



# Flood Risk Assessment Report Template

JSE Garner Management Limited / 31 May 2023 /  
Bobby Welsh

**Complete**

Score	<b>48%</b>	Flagged items	<b>1</b>	Actions	<b>0</b>
<b>Client / Site</b>	JSE Garner Management Limited				
<b>Location</b>	The Courts (Stand B), Carlisle CA1, UK				
<b>Conducted on</b>	31.05.2023 19:25 PST				
<b>Prepared by</b>	Bobby Welsh				

**Flagged items**

1 flagged

Audit / Pluvial runoff

**Risk Rating**

High



Photo 3

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## FLOOD RISK ASSESSMENT

### General Information

What is the flood zone of the site being assessed?

Zone 2

Flood level

12 ft

Is the site protected by flood defences?

Yes

flood defences are installed to control potential negative effects of flood waters.



Photo 1

## Fluvial

66.67%

### Description

The River Thames lies approximately 7 km southeast of the site.

Risk Rating

Low

## Coastal/Tidal

33.33%

### Description

The site is elevated above the 200-year tidal floodplain.

Risk Rating

Medium

## Canals

66.67%

### Description

The Oxford Canal is located approximately 805 m southwest of the site.

Risk Rating

Low



Photo 2

## Groundwater

33.33%

### Description

The site is shown to fall within an area predicted to be at a medium susceptibility to groundwater flooding.

### Risk Rating

Medium

## Reservoirs and Waterbodies

66.67%

### Description

The site is shown to fall outside of the area at risk of reservoir failure. Therefore there is no flood risk posed from this flood source.

### Risk Rating

Low

## Pluvial runoff

1 flagged, 0%

### Description

The site lies within Carlisle Critical Drainage Area due to the high risk of surface water flooding in the area.

### Risk Rating

High



Photo 3

## Sewers

33.33%

### Description

The site lies within Carlisle Critical Drainage Area due to the medium risk of sewer flooding in the area.

### Risk Rating

Medium

## Effect of Development on Wider Catchment

100%

### Description

There will be no impact on existing run-off rates as a result of development.

### Risk Rating

None

## COMPLETION

0%

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### Overall Risk Rating

At Risk

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### Recommendations

In order to mitigate any residual risk from overland sources, it is recommended that where possible finished floor levels are raised/maintained at least 200mm above external levels. It is also recommended that external levels are arranged so as to divert flow away from the building entrance and reduce the risk posed to the lower basement level.

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### Full Name and Signature of Inspector



Bobby Welsh  
31.05.2023 19:31 PST

## Media summary



Photo 1



Photo 2



Photo 3