SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

FLOOD RISK ASSESSMENT
IN CONNECTION WITH
BARN AT HIGHER BOYCE FARM,
RIBCHESTER

ON BEHALF OF

MR M. SELLS AND MISS M. HOWORTH,
HIGHER BOYCE FARM,
STONEYGATE LANE, RIBCHESTER, PR3 3YN

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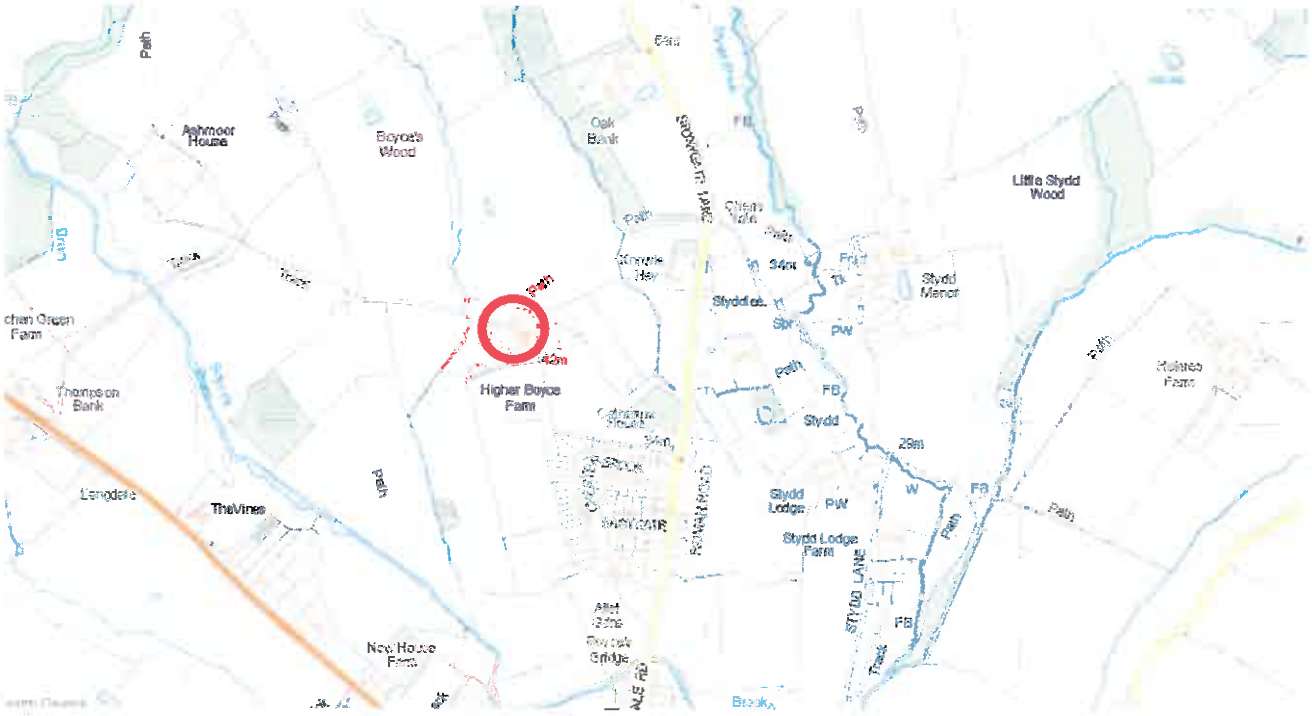
1.0 INTRODUCTION

This flood risk assessment has been produced on the behalf of Mr M. Sells and Miss. M. Howorth by Sunderland peacock and Associates Ltd in support of an application for prior approval for the proposed conversion of an existing barn building at Higher Boyce Farm, Stoneygate Lane, Ribchester, PR3 3YN.

2.0 SITE LOCATION

The application site is located at Higher Boyce Farm, Stoneygate Lane, Ribchester, PR3 3YN. The farm is located to the north of the small village of Ribchester within the Ribble Valley in Lancashire. It is located on the west side of Stoneygate Lane and is access via a communal access road that is shares with a neighbouring property.



PL01: Map showing location of the application site.

3.0 SITE CHARACTERISTICS

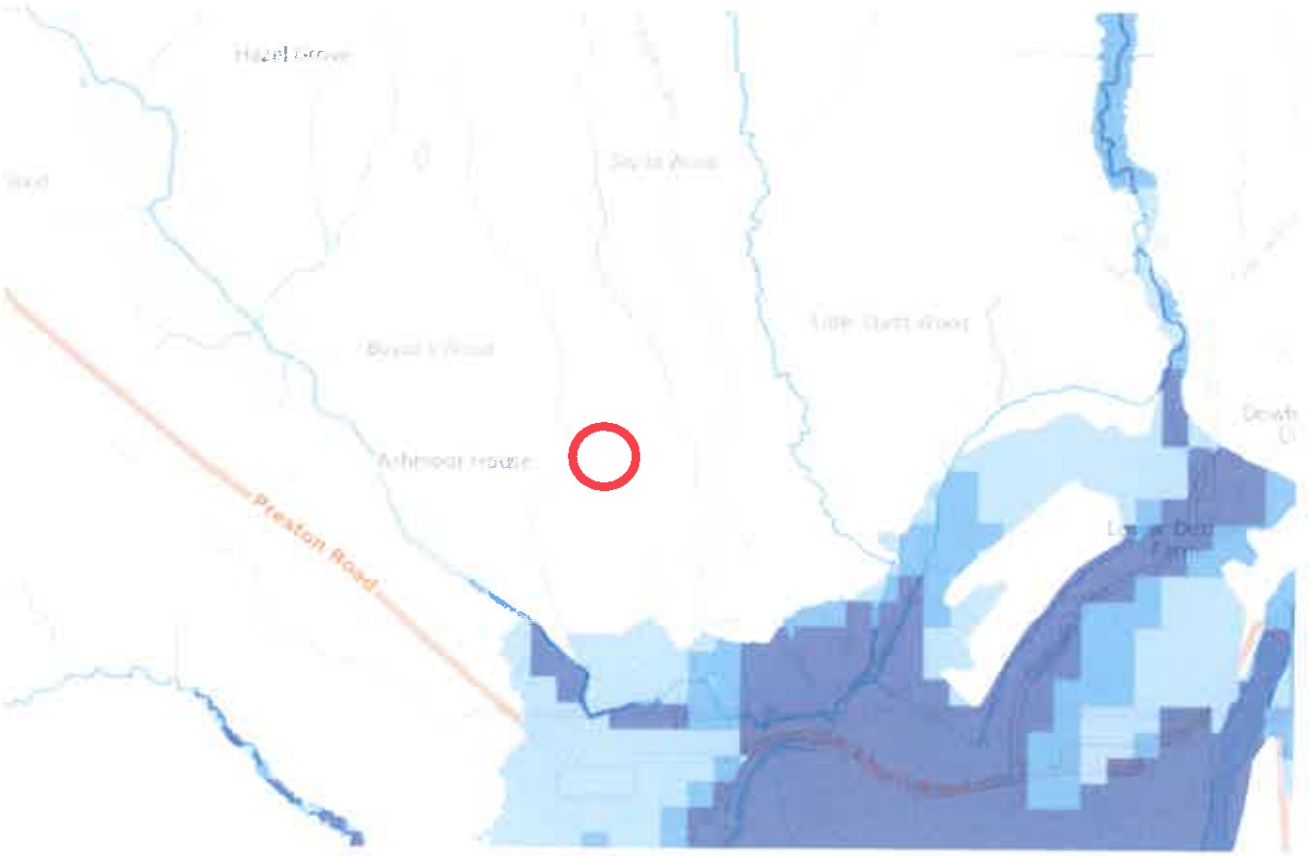
At present the site is currently used as a farm and it setting is rural in nature. The application site is surrounded by open countryside and a neighbouring property.

4.0 DEVELOPMENT PROPOSALS

The application to which this document relates is for the proposed conversion of an existing barn building into 1no. 4 bedroom dwelling and 1no. 3 bedroom dwelling.

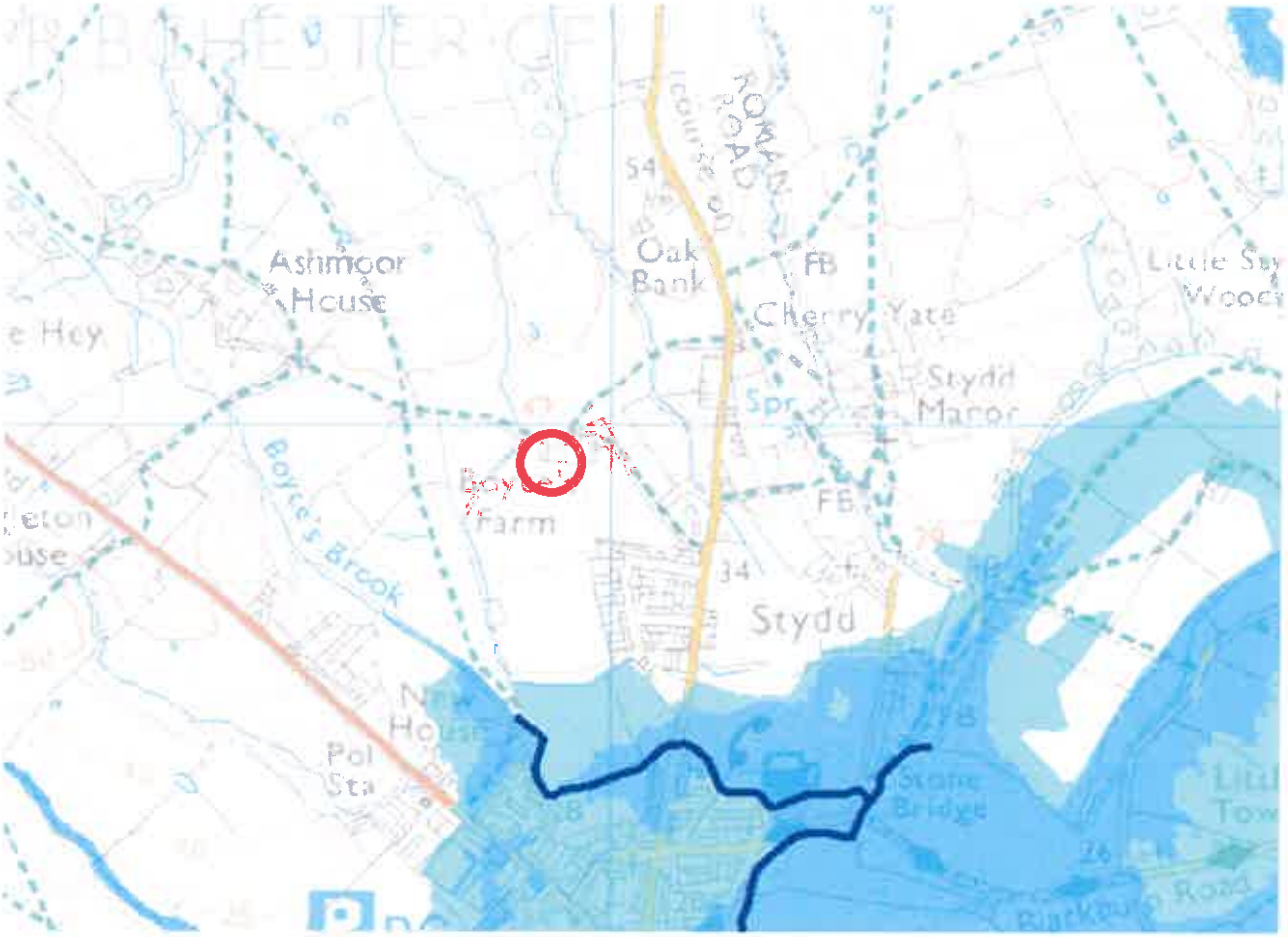
5.0 FLOOD RISK ASSESSMENT

The following maps show the location of areas liable to flooding in proximity to the application site and whether or not the application site will be susceptible to various types of flooding.



PL02: Map showing risk of flooding from rivers and sea in relation to the application site. Map taken from Environmental Agency Website (2015).

The above map shows that the application site is located to the north of the main area that is susceptible to flooding and that the risk to the application site itself is at very low risk from flooding by rivers and sea.



PL03: flood map for development planning showing risk of flooding from rivers and sea in relation to the application site. Map taken from Environmental Agency Website (2015).

The above map for development planning shows that the application site is located to the north of the main area that is susceptible to flooding and that the risk to the application site itself is at very low risk from flooding by rivers and sea. As shown in the map, the risk flooding caused by surface water is very low and that the chance of flooding each year is less than 1 in 1000 (0.1%).

PL04: Map showing risk of flooding from surface water in relation to the application site. Map taken from Environmental Agency Website (2015).

The above map shows the potential risk of flooding due to surface water. As shown in the map, the risk flooding caused by surface water is very low and that the chance of flooding each year is less than 1 in 1000 (0.1%).

6.0 CONCLUSION

The maps contained within this report show that the application is at very low risk of flooding caused by rivers, sea and surface water meaning that the proposed development is highly likely to be unaffected by any potential flooding that may occur within the local area. The barn and its immediate surroundings which are subject to conversion work are not situated within any flood zone (1-3)