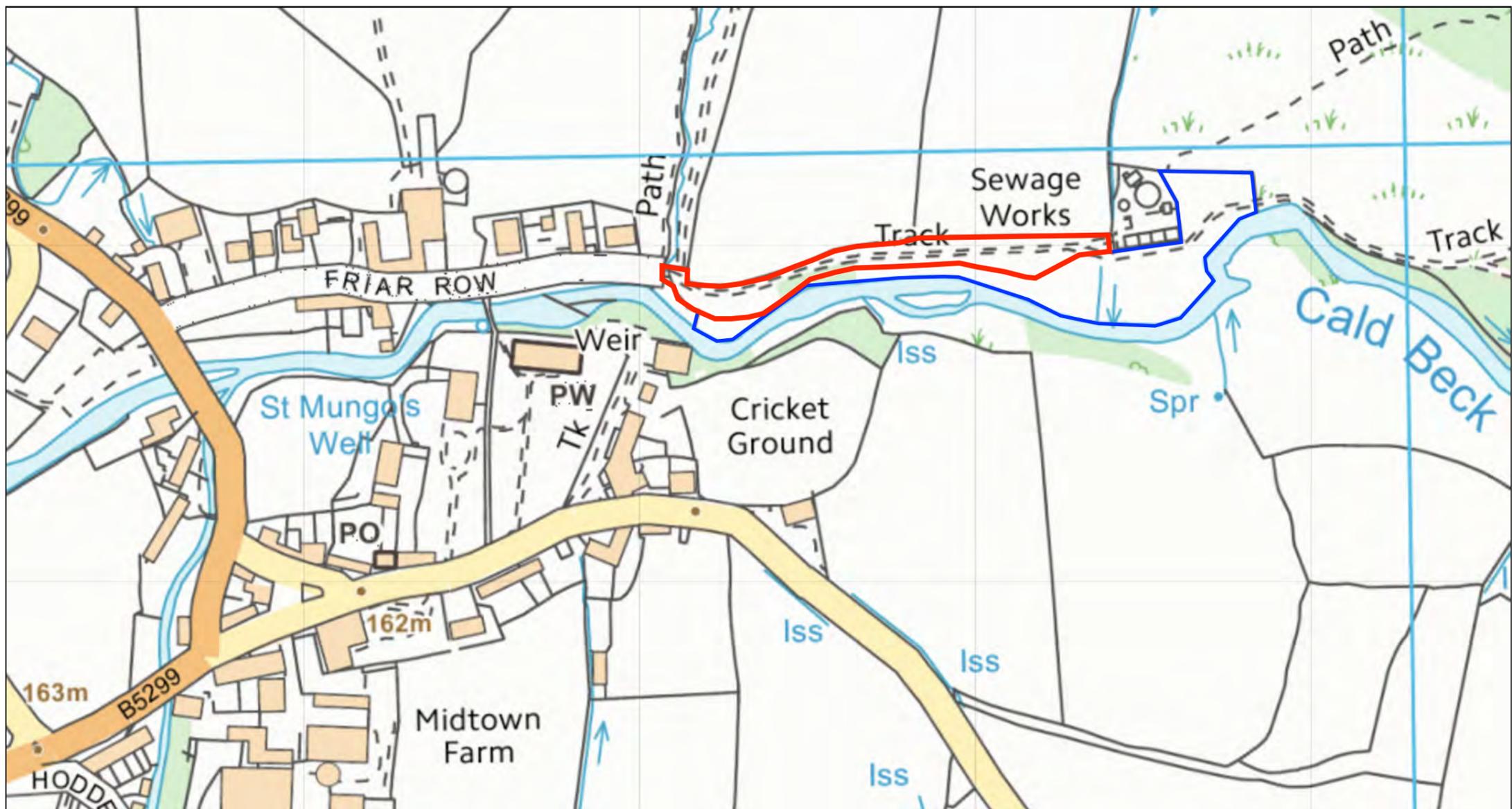
Residual risk

- 4.22 There is no risk of flooding to the site.

5 Conclusion

- 5.1 Planning permission is sought for the change of use of the Site to allow the siting of tents to be used for overnight accommodation. Alongside the change of use of the land a modest temporary toilet/shower block would be sited. None of these would be at risk of flooding or increase the risk of flooding elsewhere.
- 5.2 The majority of the Site is in Flood Zone one and is therefore at the lowest risk of flooding. Two small areas of Flood Zones two (by the access) and three (halfway along the Site) are included in the Site. No development is proposed in these areas.
- 5.3 The Proposal would not be at risk of flooding and nor would it increase the risk of flooding elsewhere.

Appendix A: Location Plan



Key	
—	Site boundary
—	Land in control of the applicant

Location Plan
1:2500 @ A3



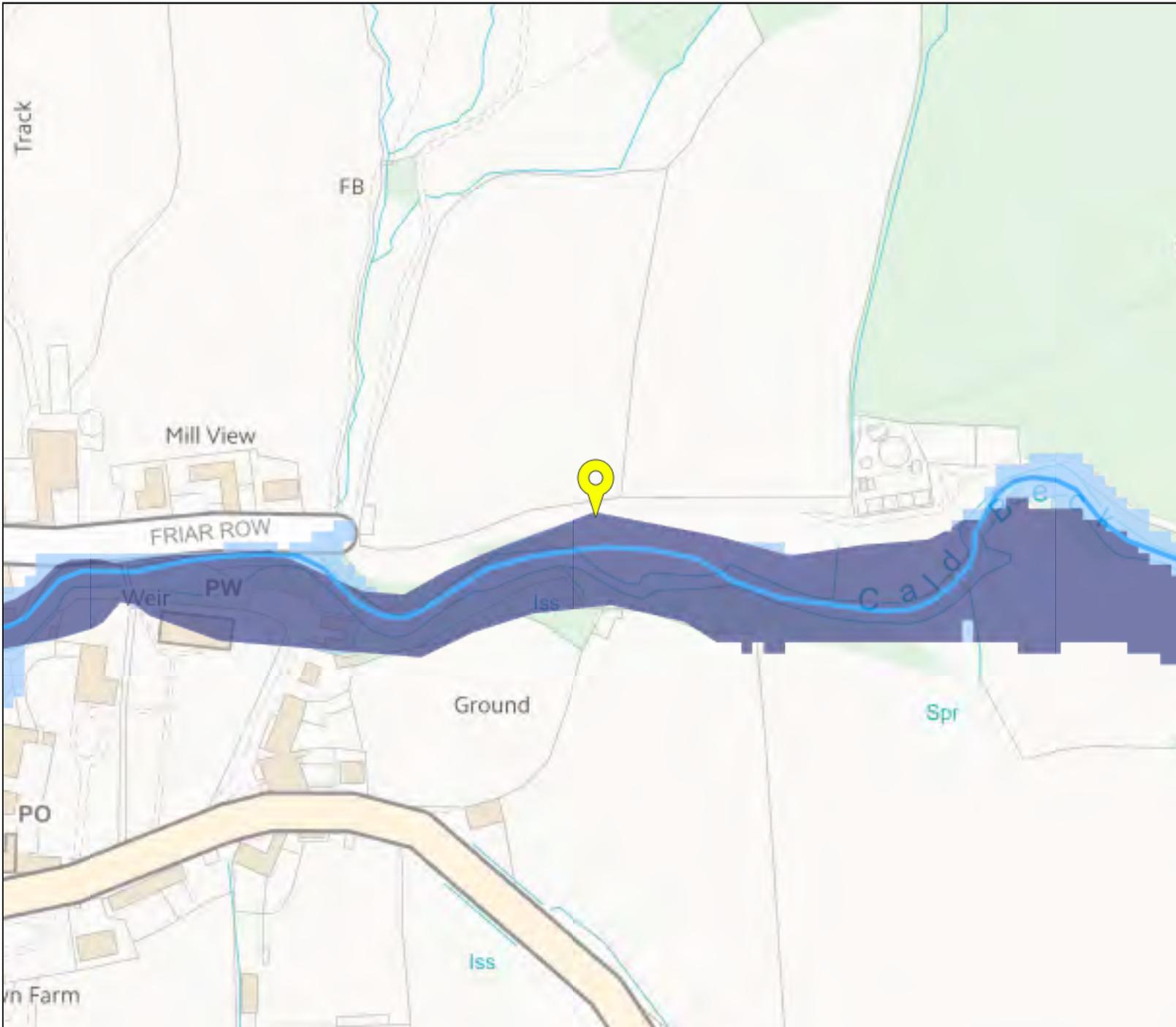
Caldbeck Campsite

REVISIONS	
MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...

01

A

Appendix B: EA Flood Map for Planning



Flood map for planning

Your reference

Caldbeck Camp

Location (easting/northing)

332729/539946

Scale

1:2500

Created

16 Nov 2020 14:36

- Selected point
- Flood zone 3
- Flood zone 3: areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area



Appendix C: Proposed Site Plan



Key

- Small Grass Pitch
- Medium Grass Pitch
- Large Grass Pitch

Proposed Site Plan
1:750 @ A3



Caldbeck Campsite

REVISIONS	
MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...

03
A