

Flood Risk Assessment

In support of the application at Lower Alston Farm,
Ribchester, PR3 3XS

Construction of Young Stock Housing



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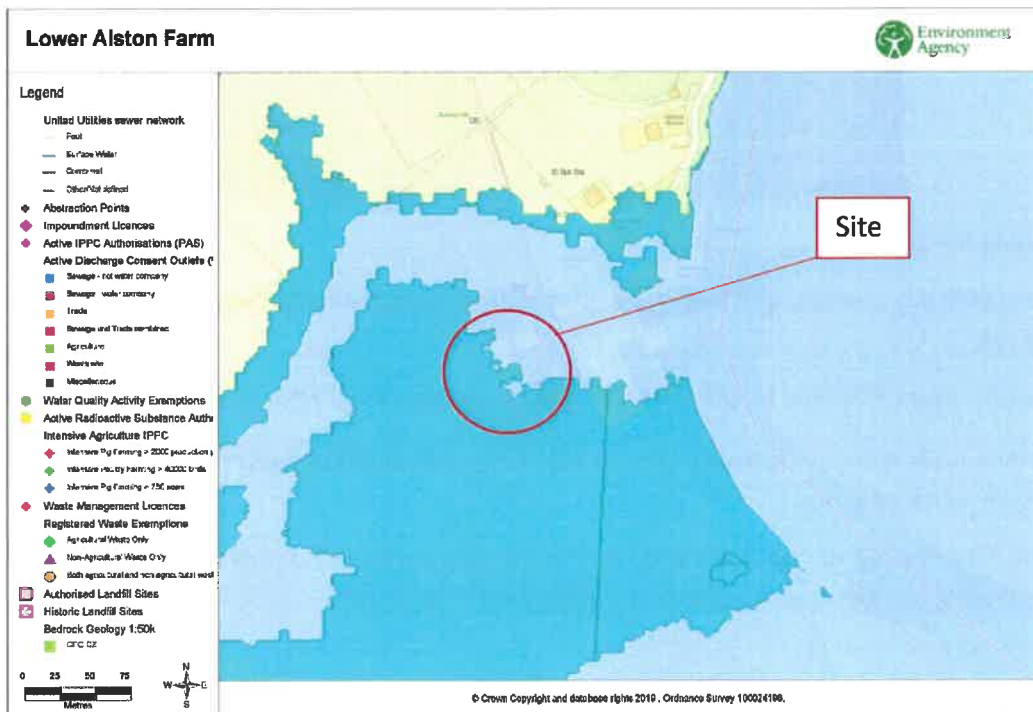
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1.0 Introduction

The report is produced to support the application for the development of Young Stock Housing at Lower Alston Farm, Ribchester. This is an established dairy unit located alongside the River Ribble. The Environment Agency has been consulted as part of the development process.

A flood risk assessment is required to be prepared in relation to the development potential of the site and is a requirement of the Environment Agency for the following reason:

The site lies within the indicative flood risk areas as detailed on the Environment Agency Flood Zones 2 and 3.



1.1 Site Details

After considering alternative sites for the building, this site was decided to be the most suitable location within the farm.

The floor levels throughout the building will be equal to and no higher than existing ground levels. Exterior ground levels will not be raised above existing ground levels within Flood Risk locations.



1.2 Building Design

All electrical fittings, wires, and sockets will be raised up within the building away from potential flooding risk.

All materials used within the building will be able to withstand the effects of flood water (see plans).

The building is designed with large doors so not to impede any floodwater, also meaning livestock is able to be evacuated easily.

Any material removed during excavation will be placed outside of boundaries for either Flood Zones 2 or 3, ensuring no raising of ground level within the Flood Zones.

2.0 Flood Records

Although located adjacent to the River Ribble, Lower Alston Farm has flooded only once, during 1980.

3.0 Impact on Surrounding Properties

There will only be a minimal increase in surface water as a result of the development, this will be routed through existing yard drainage systems into the River Ribble. Any manure produced will be moved into above ground stores which were constructed in 2016 with advice from the Environment Agency.

4.0 Conclusions

The site is located within Flood Risk Zone 2 and 3 although the level of risk is categorised as 'low' due to the nature of the proposed agricultural activity. The site will only generate a minimal increase in surface water drainage compared to the present use.

On this basis, it is suggested that the site meets the requirements of the Technical Guidance.

