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## Flood Risk Assessment

For Application at:

Startifants Farm  
Chipping  
Preston  
Lancashire

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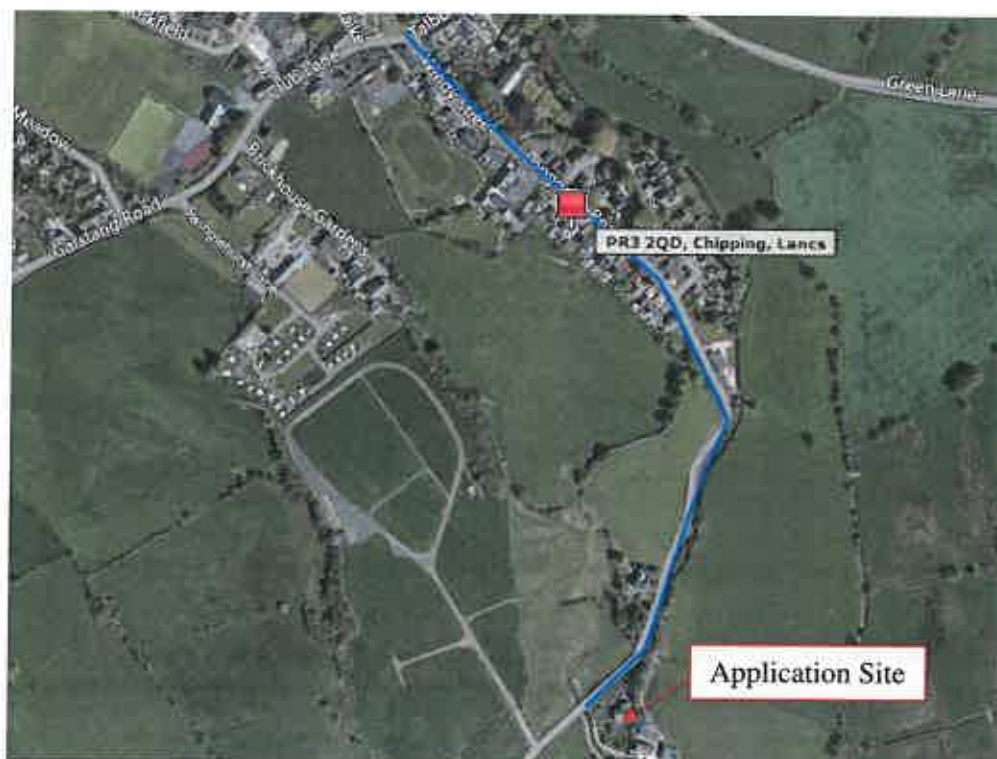
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## Introduction

ML Planning Consultancy Ltd have been instructed by client Mrs Robinson to prepare a Flood Risk Assessment for the application site at Startifants Farm, in support of a planning application to convert an existing barn to one dwelling.

## The Site

The application site is located to the south east of Chipping village, as shown below:



## **Flooding Issues**

PPG 25 and the new National Planning Policy Framework have set criteria for flooding issues with regards to planning applications and developments. Strategic Flood Risk Assessments must be produced for developments in flood zones to help manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies by:

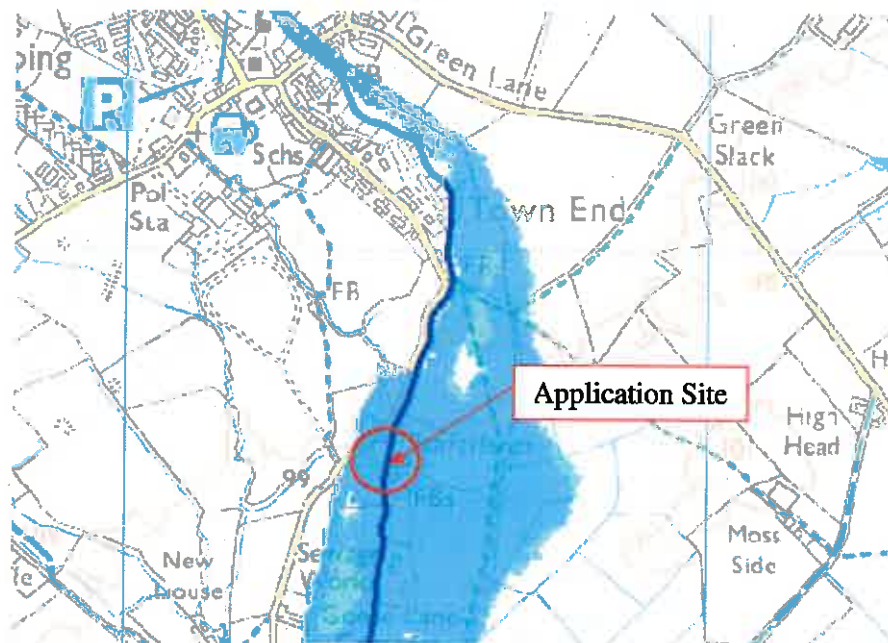
- ***“applying the Sequential Test;***
- ***if necessary, applying the Exception Test;***
- ***safeguarding land from development that is required for current and future flood management;***
- ***using opportunities offered by new development to reduce the causes and impacts of flooding”***

***“The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. If this is not possible for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed, a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall”.***

The NPPF states that ***“minor developments and changes of use should not be subject to the Sequential or Exception Tests, but should still meet the requirements for site-specific flood risk assessments”.***

From the Environment Agency’s Flood Map shown below it can be seen that the application site lies partially within Flood Zones 2 & 3. Flood Zone 3 is a high risk

area with an annual probability of flooding of 1% or greater from rivers and 0.5% or greater from the sea. (If no defenses are in place).



The Environment Agency has a Section 105 Model for the area. Flood defenses around the application site have been constructed to reflect the results in the Section 105 Model and protect the land accordingly.

It is recommended that the applicant registers with the Environment Agency to receive flood warnings and alerts via phone, text, and email.

### **Existing Drainage**

Water will drain into the existing drainage network on site, which in turn discharges to the adjacent watercourse. There is no where within the site that water could collect due to the natural topography. There will not be any increase in surface water runoff as a result of this planning application.

### **Proposed Development**

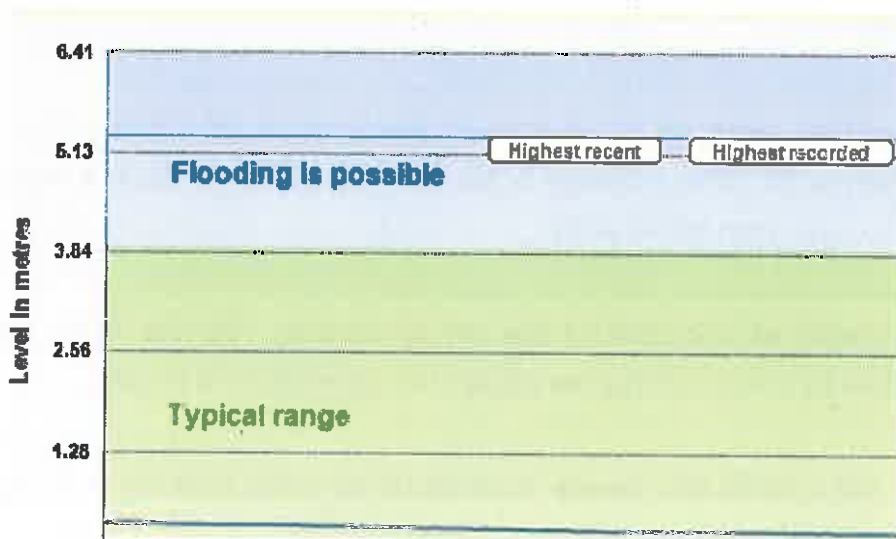
The proposed development includes the conversion of an agricultural building.

### **Mitigating Measures**

Due to the nature of the flood risk, good warning is likely to be available prior to any serious flooding and evacuation of people will be possible via the network of adjacent roads. Registration with the Environment Agency's Early Flood Warning system is possible in this area and subscription to that service would be recommended to the applicant.

### **Tidal Flood Level**

The highest recorded flood level for the site, as specified by the environment agency, is 5.34m above a site datum of 89.93AOD. Therefore the proposed floor level of the development must be above this level to prevent flood damage to the property once construction is completed.



This means the highest recorded flood reached a height of 95.27m AOD.

### Climate Change

It is important when determining potential flood risks to a development to take into account potential climate change activity which may add to the risk over the lifespan of the development.

**Table 4: Recommended contingency allowances for net sea level rises**

	Net sea level rise (mm per year) relative to 1990			
	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
East of England, east midlands, London, south-east England (south of Flamborough Head)	4.0	8.5	12.0	15.0
South-west England	3.5	8.0	11.5	14.5
North-west England, north-east England (north of Flamborough Head)	2.5	7.0	10.0	13.0

## **Results**

The highest recorded flood level in the area is 95.27AOD. This, plus a contingency for climate change in the next 100 years, results in a required floor level no lower than 96.1m AOD.

The existing ground level of the site is currently 100.12m AOD, and it can therefore be concluded that the site will not be at risk from flooding.

***Finished internal floor levels must be set no lower than the existing ground level on site.***