

**WHALLEY PHARMACY**

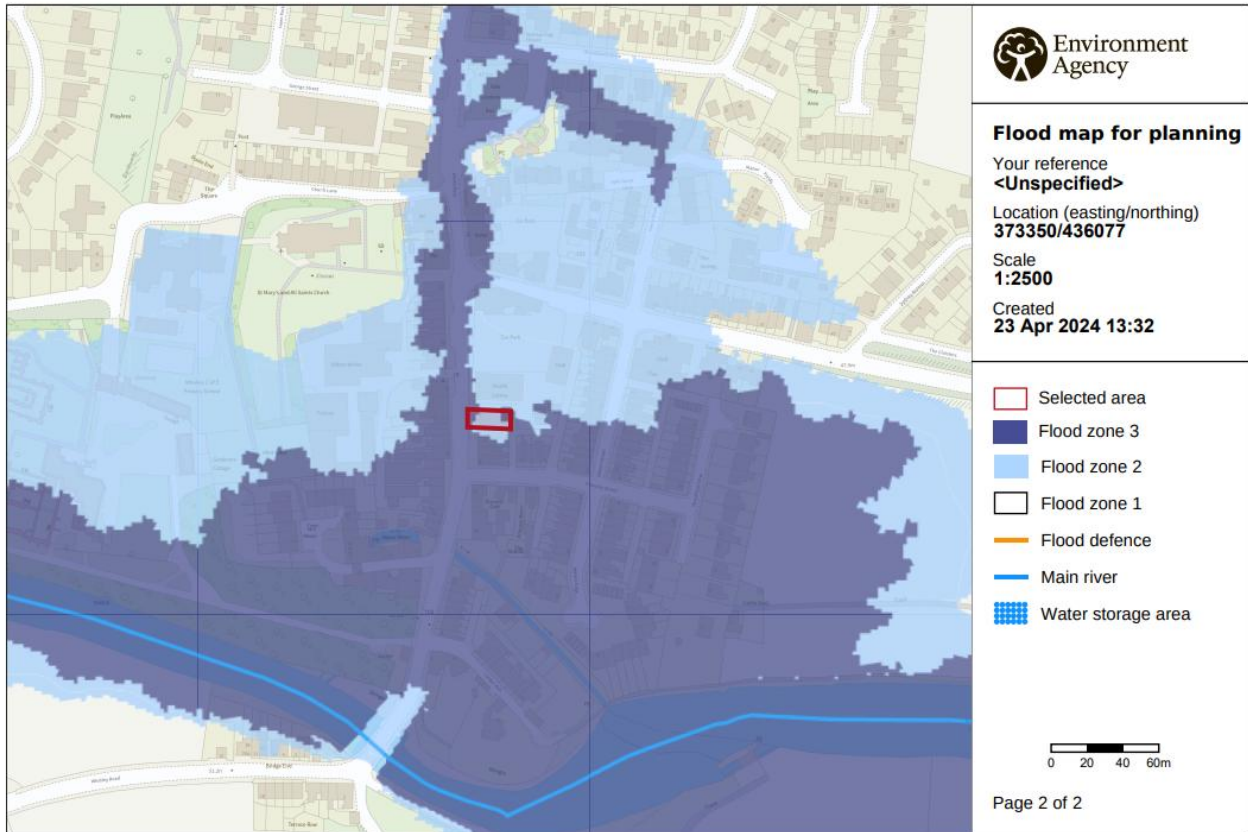
40 King Street, Whalley, BB7 9SL

**FLOOD RISK STATEMENT**

April 2024

# 1. INTRODUCTION & URBAN CONTEXT

This report presents the proposed scheme at 40, King Street, Whalley, BB7 9SL [see map]. It outlines the scheme in relation to specific areas of flood risk and prevention.



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## Background

This planning application seeks consent for the installation of Medpoint prescription collection machines with enclosure.

The application site is within flood risk zone 3, an area of High Probability of flooding.

Flood risk Zone 3a is distinguished as land which has a 1% or greater annual probability of river flooding or a 0.5% or greater annual probability of sea flooding.

Areas in flood zone 3a can also be described as land having a 1 in 100 or greater annual probability of river flooding or Land having a 1 in 200 or greater annual probability of sea flooding.

## Appropriate uses

The following uses are defined as either water-compatible, less vulnerable and more vulnerable uses of land and essential Infrastructure are deemed appropriate in a zone 3 site.

### More Vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for hazardous waste
- Sites used for holiday or short-let caravans and camping,

### Less Vulnerable

- Police, ambulance and fire stations, which are not required to be operational during flooding.
- Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works, which do not need to remain operational during times of flood.
- Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

The proposed development is 2 storeys, with retail at ground floor, a less vulnerable use, and office at first floor level, office being a less vulnerable use. The development has been set out to ensure that the more vulnerable uses have been located away from the flood risk level.

### Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

## Flood Mitigation Measures

It is proposed that this development is undertaken using a water exclusion strategy – where emphasis is placed on minimising water entry whilst maintaining structural integrity, and on using materials and construction techniques to facilitate drying and cleaning.

The proposed floor levels of the ground floor of the new development will match those of the existing ground floor and as such will not make the risk of floor of the new enclosure to the front tarmac area any worse than the existing situation.

Any new hard landscaping undertaken in the vicinity of the property, will be permeable, to allow the infiltration of surface water through the hard standing into underlying layer, which will be an improvement over the existing conditions.

Any new electrical fitting located within the development will be placed at such a level so that they are out of reach of flood water.

Given that the proposed development does not significantly increase the footprint of the development. It is considered that the development would not increase the risk on flooding..

