

RIVERSIDE COTTAGE, SAWLEY | FLOOD RISK ASSESSMENT

This assessment has been prepared in accordance with the current planning guidance which requests a site-specific flood risk assessment for development proposed in areas at risk from flooding. The assessment also takes into consideration the standing advice provided by the Environment Agency in relation to the requirements for Flood Risk Assessments and development

The site is located off Sawley Road in Sawley. The site is an existing dwelling known as Riverside Cottage, it forms part of a group of buildings and is directly adjacent to two other neighbouring dwellings. The application proposes a small rear extension to the property to improve the size of the existing living space at the site.

Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) of the NPPF states that local planning authorities should ensure flood risk is not increased elsewhere. According to the NPPG Table 2: Flood Risk Vulnerability Classification, the proposed use (Buildings used for offices) is classed 'Less Vulnerable'. Table 3: Flood Zone Compatibility highlights that proposals for less-vulnerable uses are appropriate in Flood Zone 2. Government guidance suggests applicants follow the Environment Agency's standing advice for undertaking a flood risk assessment for development (including a minor extension) in flood zone 2 or 3.

The site falls in Flood Zones 2 and 3 according to the Environment Agency Flood Maps for Planning. The River Ribble is located approximately 40 metres from the proposed development.

The proposed development is for a householder extension which will be built at the existing floor level of the property. The extension will incorporate the same flood resilience measures as used in the existing dwelling to ensure that it is safe. Flood protection will be provided via the implementation of flood-resistant construction methods for the first metre above floor level, including using materials with low permeability, other flood resilient materials and raised electrical sockets.

The existing surface water arrangement on the site will be maintained and will not change as a result of the development.

In conclusion, the proposal will seek to manage the risk and effects of flooding should it occur and overall is not considered to increase flood risk elsewhere.