# Former Royal British Legion
# Towneley Road
# Longridge, PR3 3EA

# Flood Risk Assessment

For **Mr & Mrs Hardacre**

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## 1. Site Information

1.1 The site covers an area of 0.035 hectares (347m2) and comprises of the former British Legion Club, located within Longridge Town Centre. The immediate surroundings of the site are dominated by predominately residential properties, with a mixture of bungalows and a terraced bungalow to the west, including those off Auction Court beyond Towneley Road, terraced housing to the north and flats, known as Park House to the south which have allocated visitor and resident parking. To the immediate west of the site lies Towneley Road, and an area of Public Open Space lies to the immediate east.

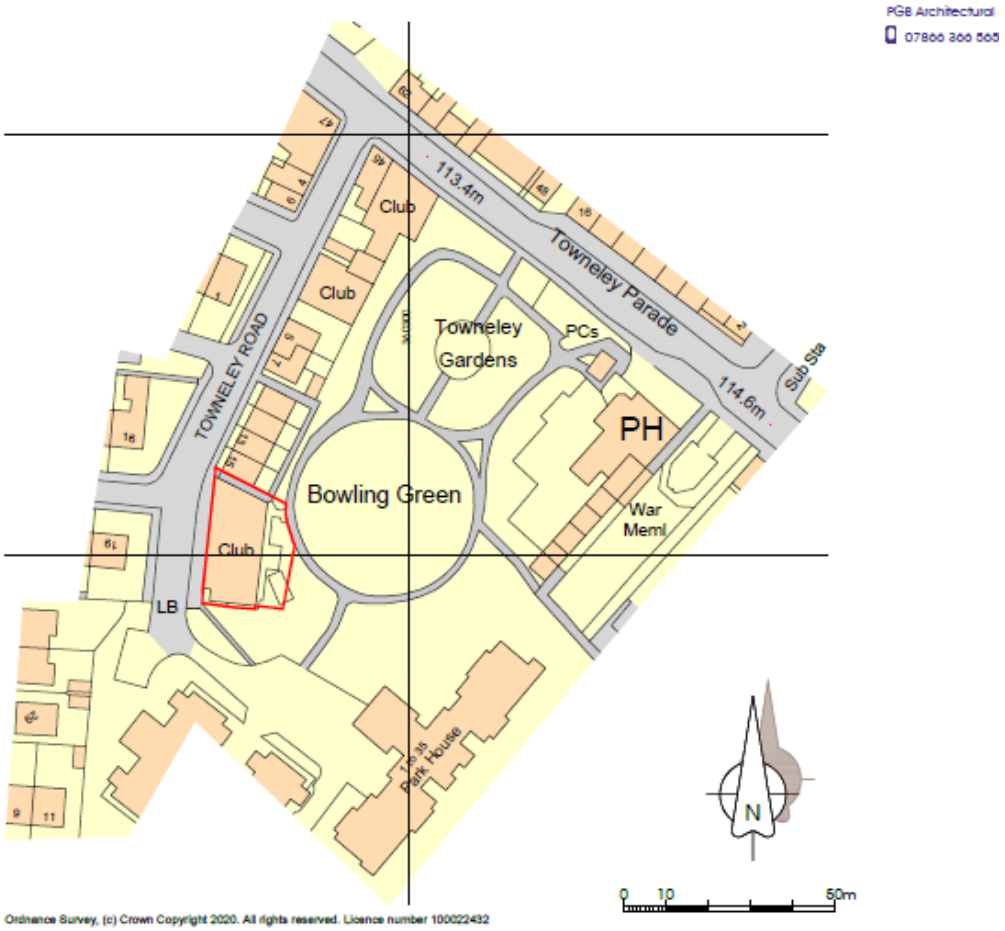


***Figure 1:*** *Screenshot of the Site Location Plan Drawing Reference 3039.100*

The site is located in Flood Risk Zone 1 where the risk of flooding from rivers and sea is the lowest.

## 2. Proposed Development

2.1 The proposed development is for the erection of 13no. apartments, which will be made available exclusively to retirement living, with an associated courtyard area, involving the demolition of the former British Legion Club.

The proposed apartments are to be a mix of one and two-bedroomed units, with a communal courtyard area for the residents to enjoy. The apartments would be located on the grounds of the former British Legion and would front onto Towneley Road. It is considered the proposed housing mix offers a range of accommodation types and sizes, which will appeal to over 55's and address identified local needs.

The ground floor contains 5no. flats, with 3no. two-bedroomed flats and 2no. one bedroomed flats, with the two-bedroomed flats situated within the south-west (Flat 1), north-east (Flat 5) and south-east (Flat 3) portions of this floor. The first floor replicates the layout from the ground floor, with 5no. flats, with 3no. two-bedroomed flats and 2no. one-bedroomed flats, with Flat 6, 8 and 10 all containing two bedrooms.

The second-floor plan is slightly different, with a total of 3no. flats, which all contain two bedrooms. Each flat is self-contained, and features a kitchen, living/dining area, as well as a bathroom, which contains a shower.

The development does not propose to incorporate on-site parking, with on-road parking determined to be more than sufficient.

## 3. Assessing Flood Risk

3.1 According to the Environment Agency Flood Maps, the site is located within Flood Zone 1 being at the lowest risk of flooding. Flood Zone 1's definition is land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).


***Figure 2:*** *Extract from EA Flood Maps*

**Sequential and Exception Test**

Based on the location of the site in Flood Zone 1 all development (including 'More Vulnerable') is deemed appropriate according to NPPF and NPPG, therefore the development is appropriately situated, and the Sequential Test is not required.

**Exception Test**

As the site is located within Flood Zone 1 the Exception Test is not required.

**Forms of Flooding**

The NPPG requires all forms of flooding to be considered.

**Flooding from Rivers**

The Environment Agency Flood Risk map is included as Appendix E. It can be seen from the map that the site is in Flood Zone 1 with a chance of flooding of less than 0.1% (or 1 in 1000).

The nearest open watercourse is a tributary of Savick Brook, some 580m to the south west of the site. The site is therefore considered to be at low risk of flooding from rivers.

**Flooding from the Sea**

The site is not at risk of flooding from the sea.

**Flooding from Land**

Intense rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems can run quickly off land and result in local flooding.

**Historical Flooding**

Desk-based research into flooding events did not identify any historical flooding at the proposed development site. However, a review of the Ribble Valley Strategic Flood Risk Assessment (SFRA) identifies historical flood events that have impacted the wider Preston area.

**Drainage and Development**

A drainage assessment has been undertaken to determine the best course of action for the removal of water and wastewater from the site. The assessment titled "Drainage Impact Assessment & Sustainable Drainage Strategy Report No: 20076-01 Revision A" and "Preliminary Foul & Surface Water Drainage Plan Ref: 20076-03 Rev A" detail the steps that would be taken to ensure safe and efficient disposal of water.

## 4. Managing and Mitigating Flood Risk

4.1 Flooding is being experienced both with greater frequency and more impact. This may be because of:

- Climate change;
- Deficiencies in infrastructure, its management and maintenance;
- The complexity of stakeholder roles and responsibilities; and
- A general lack of understanding of flood risk.

Being located in Flood Zone 1, there is not anticipated to be any issues with regard to flooding, however general building design now takes potential flooding into consideration which can be classed as mitigation measures such as the following which can be incorporated where necessary into the build design:

- Mitigation measures such as setting minimum ground floor levels in new properties relative to expected flood levels;
- Using more sustainable drainage techniques to reduce the downstream impacts of new development constructed on higher ground.
- Good quality facing bricks / materials can be specified for the external walls;
- Windows, doors and structural measures will have the necessary strength to resist uplift forces; and
- Internal electrical sockets will be raised clear of the floor etc.

## 5. Conclusion

5.1 The development site is located within Flood Zone 1 and is not anticipated to be at risk of flooding in the near future i.e. low risk (a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

The design of the apartments will include floor levels to be no lower than the existing building in any case and general flood proofing measures will be incorporated into the build.

It is therefore considered that the proposed development would not significantly increase the risk of flooding and should be approved accordingly.