

FLOOD RISK ASSESSMENT FOR:
LAND AT THE SOUTH SIDE OF RIDDINGS LANE
WHALLEY
BB7 9SF

ON BEHALF OF:
MRS JANET AND MR PAUL SUTTON

PROJECT REF: 7012

REPORT DATE: 30 APRIL 2021



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DRAWING

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1.0 INTRODUCTION

- 1.1 Further to instructions received from Mrs Janet and Mr Paul Sutton and dated 6th April 2021, Wilbourn & Co Limited has undertaken s Flood Risk Assessment for planning purposes for the property known as Land at the south side of Riddings Lane, Whalley BB7 9SF.
- 1.2 This Flood Risk Assessment is for planning purposes in pursuit of a development of the following:

"Change of position of rest shelter area to application 3/2018/1054. Addition of small shed. Addition of wooden structure 58ft x 30ft."
- 1.3 There is to be no occupation of the premises for residential purposes. Its intended use is as an animal shelter.
- 1.4 Environment Agency and other relevant flood data have also been analysed and interpreted.
- 1.5 This report will take the form of a formal Flood Risk Assessment in accordance with the 2019 National Planning Policy Framework (NPPF) and the Flood Risk Standing Advice (FRSA) supplied by the Environment Agency (EA).
- 1.6 This is a Minor Development, as defined in the NPPF, and FRA reports have to comply with the EA Flood Risk Standing Advice for Minor Developments (FRSA). It is understood that the only items to be addressed, to comply with the EA's FRSA, are 'appropriate flood mitigation' and 'safe access to dry land'.
- 1.7 The conclusions reached in this report are necessarily restricted to those which can be determined from the information consulted above and may be subject to amendment in the light of additional information becoming available.
- 1.8 This report is strictly confidential to the party to whom it is addressed and may only be relied upon by that party or their other professional advisors, for the specific purpose to which it refers and no responsibility whatsoever is accepted to any third parties for the whole or part of its contents.
- 1.9 Neither the whole nor any part of this report, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way, nor disclosed orally to a third party, without the written approval from Wilbourn & Co Limited of the form and context of such publication or disclosure. Such approval is required whether or not Wilbourn & Co Limited are referred to by name and whether or not the report is combined with others.
- 1.10 Wilbourn & Co are unaware of any conflict of interest in the preparation of this report.



2.0 THE EXISTING PROPERTY AND CURRENT FLOOD CONDITIONS

- 2.1 The property is located within the area administered by Ribble Valley District Council
- 2.2 The site is located 1.3 kilometres south west of Whalley Village centre, as indicated on Drawing No. 1. It is situated at an approximate height of 43 metres Above Ordnance Datum. However this ranges from 41.99m to 43.23m in the middle of the site.
- 2.3 The National Grid Reference for the site is SD722362 and comprises largely open space with temporary structures.
- 2.4 The boundary of the property and its relationship with the River Calder is as follows:



- 2.5 Hydrology. The River Calder is located approximately 3 metres to the south and east of the site. This flows in a north-westerly direction and joins the River Ribble at a location approximately 1.6 kilometres to the west.
- 2.6 Geology: The published 'Geological Map of the United Kingdom' third edition solid, at a scale of 1:625,000 reveals that the Rad Brook Mudstone Member is overlaid by Alluvium - Clay, Silt, Sand And Gravel. Both of these are likely to possess sufficiently high porosity for soakaways and similar infiltration methods to be feasible.
- 2.7 There are currently no surface water drains. Water soaks away naturally across the site
- 2.8 Fluvial flooding: the Environment Agency's Flood Map for Planning (Rivers and Seas) in Appendix A shows the site has an annual probability of 1% (1 in 100 years) of flooding from the River Calder. This places part of the site in Flood Zone 3A, High Probability (FZ3A).



However, a large portion of the site which is where the proposed development will take place is located in FZ1. The site does not benefit from Flood defences

2.9 Tidal Flooding: Not relevant

2.10 Surface Water Flooding: can occur when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems, and instead flows across the surface. The EA's surface water flood map in the "Very low risk" category which means that each year this area has a chance of flooding of less than 0.1%. This is illustrated as follows:



2.11 Artificial Sources: None.

2.12 Historic Records: This illustrates that whilst the surrounding lanes and infrastructure has flooded the subject site has not.

2.13 As follows:



2.14 Reservoir Risk. Although the surrounding land may be affected the subject site is unlikely to be affected in this very rare event. As follows:





- 2.15 In conclusion whilst part of the site has a high risk profile because of the risk of flooding from the River Calder this is outside the areas where the proposed development will take place on the higher portion of the site.

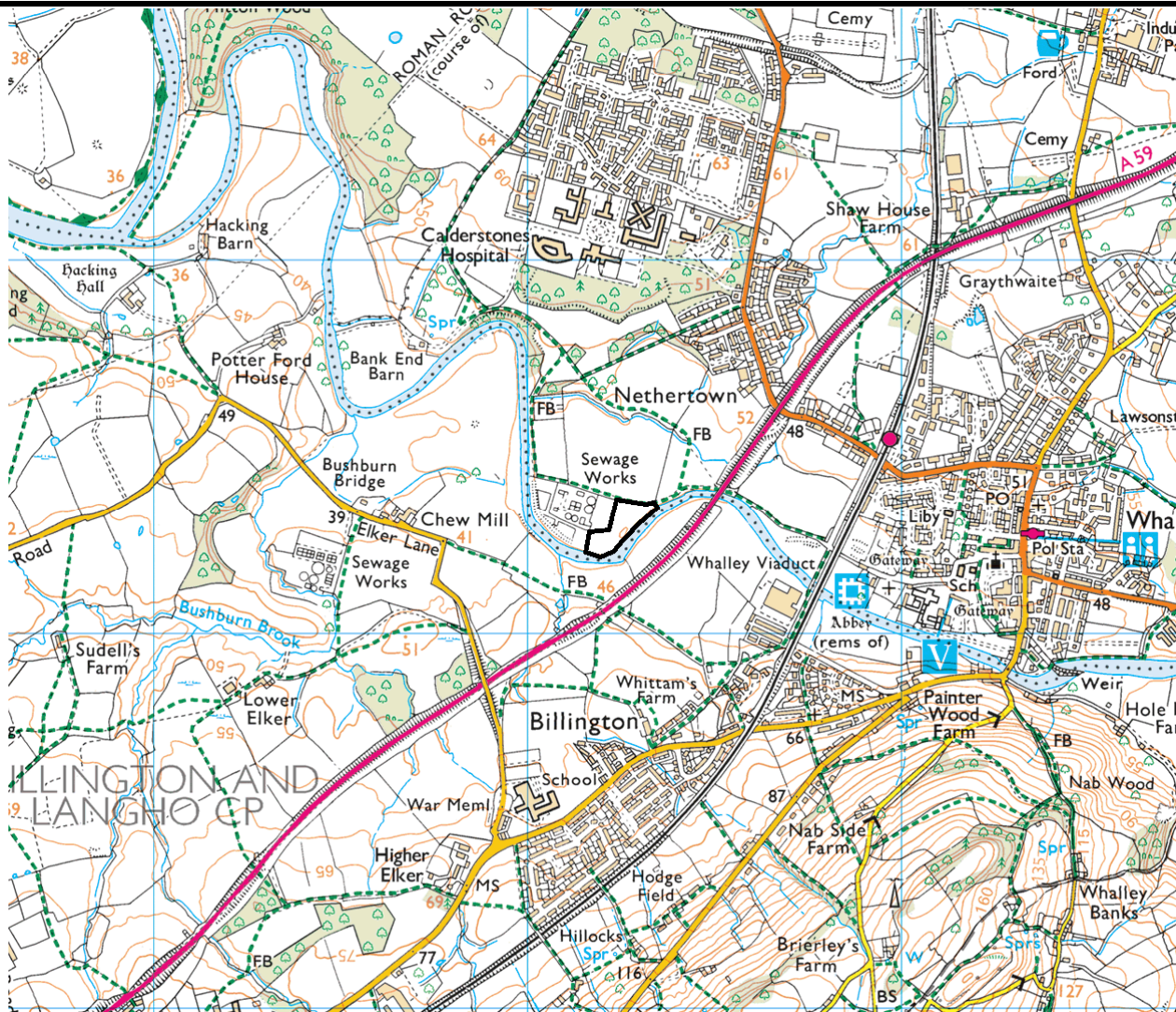


3.0 PROPOSED DEVELOPMENT AND FLOOD MITIGATION

- 3.1 The nature of the development is a temporary structure and comprises:
- "Change of position of rest shelter area to application 3/2018/1054. Addition of small shed. Addition of wooden structure 58ft x 30ft."
- 3.2 Given the nature of construction being low-cost a timber and plywood building with a concrete floor that drains to landscaping for use by animals in inclement weather no resilience measures are reasonably practicable.
- 3.3 All drainage will be to soak away in the surrounding open space. The geology will absorb this.
- 3.4 The building is on an elevated area and is dry land.
- 3.5 However, at times of high risk no animals will be allowed into the property because of the possibility of Riddings Lane being flooded.
- 3.6 The property is in a flood warning area and should this occur during normal operating hours the site would be evacuated immediately.

Philip E Wilbourn BSc CEnv FRICS
Chartered Environmental Surveyor

Laura Wilbourn MSc MRICS
Chartered Surveyor



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of the Stationary Office. Crown Copy Reserved. Licence No. ES 100054385



Client:	Mrs Janet and Mr Paul Sutton	Title:	Site Location Plan
Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF		
Date:	30 April 2021	Drawing	1
		Site Location	



APPENDIX A

Environment Agency Flood Map for Planning

Flood map for planning

Your reference
BarkPark

Location (easting/northing)
372249/436270

Created
30 Apr 2021 13:20

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

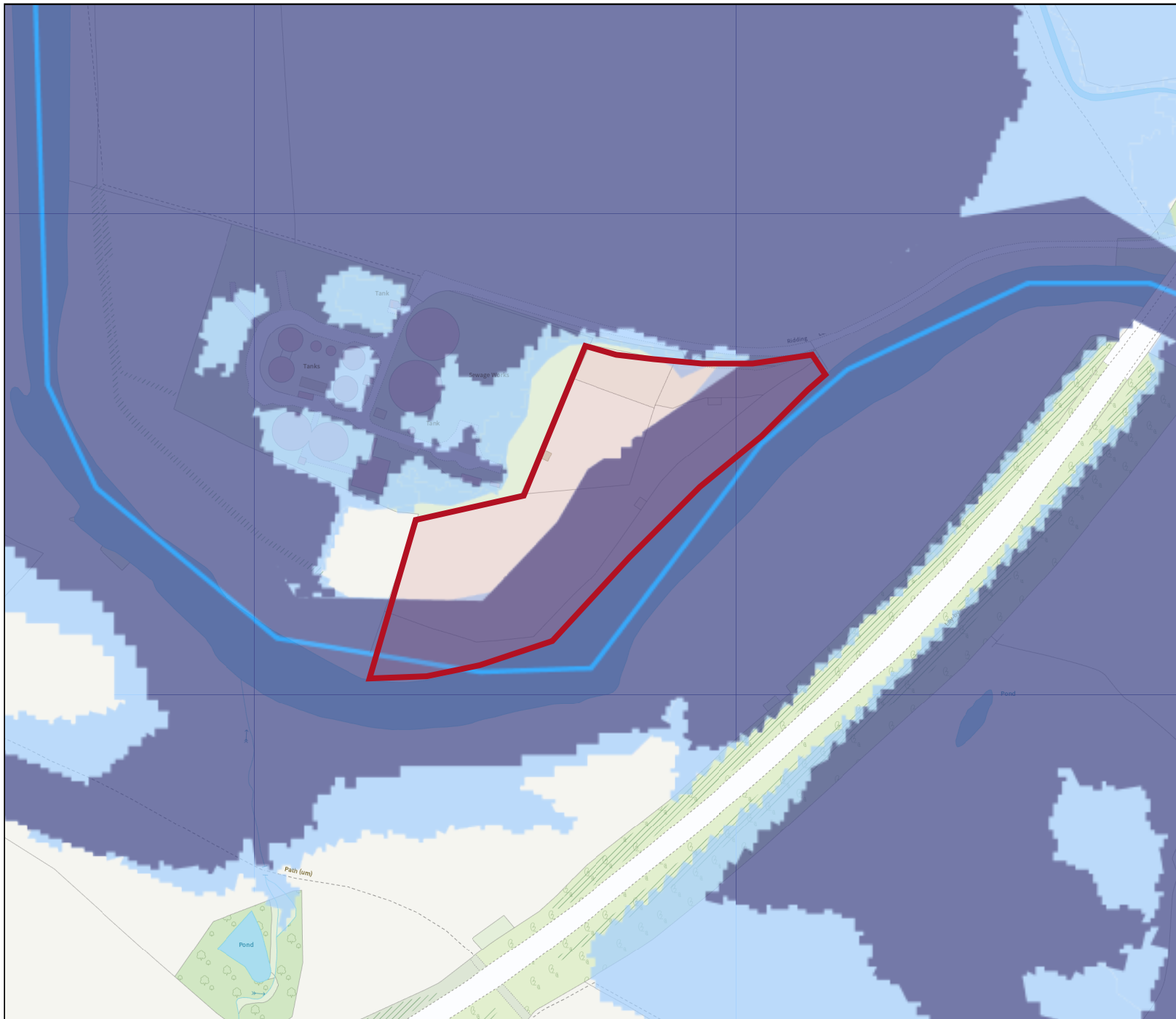
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

BarkPark

Location (easting/northing)

372249/436270

Scale

1:2500

Created

30 Apr 2021 13:20

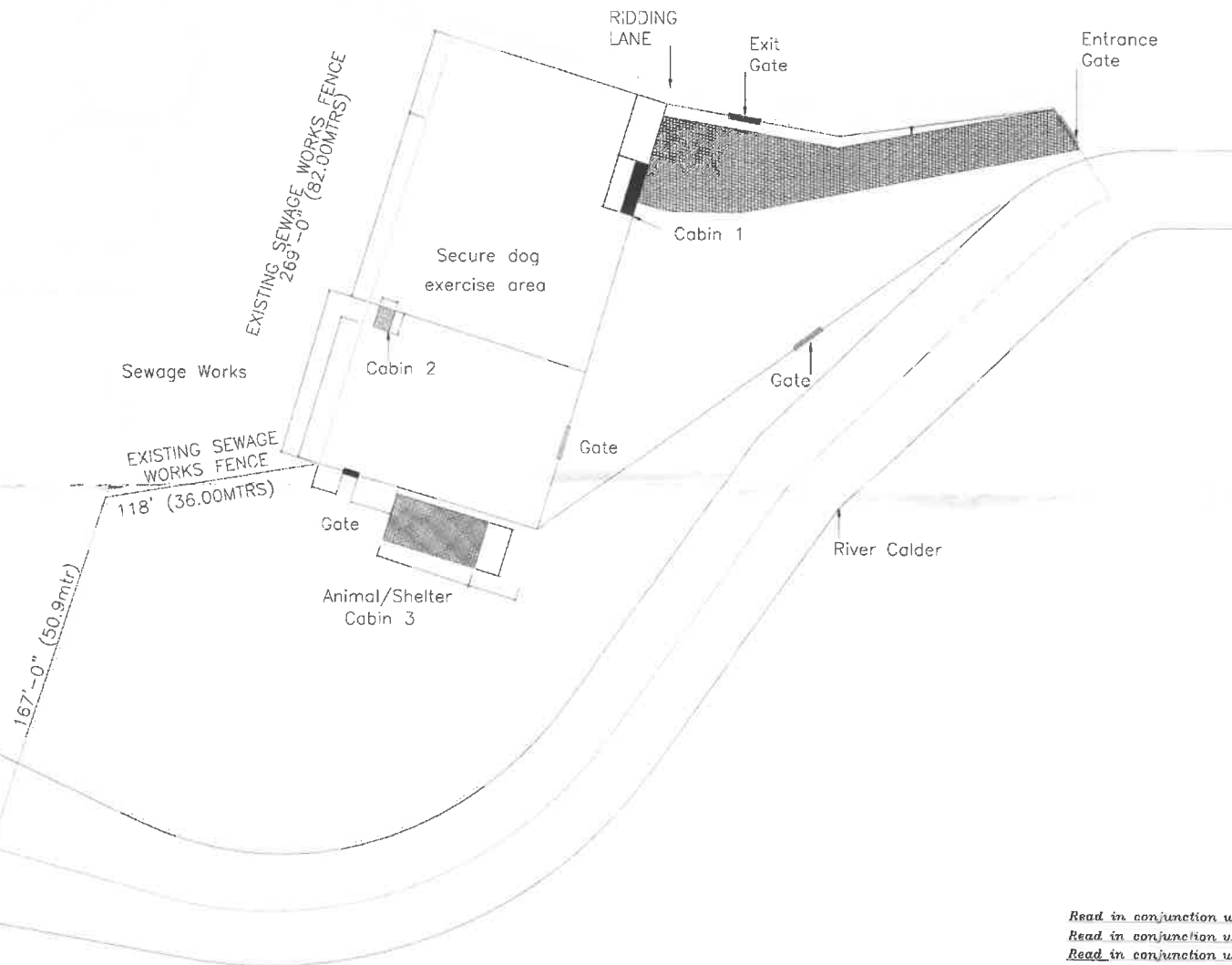
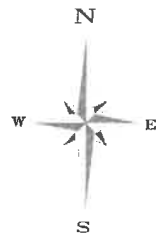
-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area


 0 20 40 60m



APPENDIX B

Plans and elevations of the proposed development



GENERAL NOTES

Office/Rest Cabin 1 Timber clad Metal Container 8' (2.5mtrs) wide x 32' (10 mtrs) long x 8' (2.5mtrs) High with 4 Solar Panels on top to provide power 100mm rainwater gutter on East wall with down spout & into 3 1000ltr water butts at North end of this cabin stepped config.

Shelter Cabin 2 Timber building Wood construction 10'-0" (3mtrs) wide x 13'-0" (14mtrs) long x 8'-6" (2.6mtrs) High with Acrylic Sheet panel roof running East-West

Animal Shelter Cabin 3 Timber construction new build approx 30'-0" wide x 58'-0" (17mtrs) long x 10'-0" (3mtrs) maximum height See Dwg No. AWARD_PS102 Iss A

Read in conjunction with H.M. Land Registry Drawing LA719331
Read in conjunction with PS 101 Sheet 1 of 2 for General Details
Read in conjunction with PS 101 Sheet 2 of 2 for Cabins 1 & 2
Read in conjunction with PS 102 for Cabin No 3 Details

ISSUE E
ISSUED WITH GENERAL NOTES ADDED
FOR CLIENT & PLANNING APPROVAL

ISSUE D
ISSUED AS A 2 SHEET DRAWING ONLY
FOR CLIENT & PLANNING APPROVAL

ISSUE C
ISSUED FOR FINAL CHECK AND APPROVAL

ISSUE B
ISSUED FOR 2nd CHECK AND APPROVAL

ISSUE A
ISSUED FOR CHECKING

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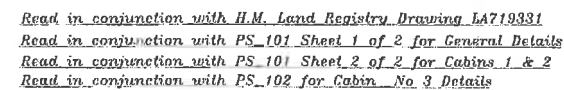
DRG OFFICE	
DRAWN	A.WARDLEY
CHECKED	P.SUTTON
APPROVED	APP-BY
DATE	09/11/2018
SCALE	1:100

Award
Designs
Burnley
Lancs

DRG TITLE:
MR PAUL SUTTON
REDEVELOPMENT OF LAND TO THE
SOUTH SIDE OF RIDDINGS LANE WHALLEY
Sheet 2 of 2

DRG No.
AWARD_PS101

MOD BY	CHECKED	APPROVED	DATE	MOD BY	CHECKED	APPROVED	DATE	MOD BY	CHECKED	APPROVED	DATE	MOD BY	CHECKED	APPROVED	DATE	MOD BY	CHECKED	APPROVED	DATE
A.WARDLEY			17/09/20	A.WARDLEY			12/09/20	A.WARDLEY			30/08/20	A.WARDLEY			09/11/18	A.WARDLEY	P.SUTTON		09/11/18
	1				2				3				4						



Sewage Works

EXISTING SEWAGE WORKS
Conifer Hedge

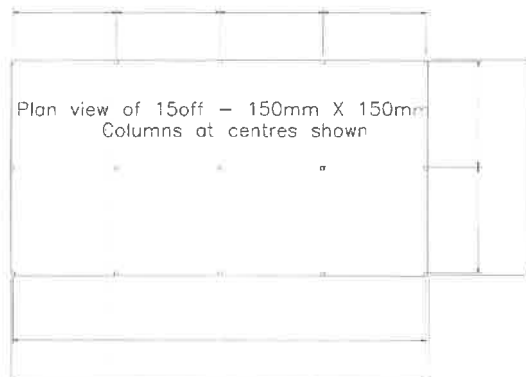
EXISTING SEWAGE
WORKS FENCE
Conifer Hedge

50 90mtr

River Calder

50

								DRAWING TITLE Award Designs Burnley Lanes MR PAUL SUTTON LOCATION PLAN FOR DEVELOPMENT OF LAND TO THE SOUTH SIDE OF HIDDINGS LANE WHALLEY			
								DRAWN BY A WARDLEY			
								CHECKED BY P SUTTON			
								APPROVED BY ALAN WARDLEY			
								DATE 12/10/2010			
								SCALE 1:100			
								DSR No. AWARD_PS103			
								MOD A			

[illegible]

* 100mm gutter and drain into water butt



New Build wood construction
Of approx 9.14 MTRS x
17.68 MTRS x 3.05 MTRS
Maximum Overall Height

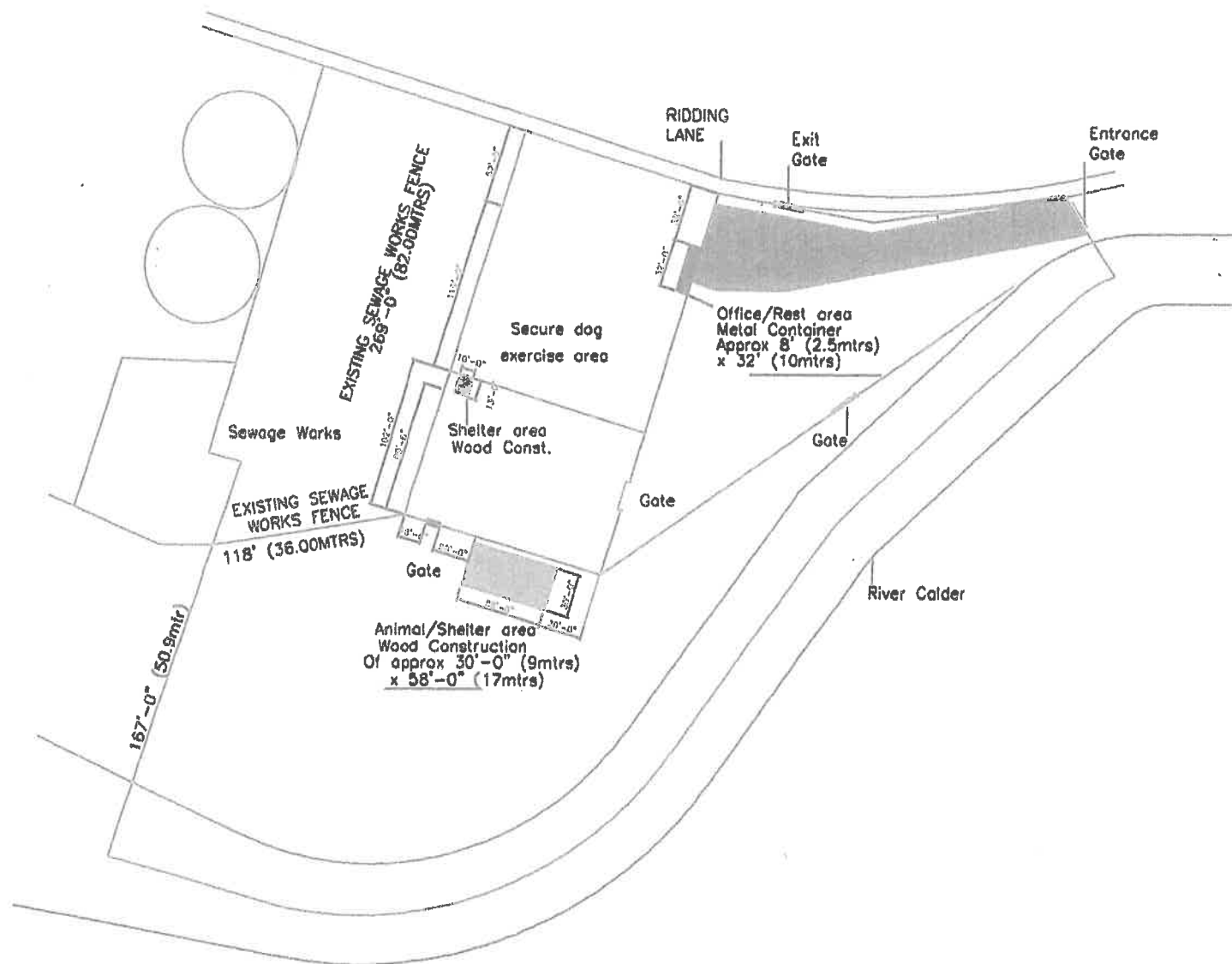
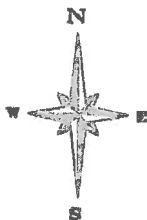
Read in conjunction with Sheet 1 & 2 of Drawn AWARD PS101

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Designs
Burnley
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DRG TITLE.
MR & MRS PAUL SUTTON
DETAILS OF NEW BUILDING ON SITE OF
SOUTH SIDE OF RIDDINGS LANE WHALLEY
ANIMAL SHELTER CABIN 3

AWARD_PS102

MO
F



Read in conjunction with H.M. Land Registry Drawing L4718221

ISSUE D
ISSUED AS A 2 SHEET DRAWING &
FOR CLIENT & PLANNING APPROVAL

ISSUE C
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CHECKED	P. SUTTON
APPROVED	APP-BY
DATE	08/11/2016
SCALE	1:100

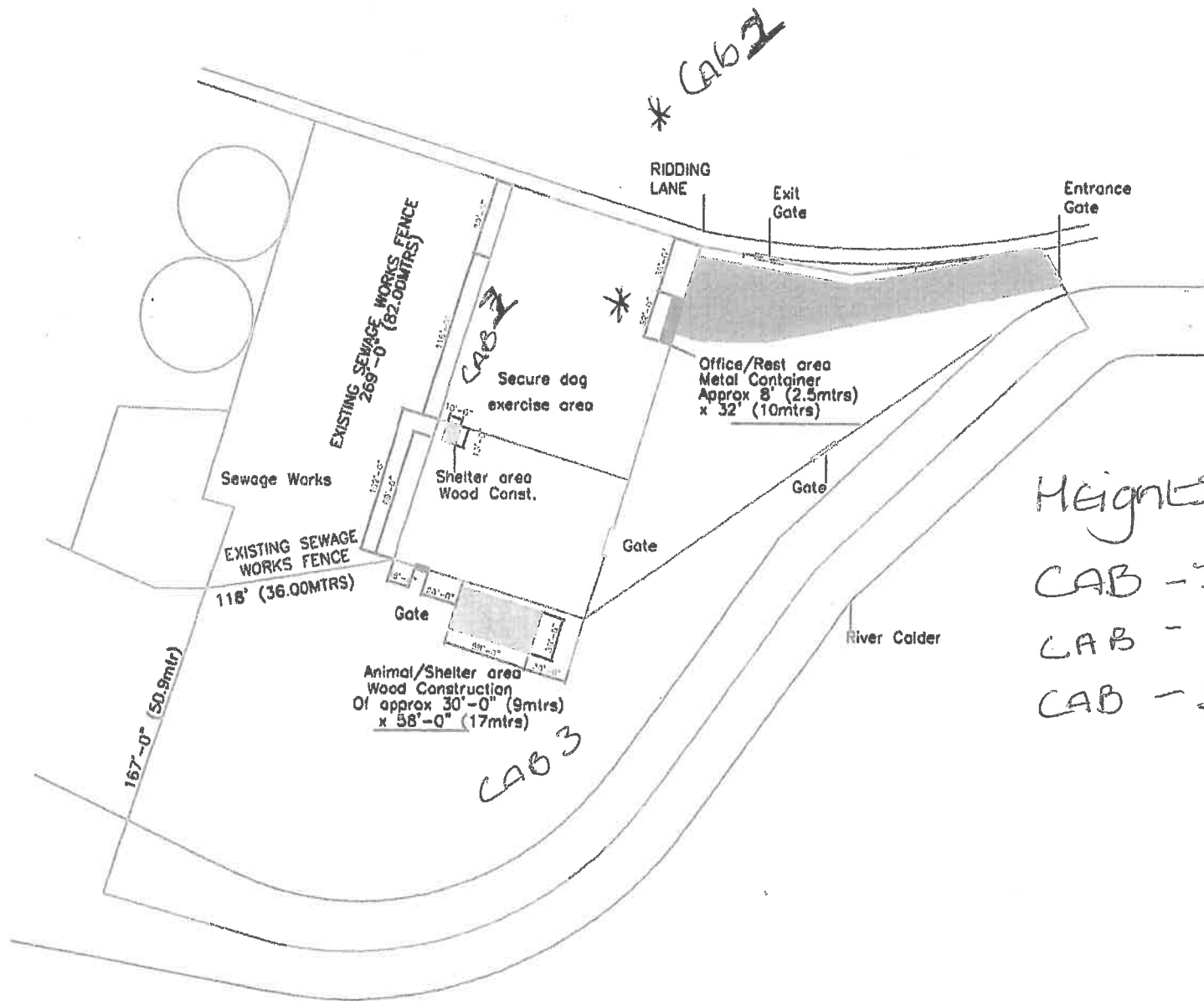
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DWG TITLE
MR PAUL SUTTON
REDEVELOPMENT OF LAND TO THE
SOUTH SIDE OF RIDDINGS LANE WHALLEY
Sheet 2 of 2

DWG No.
AWARD_PS101

MOD
D

ISS BY	CHECKED	APPROVED	DATE	ISS BY	CHECKED	APPROVED	DATE	ISS BY	CHECKED	APPROVED	DATE	ISS BY	CHECKED	APPROVED	DATE	ISS BY	CHECKED	APPROVED	DATE
				AWARDLEY			08/08/20	AWARDLEY			30/08/20	AWARDLEY			08/11/18	AWARDLEY	P. SUTTON		08/11/18



Heights 1
 CAB - 1 = 8 FOOT
 CAB - 2 = 8 FOOT 6.
 CAB - 3 = 10 FOOT

Read in conjunction with N.M. Land Registry Drawing LA210331

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 08/11/2018
 1:100

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 SOUTH SIDE OF RIDDINGS LANE WHALLEY
 Sheet 2 of 2

DWG No.
AWARD_PS101

MOG
D

