

FLOOD RISK ASSESSMENT

for

The Gibbon Bridge Hotel
PR3 2TQ

Proposed Canopy

at the rear of

The Gibbon Bridge Hotel

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1. INTRODUCTION

- 1.1 This Flood Risk Assessment has been produced on behalf of The Gibbon Bridge Hotel in support of a detailed planning application for a canopy.
- 1.2 This Flood Risk Assessment is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) in relation to Flood Risk and Coastal Change, which was updated in April 2015, and describes the existing site conditions and proposed development. It assesses the potential sources of flooding to the site from tidal, fluvial, groundwater, surface water and other sources, taking a risk based approach in accordance with National Policy.

Site Summary

| | |
|-----------------------------|-------------------------------|
| Site Name | The Gibbon Bridge Hotel |
| Location | Chipping |
| NGR (approx.) | SD637424 |
| Application Site Area | 71m ² |
| Development Type | Canopy |
| Vulnerability | Vulnerable |
| EA Indicative Flood Zones | Flood Zone 3 |
| EA Development Control Area | Cumbria and Lancashire |
| Local Planning Authority | Ribble Valley Borough Council |

2. DESCRIPTION OF THE SITE

Existing Site

- 2.1 The proposal relates to land (approx. 71m²) to the south of The Gibbon Bridge Hotel.
- 2.2 Access to the site is via the private access from the main road that runs through the hotel.
- 2.3 The site lies within the grounds of The Gibbon Bridge Hotel and is located on a small part of the existing terrace.
- 2.4 The River Loud runs along the southern boundary of the site.
- 2.5 The Gibbon Bridge Hotel is on land that is elevated above the River Loud.

Proposed Development

- 2.6 It is proposed that the development site will comprise of a canopy.
- 2.7 The site layout plan is included within Appendix B.
- 2.8 It is proposed that access into the development site will be from the Hotel.

3. SCOPE OF THE ASSESSMENT

Flood Risk Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Supporting Planning Practice Guidance is also available.
- 3.2 The NPPF sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible, and stresses the importance of preventing increases in flood risk offsite to the wider catchment area.
- 3.3 The NPPF also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.
- 3.4 As set out in NPPF, Local Planning Authorities should only consider development in flood risk areas appropriate where informed by a site specific Flood Risk Assessment. This document will identify and assess the risk associated with all forms of flooding to and from the development. Where necessary it will demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.
- 3.5 This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance in relation to Flood Risk and Coastal Change.

Flood Zones

- 3.6 The site is identified on the Environment Agency's flood mapping as lying within Flood Zone 3. The flood risk is fluvial flooding from the River Loud, which is a tributary.
- 3.7 Flood Zone 3 is land assessed as having between a 1 in 100 and 1 in 30 annual probability of river flooding (1% - 3.3%) in any year.
- 3.8 As already stated, The Gibbon Bridge Hotel is on land that is elevated above the surrounding land. A site visit has been undertaken to carry out a review of the existing site levels local to the site to demonstrate that the site lies within Flood Zone 3. The description below should be read in conjunction with the figure and photographs within Appendix C.
- 3.9 The Environment Agency mapping identifies the boundary of the Flood Zone 3 area at The Gibbon Bridge Hotel at its south west corner and crossing the site towards its north east corner. However, there does seem to be an anomaly with the data - see screen captures in Appendix C. The area of the proposed building is marked in red and as noted is 8m above mean river level. The highest the River Loud has been is just under 3m. Note depths on screen captures from Environment Agency maps.

Strategic Flood Risk Assessment

- 3.10 The site is within the area covered by the Ribble Valley Borough Council, Strategic Flood Risk Assessment, Level 1, May 2010.

- 3.11 The SFRA makes reference to The Gibbon Bridge Hotel as follows:
- It identifies that The Gibbon Bridge Hotel has no flood defence identified within the National Flood and Coastal Defence Database.
 - Bowland Fell Policy Option P6 Preferred Policy is to take action with others to store water or manage run off in locations that provide overall flood risk reduction or environmental benefits, locally or elsewhere in the catchment. The policy was chosen to deliver benefits to villages such as Dunsop Bridge and further downstream.

Sequential Test

- 3.12 A requirement of NPPF is that developers considering submitting a planning application should consult with the Local Planning Authority at all stages of development to ensure that the Sequential Test is applied at all stages of the planning process. The purpose of the test is to direct new development to areas with the lowest probability of flooding.
- 3.13 Strategic Flood Risk Assessments (SFRAs) refine information on the probability of flooding, taking other sources of flooding and the impacts of climate change into account. They provide the basis for applying the Sequential Test, on the basis of the flood zones in PPG Table 1.
- 3.14 The flood zones are the starting point for this sequential approach. As already stated, the Environment Agency's flood mapping identifies the site as lying within Flood Zone 3.
- 3.15 Subject to the suitable assessment of flood risk, PPG considers that a development of this type would be deemed inappropriate for this location. However there are discrepancies as noted.

4. CONSULTATIONS AND DATA ACQUISITIONS

Environment Agency

- 4.1 The site is identified on the Environment Agency's flood mapping as lying within Flood Zone 3. The flood risk is fluvial flooding from the River Loud, which is a tributary of the River Hodder.
- 4.2 Flood Zone 3 is land assessed as having between a 1 in 100 and 1 in 30 annual probability of river flooding (1% - 3.3%) in any year.
- 4.3 The Environment Agency has been consulted with regards the availability of EA Product Data 4 for the site. The information is not available.

Ribble Valley Borough Council

- 4.4 Ribble Valley Borough Council has stated that The Gibbon Bridge Hotel lies within Flood Zones 2 and 3.

United Utilities

- 4.5 United Utilities has confirmed there are no public sewers within the vicinity of the site.

Historic Flooding

- 4.6 Other than the defined flood zones, there is no record of historical flooding occurring on the site of the proposed building.

Topographical Survey

- 4.7 A topographical survey has been carried out for this site and is shown on the existing site plan in Appendix A.

Site Investigation

- 4.8 Research has identified that the geology encountered will be loamy and clayey floodplain soils with naturally high groundwater.

Site Inspections

- 4.9 A site visit was made to examine site conditions and levels as well as any significant visible features that would affect the flood characteristics of the site. Such inspections are limited to areas that could readily and safely be accessed and no intrusive investigations or surveys were carried out. It was clear that this part of the site has never flooded.

5. SOURCES OF FLOOD RISK

Potential Sources of Flood Risk

5.1 The table below identifies the potential sources of flood risk to the site. The significance of these sources is investigated further in Section 6.

| Flood Source | Potential Risk | | | | Description |
|---|----------------|--------|-----|------|---|
| | High | Medium | Low | None | |
| Fluvial | | | x | | The River Loud runs along the eastern boundary of the site. |
| Tidal | | | | x | No tidal impact. |
| Groundwater | | | | x | No issues recorded. |
| Canals, Reservoirs and Other Artificial Sources | | | | x | None within the vicinity of the site. |
| Sewers | | | | x | There are no sewers within the development area. |
| Pluvial Runoff | | | x | | Potential risk from adjacent land. |
| Development Drainage | | | x | | No additional hard surfacing is planned with the development. |

Fluvial Flooding

5.2 The River Loud runs along the eastern boundary of the site.

5.3 The site is identified on the Environment Agency's flood mapping as lying within Flood Zone 3. The flood risk is fluvial flooding from the River Loud, which is a tributary.

Tidal Flooding

5.4 The site is a significant distance from the nearest tidal estuary and is, therefore, not at risk of flooding from the sea. The site is not identified as being at risk of flooding from the sea by any Environment Agency Flood Zone maps or within the SFRA for the area.

Groundwater

5.5 Groundwater flooding tends to occur after much longer periods of sustained high rainfall. The areas that are at risk tend to be those low-lying areas where the water table is shallow. Flooding tends to occur in areas that are underlain by major aquifers, although groundwater flooding is also noted in localised floodplain sands and gravels. The main causes of groundwater flooding are:

- Natural groundwater rising due to tidal influence, or exceptionally wet periods leading to rapid recharge;
- Groundwater rebound due to cessation of abstraction and mine dewatering;
- Existence of confined aquifers and springs.

- 5.6 There are no recorded incidents of flooding associated with groundwater levels within the site.

Canals, Reservoirs and Other Artificial Sources

- 5.7 There are no canals or other artificial sources within the vicinity of the site.
- 5.8 The Environment Agency's risk of flooding from reservoirs mapping identifies risk of flooding from the Stocks Reservoir, which is owned by United Utilities. Again the figures are to be questioned.

Sewers

- 5.9 Flooding from a drainage system occurs when flow entering a system exceeds its discharge capacity, the system becomes blocked or, in the case of surface water sewers, it cannot discharge due to high water level in the receiving watercourse. Sewer flooding is often caused by surface water discharging into the combined sewerage system, sewer capacity is exceeded in large rainfall events causing backing up of flood waters within properties or discharging through manholes.
- 5.10 Surface water (including the risk of sewers and culverted watercourses surcharging) poses the highest risk of more frequent flooding. Surface water drainage from new developments is critical in reducing the risk of localised flooding.
- 5.11 Where possible the preference for dealing with surface water runoff from the developed site is for it to infiltrate back into the ground or alternatively to a watercourse. Only if it is not possible for either of these options is surface water from the development to be allowed into the public sewers.
- 5.12 United Utilities has confirmed there are no public sewers within the vicinity of the site.

Pluvial Runoff

- 5.13 The Environment Agency Risk of Flooding from Surface Water map indicates the site is at a very low risk of surface water flooding.
- 5.14 It should be noted that surface water flooding can be difficult to predict as it is hard to forecast exactly where or how much rain will fall in any storm.

Development Drainage

- 5.15 Surface water (including the risk of sewers and culverted watercourses surcharging) poses the highest risk of more frequent flooding. Surface water drainage from new developments is critical in reducing the risk of localised flooding.
- 5.16 If surface water runoff is not managed appropriately, there may be an increased risk presented elsewhere from development drainage, and the aim should be to implement appropriate sustainable drainage systems (SuDs) to treat and contain flows and mimic the existing conditions.
- 5.17 Where possible the preference for dealing with surface water runoff from the developed site is for it to infiltrate back into the ground or alternatively to a watercourse. Only if it is not possible for either of these options is surface water from the development to be allowed into public sewers.

5.18 The area of impermeable surfaces on site will not be increased due to the addition of the development.

6. FLOOD RISK ASSESSMENT

- 6.1 This section of the Flood Risk Assessment looks at the flood risk to the site before any mitigation measures are put into place and hence identifies where mitigation will be required. Section 7 continues to explain the mitigation measures proposed and the residual risk following implementation of any proposed mitigation.

Risk of Flooding to Proposed Development

Fluvial Flood Risk

- 6.2 The River Loud runs along the eastern boundary of the site.

Canals, Reservoirs and Other Artificial Sources

- 6.3 There are no canals or reservoirs local to the development site. The Environment Agency's risk of flooding from reservoirs mapping identifies risk of flooding from the Stocks Reservoir, which is owned by United Utilities. The flooding shown is a worst case scenario and it is unlikely that any actual flood would be as shown on the mapping.

- 6.4 The Environment Agency has not yet determined the risk designation should flooding occur and states that flooding from reservoirs is extremely unlikely to happen. As such the risk of flooding is low.

Groundwater

- 6.5 The site is not underlain by a major aquifer. There are no recorded incidents of flooding associated with groundwater levels within the site and due to the nature of the underlying strata the flood risk from groundwater is low.

Sewer Flooding and Pluvial Runoff

- 6.6 There are no public sewers within the vicinity of the site. There is no record of any sewer flooding. The risk from sewer flooding is therefore low.
- 6.7 There is no record of any flooding on the site after heavy rainfall. In addition, as The Inn at Whitewell and its grounds are on land that is elevated above the surrounding land the risk from pluvial runoff is low.

Effect of the Development on the Wider Catchment

Development Drainage

- 6.8 The area of impermeable surfaces on site will not be increased due to the addition of the development. There is, therefore, no change to the surface water runoff regime of the site and no adverse effect on flood risk elsewhere in the wider catchment.
- 6.9 It is intended that surface water runoff from the new building and hardstandings will discharge to the private drainage as the current scenario.
- 6.10 As such there will be no change to the flood risk upstream or downstream of this location.
- 6.11 The risk of flooding from the development drainage is low.

7. PREDICTED IMPACTS AND MITIGATION

- 7.1 This section of the Flood Risk Assessment sets out the mitigation measures recommended to reduce the risk of flooding to the proposed development and outlines any residual impacts.

Site Arrangements

Upstream and Downstream Effects

- 7.2 As there is no development within Flood Zone 3, there is no material effect on the floodplain due to the proposed development.
- 7.3 It is intended that surface water runoff will be discharged to the private drainage system as the existing scenario. As such there will be no additional risk to upstream or downstream properties and flood risk is low.

Finished Flood Levels and Future Proofing Against Flooding

- 7.4 The finished floor level of the proposed canopy will match that of the adjacent dining room. Flood proofing measures are to be implemented to ensure future occupants are not at an unacceptable level of flood risk.
- 7.5 Measures to future proof against future flood events can include the use of solid floors, provision of flood barriers on ground floor doors, window and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

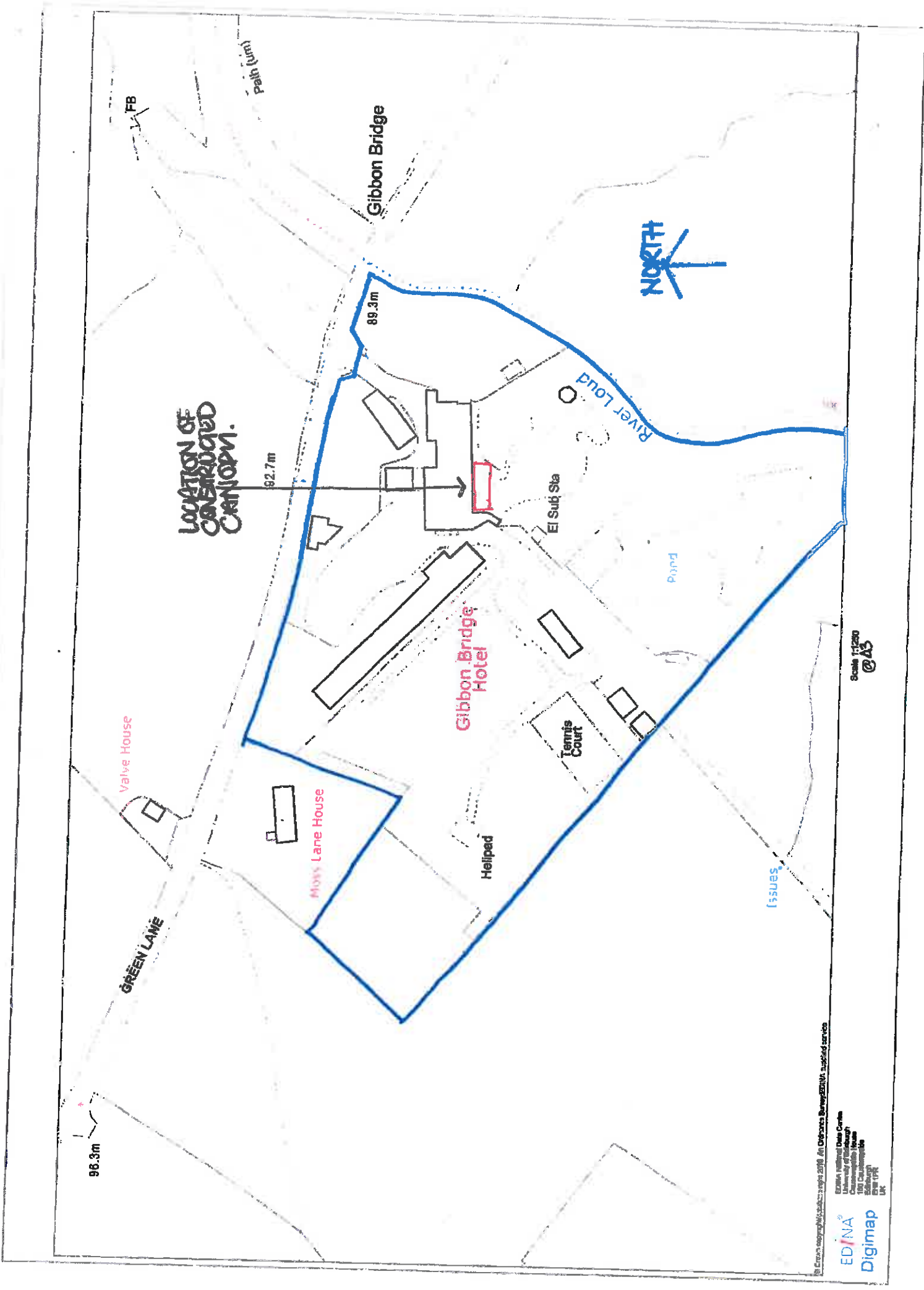
Safe Access and Egress

- 7.6 Access to the site is from the main road that runs through the Hotel.
- 7.7 The site does not lie within an area benefitting from the Environment Agency's flood warning service.
- 7.8 As the site is not within a flood warning area it is proposed that a simple warning device can be installed at a suitable location by the river with telemetry links to the hotel to warn of a flood event.
- 7.9 This will notify designated persons at the hotel responsible for warning and evacuation during a flood. It is advised that a flood warning and evacuation plan should be produced prior to occupation of the bedrooms.

8. CONCLUSIONS

- 8.1 This Flood Risk Assessment has been produced on behalf of The Gibbon Bridge Hotel in support of a planning application for the development of land at The Gibbon Bridge Hotel.**
- 8.2 The risk of fluvial flooding to the proposed development is medium.**
- 8.3 The risk of flooding from canals, reservoirs and other artificial sources is low.**
- 8.4 The flood risk from groundwater is low.**
- 8.5 The risk from sewer flooding and pluvial runoff is low.**
- 8.6 It is intended that surface water runoff from the new building and hardstandings will discharge to the current drainage system. As such there will be no change to the flood risk upstream or downstream of this location and the flood risk is low.**
- 8.7 The floor slab level of the canopy is 90.25. The mean river level adjacent is 84 (difference of 6.75). The floor is proposed to be used for a dining room outdoor terrace.**

APPENDIX A

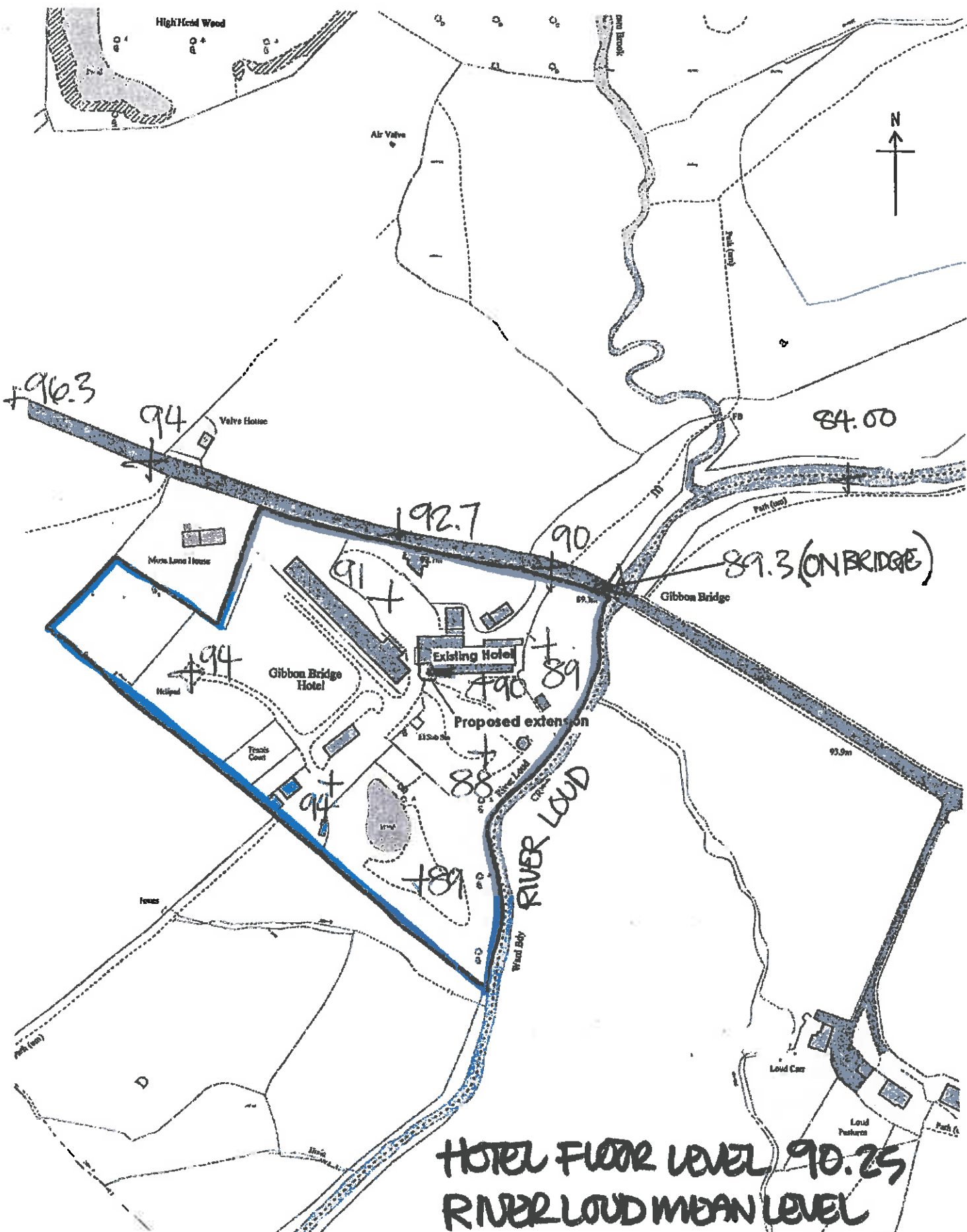


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EDINA
 University of Edinburgh
 Geomatics Engineering
 School of Engineering
 80 Colinton Road
 Edinburgh
 EH10 5DT
 UK

Scale 1:250
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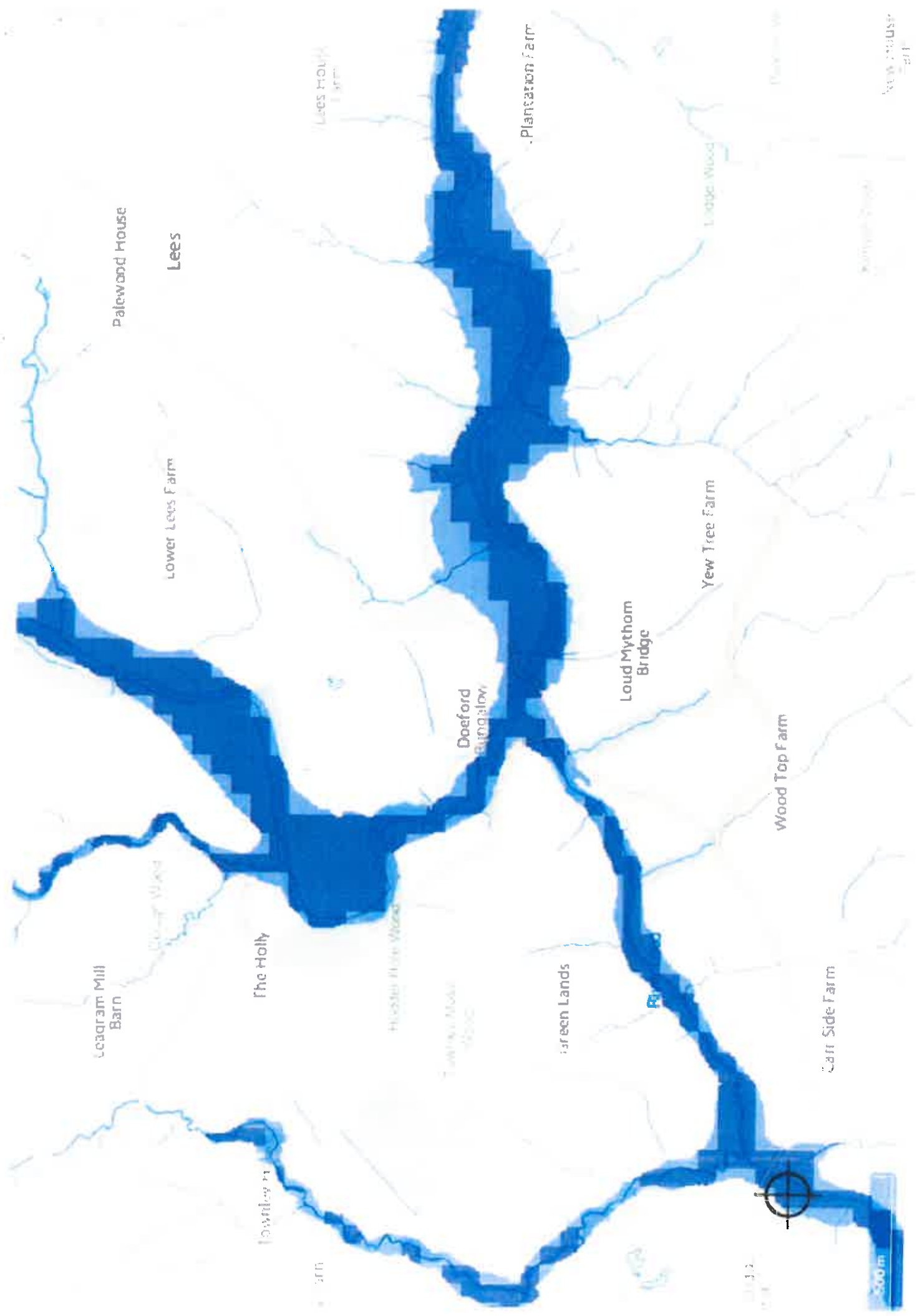
APPENDIX B



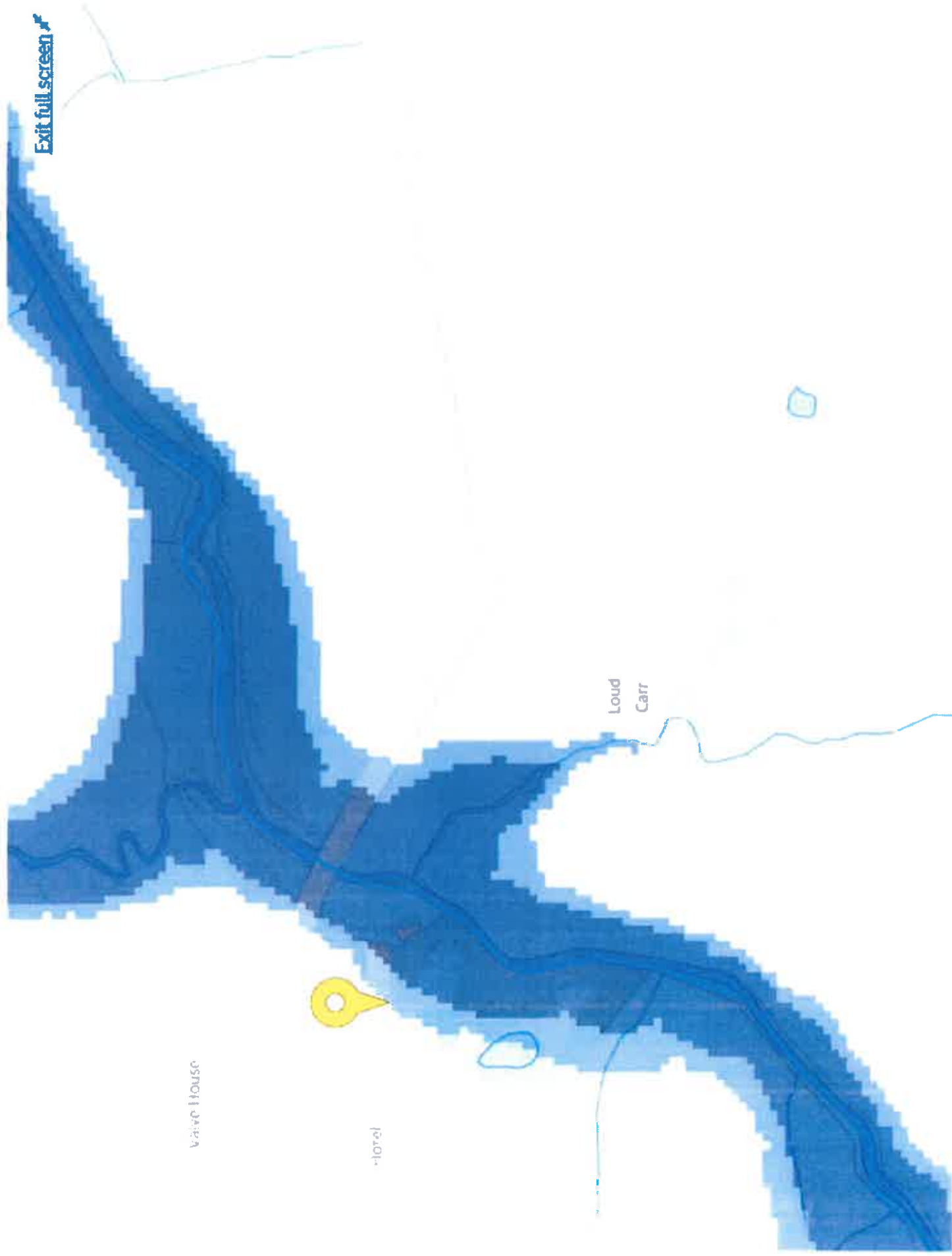
HOTEL FLOOR LEVEL 90.25
RIVER LOUD MEAN LEVEL 84.00.

Location Plan
 Scale 1:2500
 Gibbon Bridge Hotel
 Chipping

APPENDIX C



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Development location



Flood zone



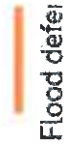
Areas benefited from flood defences:



Flood zone



Flood zone



Flood defence



Main river



Flood store area

APPENDIX D

KARRUCATION RELATES TO OVERHANG ROOF



K APPLICATION RELATES
TO THIS STRUCTURE
WHICH IS ALREADY BUILT.

