

FLOOD RISK and TREE IMPACT STATEMENT BIODIVERSITY STATEMENT

PROPOSED ALTERATION TO SITE ACCESS

AT

PRIMROSE MILL BUSINESS PARK

PRIMROSE ROAD

CLITHEROE

BB7 2AG



Sunderland Peacock and Associates Ltd.
Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG
info@sunderlandpeacock.com

www.sunderlandpeacock.com

© Sunderland Peacock and Associates Ltd. 2020.

Job ref: 6981

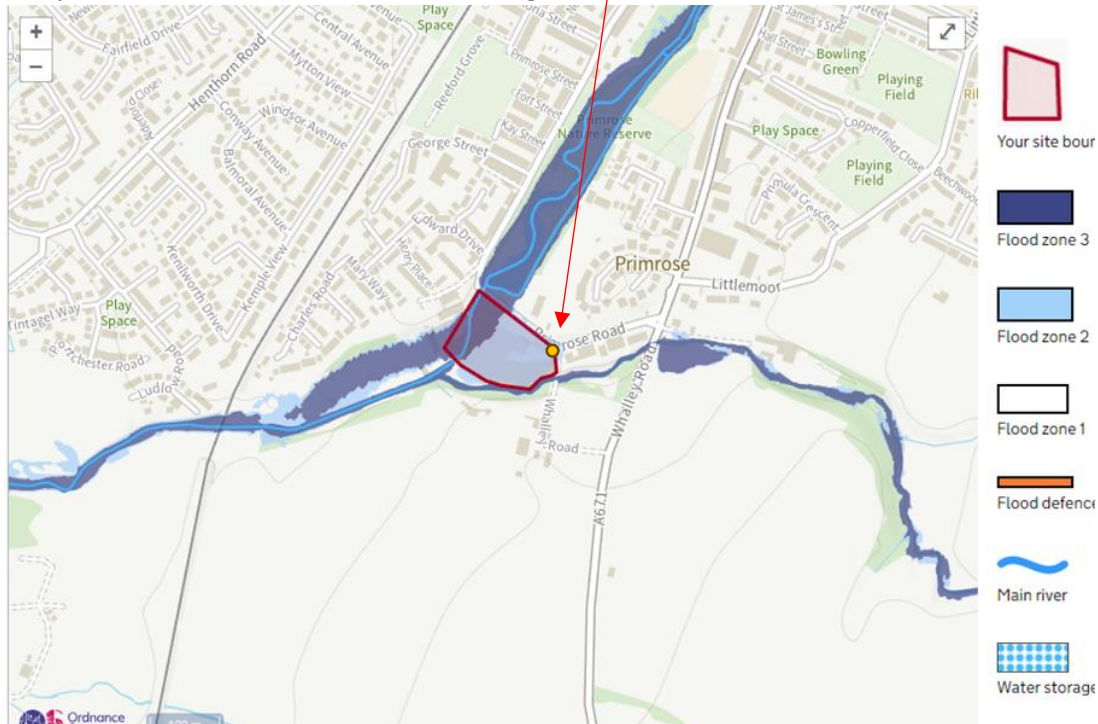
Date: 03.07.2024

FLOOD RISK ASSESMENT FOR PRIMROSE MILL BUSINESS PARK

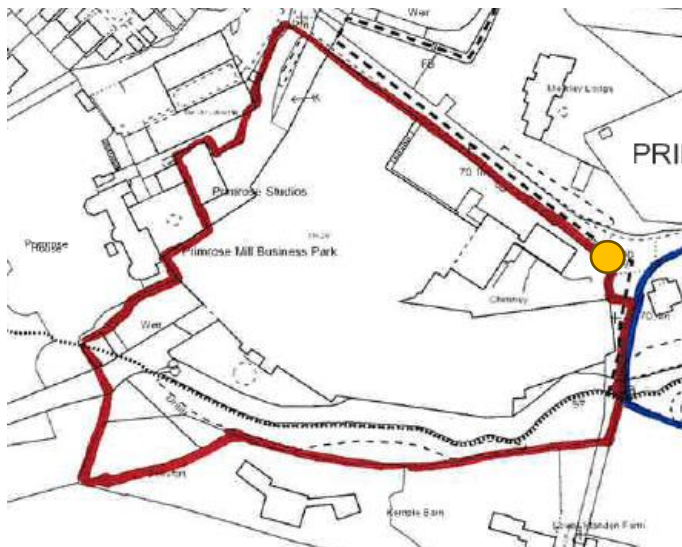
In association with the application for widening of the existing Site entrance gates to improve delivery vehicle access.

The site outlined in red below spans 2 flood zones, 1 and 2. Flood zone 1 covers approx 1/3rd of the site to the north west boundary. The remaining site is Flood zone 2.

The yellow dot indicates the location of the gates



The gate location is in flood zone 2. It is 43m north of Pendleton brook at an elevation of approx 4m above the Brook.



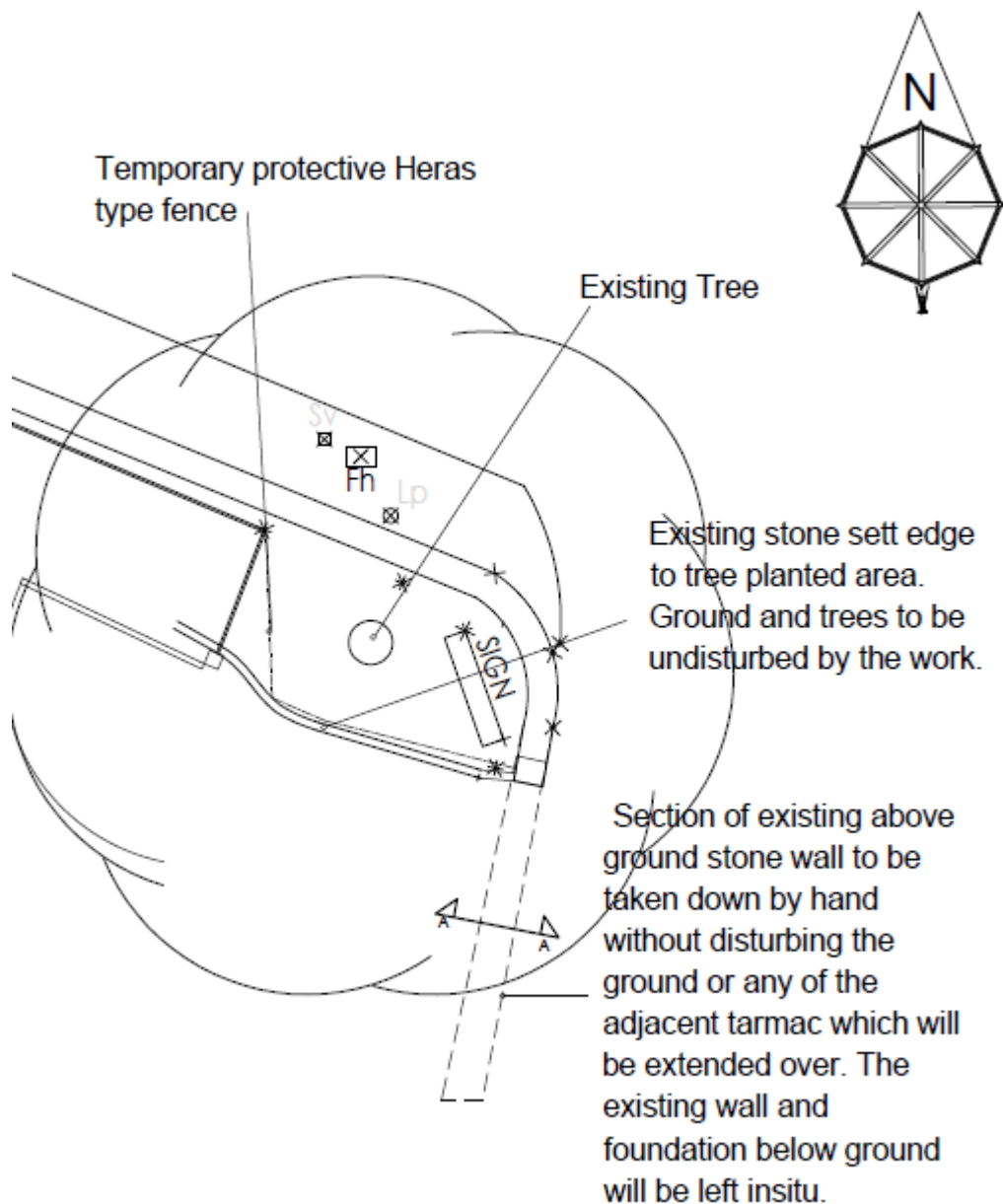
The proposed work will not increase the area of hardstanding or flow of surface water and will not have a negative impact on any flood risk present at this location or elsewhere.

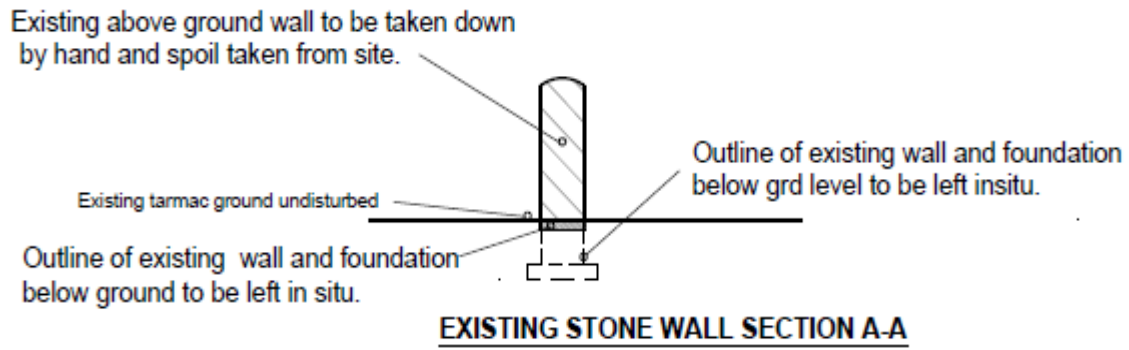
ASSESSMENT OF IMPACT ON TREE ROOTS

In association with the application for widening of the existing Site entrance gates to improve delivery vehicle access.

One no. tree is within 3 m of the Entrance alterations. However as illustrated below the removal of the wall does not impact below ground level at all.

PART EXISTING SITE PLAN Not to scale





Removal of this section of wall will not have a negative impact on the existing tree adjacent to the Entrance.

BIODIVERSITY NET GAIN IMPACT

The proposed scheme is below the threshold for the requirement of a Biodiversity statement as there is no impact on a priority habitat :-

- No impact on on-site habitat
- No impact of on-site linear habitats such as hedgerows