FLOOD RISK ASSESSMENT

FOR THE REMOVAL OF THE EXISTING CONSERVATORY,
PROPOSED ERECTION OF A SINGLE STOREY SIDE EXTENSION
AND ASSOCIATED ALTERATIONS AND REFURBISHMENT
AT NO.10 THE DENE,
HURST GREEN, BB7 9QF

Ribble Valley Architecture Ltd

1.0 INTRODUCTION

1.1 This flood risk assessment has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients, it has been prepared as part of a planning application which seeks approval for the removal of the existing conservatory and erection of a single storey side extension and associated alterations.

1.2 This FRA presents a review of the existing available flood-related information. It has been prepared for the purposes of providing a generalised indication of the potential flood risk to the site. This report sets out the findings of the FRA required by the Local Planning Authority in support of the planning application. The assessment has been carried out in accordance with the guidance set out in the National Planning Policy Framework (NPPF).

1.3 The Department for Communities and Local Government (DCLG) published the NPPF and the Technical Guidance to the National Planning Policy Framework (Technical Guidance). The NPPF and the accompanying Technical Guidance explain how flood risk should be taken into consideration during the planning process. The following Table 1: Flood Zones, extracted from Table 1 of the Technical Guidance, defines the levels of flood risk within England.

Table 1: Flood Zones

Flood Zone	Flood Zone Classification	Description
Flood Zone 1	Low Probability	This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year (<0.1%).
Flood Zone 2	Medium Probability	This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.
Flood Zone 3a	High Probability	This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Flood Zone 3b	Functional Floodplain	The zone comprises land where water has to flow or be stored in times of flood.

1.4 The Flood Map for the application site shows that the site is located within Flood Zone 3. Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

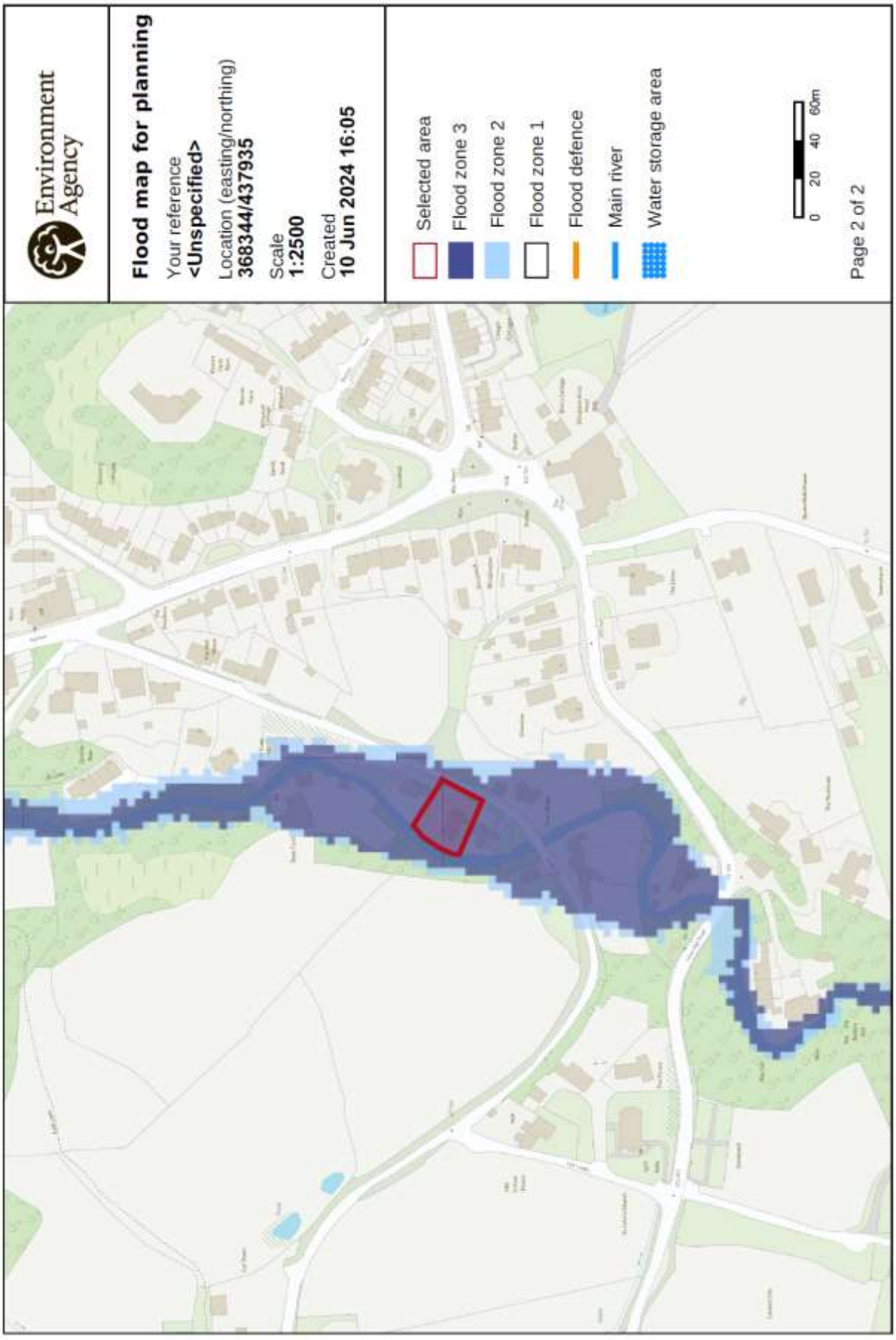


Figure 1 - Environment Agency Flood Map Information

2.0 APPLICATION SITE

2.1 The application site is located in the village of Hurst Green. Dean Brook is located along the western perimeter of the application site.

2.2 The site is located at approximate National Grid Reference (NGR) 368340, 437934 and the site postcode is BB7 9QF.

3.0 APPLICATION PROPOSAL

3.1 The applicant's intention is to remove the existing conservatory and replace with a single storey side extension, in addition associated refurbishment and alterations are proposed. The development is classified as a minor development in terms of flood risk.

3.2 An existing conservatory is situated on the site of the proposed extension, due to this it is not expected to increase flooding in the area following the removal of the existing conservatory and construction of the extension.

3.3 The enlarged driveway will comprise of a gravel / chipping which will allow surface water to drain to the porous ground below.

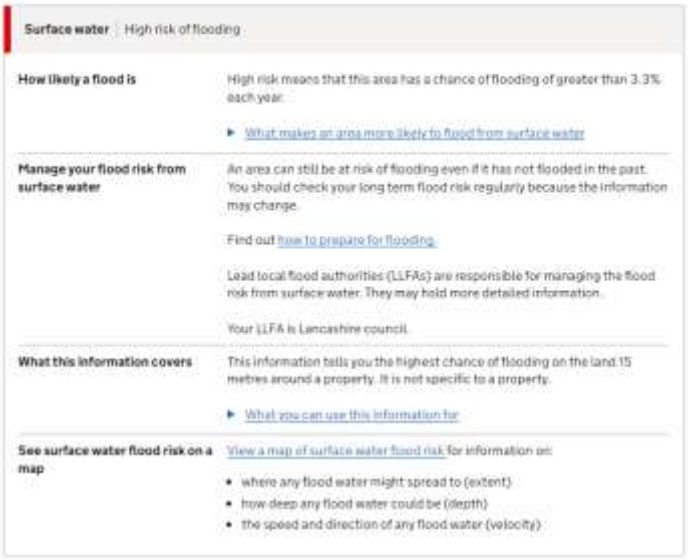
3.4 As the proposed residential extension is a minor development it is not necessary for a Sequential Test exercise to be undertaken.

4.0 ASSESSMENT

4.1 The flood risk summary of the site indicates the following:

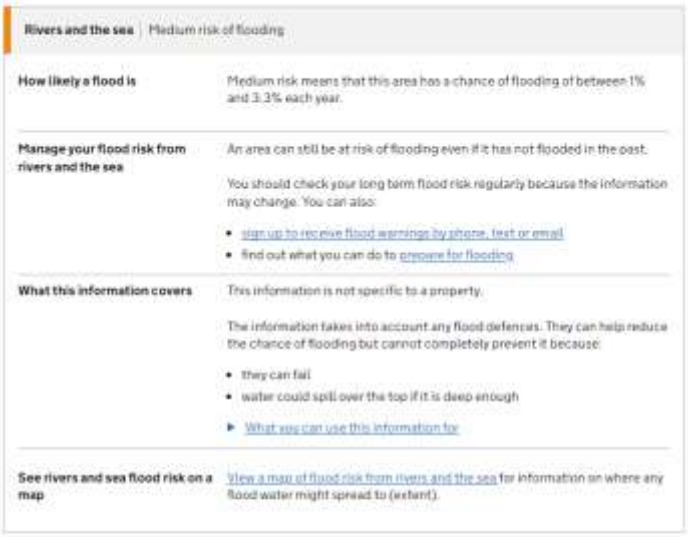
Rivers and Sea	-	Medium Risk
Surface water	-	High Risk
Reservoirs	-	Extremely Unlikely
Groundwater	-	Unlikely in this area

(As identified on the Gov.uk website)



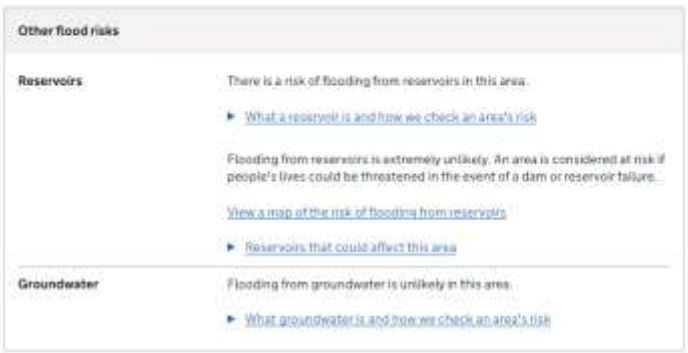
Surface water | High risk of flooding

How likely a flood is	High risk means that this area has a chance of flooding of greater than 3.3% each year. ▸ What makes an area more likely to flood from surface water
Manage your flood risk from surface water	An area can still be at risk of flooding even if it has not flooded in the past. You should check your long term flood risk regularly because the information may change. Find out how to prepare for flooding. Lead local flood authorities (LLFAs) are responsible for managing the flood risk from surface water. They may hold more detailed information. Your LLFA is Lancashire council.
What this information covers	This information tells you the highest chance of flooding on the land 15 metres around a property. It is not specific to a property. ▸ What you can use this information for
See surface water flood risk on a map	View a map of surface water flood risk for information on: • where any flood water might spread to (extent) • how deep any flood water could be (depth) • the speed and direction of any flood water (velocity)



Rivers and the sea | Medium risk of flooding

How likely a flood is	Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.
Manage your flood risk from rivers and the sea	An area can still be at risk of flooding even if it has not flooded in the past. You should check your long term flood risk regularly because the information may change. You can also: • sign up to receive flood warnings by phone, text or email • find out what you can do to prepare for flooding
What this information covers	This information is not specific to a property. The information takes into account any flood defences. They can help reduce the chance of flooding but cannot completely prevent it because: • they can fail • water could spill over the top if it is deep enough ▸ What you can use this information for
See rivers and sea flood risk on a map	View a map of flood risk from rivers and the sea for information on where any flood water might spread to (extent).



Other flood risks

Reservoirs	There is a risk of flooding from reservoirs in this area. ▸ What a reservoir is and how we check an area's risk Flooding from reservoirs is extremely unlikely. An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure. View a map of the risk of flooding from reservoirs ▸ Reservoirs that could affect this area
Groundwater	Flooding from groundwater is unlikely in this area. ▸ What groundwater is and how we check an area's risk

5.0 FLOOD RISK MANAGEMENT MEASURES

5.1 The Exception test requires that it can be demonstrated that the development will be safe for It's lifetime. For minor developments such as this it is generally accepted that this policy will be met by ensuring that Finished Floor Levels are set as a minimum at the same as the finished floor levels of the existing building. In particularly vulnerable locations it may be necessary to incorporate flood proofing measures in to the build, however, given the scale and nature of the minor development these are not considered necessary.

5.2 The finished floor level of the proposed extension will be set at (or above) the level of the associated existing buildings finished floor level.

5.3 New sockets and electrical wiring equipment and socket outlets will be mounted above the minimum levels to avoid damage from a flood.

6.0 CONCLUSION

6.1 In conclusion due the minimal size of the extension and scale of the proposed works the development is classified as a minor development.

There are no significant increase in offsite flooding risks as a result of the proposal, the impacts on flood associated risk following the proposal will be negligible.

It is not envisaged that the extension or associated works will increase the flooding risks at the application site or adjacent areas.