FLOOD RISK ASSESSMENT

FOR THE PROPOSED ERECTION OF A TWO-STOREY SIDE EXTENSION:

THE BRAMBLES,

SAWLEY,

BB7 4LE

Job No. 6733

Version: 1.1

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1.0 THE SITE/BUILDING DESCRIPTION

The site is located on Sawley Road in the centre of the village of Sawley, in the district of the Ribble Valley, in the county of Lancashire. Sawley is a quiet village situated on and close to the banks of the River Ribble.

The existing property is a detached property, the property is built from red-facing brick with white rendered walls and a slate roof. The property sits centrally on its plot with gardens to the front and rear.

Access to the site is via Sawley road onto the private drive, the house is well-screened from the road with mature trees and hedges providing privacy.

The adjacent properties are all detached of varying heights and sizes, with sizeable gardens.

The closest point of the Ribble River to the West of the property is 265m Approx. There are no other natural watercourses visible nearby from a desktop study utilising Google maps.

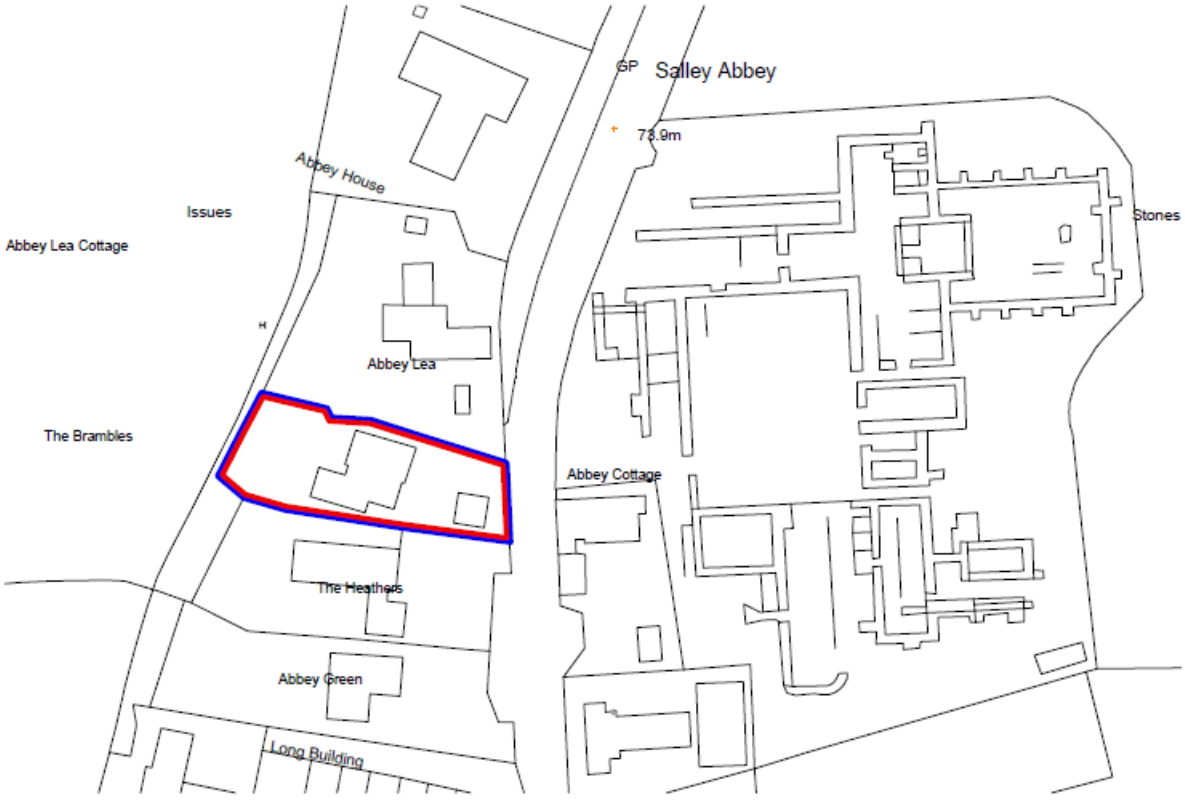

Figure 1 - Location Plan showing the location of The Brambles, Sawley, (not to scale).

2.0 FLOOD RISK SUMMARY

Figure 2 - Flood zone map showing the location of the proposed site.

The flood zone maps are used as a consultation tool by planners to highlight areas where a more detailed investigation of flood risk is required. Consequently, given the location of the site within a flood zone 2, the risk of this flooding from this source has been examined in more detail as part of this FRA.

Flooding from Ordinary or Man-made Watercourses – Natural watercourses that have not been examined and man-made drainage systems such as irrigation drains, sewers or ditches could potentially cause flooding.

Flooding from the Sea – The site is located a significant distance inland and is elevated well above predicted extreme tide levels. Consequently, the risk of flooding from this source is considered to be negligible and therefore, the impacts of flooding from the sea are not considered further in this appraisal.

Although the property is in a zone 2 flood zone, the government flood zone map shows that only a minor portion of the rear grounds encroach within this zone (none within the proposed area of the development). And for the most part, the grounds and the property are shown to be in Zone 1, which is classified as having a low probability of flooding, defined as a land with less than a one in 1000 annual probability of river or sea flooding.

Flooding from Land (overland flow and surface water runoff) – Overland flooding typically occurs in natural valley bottoms as normally dry areas become covered in flowing water and in low spots where water may pond. This flooding mechanism can occur almost anywhere but is likely to be of particular concern in any topographical low spot, or where the pathway for runoff is restricted by terrain or man-made obstructions.

THE BRAMBLES, SAWLEY, CLITHEROE, BB7 4LE

Rivers and the sea

Very low risk

▶ What this information means

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

View a map of the risk of flooding from rivers and the sea

Surface water

Very low risk

▶ What this information means

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Lancashire council**.

View a map of the risk of flooding from surface water

3.0 CONCLUSION

The Brambles is located in a flood zone 2 but as analysis suggests only a small portion resides within. A closer look shows that the property is at a very low risk of being affected by flooding from both rivers, sea and surface water. Therefore is determined that no special flood risk measures are proposed. The drainage proposed will be connected the existing foul and surface water.