

# FLOOD RISK ASSESSMENT

Horrocksford Hall Farm

Jack Spees



# Document History

## Authors

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## Document Location

RRT Sharepoint - Horrocksford Hall - Planning - FRA

## Revision History

Date of revision:	Previous revision date	Summary of Changes	Changes marked
28/03/2025	N/A	N/A	No

## Checked By

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Name	Signature	Title	Date	Version
Jack Spees		CEO	28/03/2025	1

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RVBC, Heidelberg Materials, RRT

## Distribution

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Name	Date of Issue	Version
Heidelberg Materials	28/03/2025	1
WA Spees	28/03/2025	1

## Executive Summary

The Flood Risk Assessment has identified that the site is not within a Flood Risk Area from Rivers and Seas or Surface Water for any return period. Additionally as there are no changes proposed to any drainage, or surfaces building or land surfaces, the proposed development presents no net increase in downstream flood risk.

# Introduction

## Application site

This report provides a Flood Risk Assessment for the application for change of use at Horrocksford Hall Farm House, and the surrounding areas of unvegetated gardens and hard standings.

## Objectives

The objectives of this assessment are to determine if any enhancement or compensation (offsetting) are required. Where so, how much is required.

## Proposals

The proposal is to convert the vacant farm house into dedicated office space for Ribble Rivers Trust, and to use a surrounding hard standing for parking.

## Surveyor

The Flood Risk Assessment was completed by Jack Spees. Jack has a Masters of Science in Conservation and Land Management, with a diploma in Rural Catchment Management. Jack joined Ribble Rivers Trust 17 years ago as a River Scientist, with a training in Hydrology, and Hydro Geomorphology.

# Site Location and Description

## Site Location

It is located immediately adjacent to Ribblesdale Cement works (to the South East) and screening woodlands of the works (to the North and South), and grassland (to the west). The site is located high above the flood plain, and looks over the Ribble Valley towards West Bradford, Clitheroe.

## Site Description

The building is a vacant farmhouse that can no longer be used for residential purposes. It is surrounded by farmyard, with an orchard to the rear of the property (outside the development boundary), and a small area of mature woodland combined with more recent woodland planting for screening purposes (also outside of the development boundary). There are small areas of unvegetated gardens, with a single tree to the West and Northwest of the development site.

## Methodology

### Existing Flood Risk

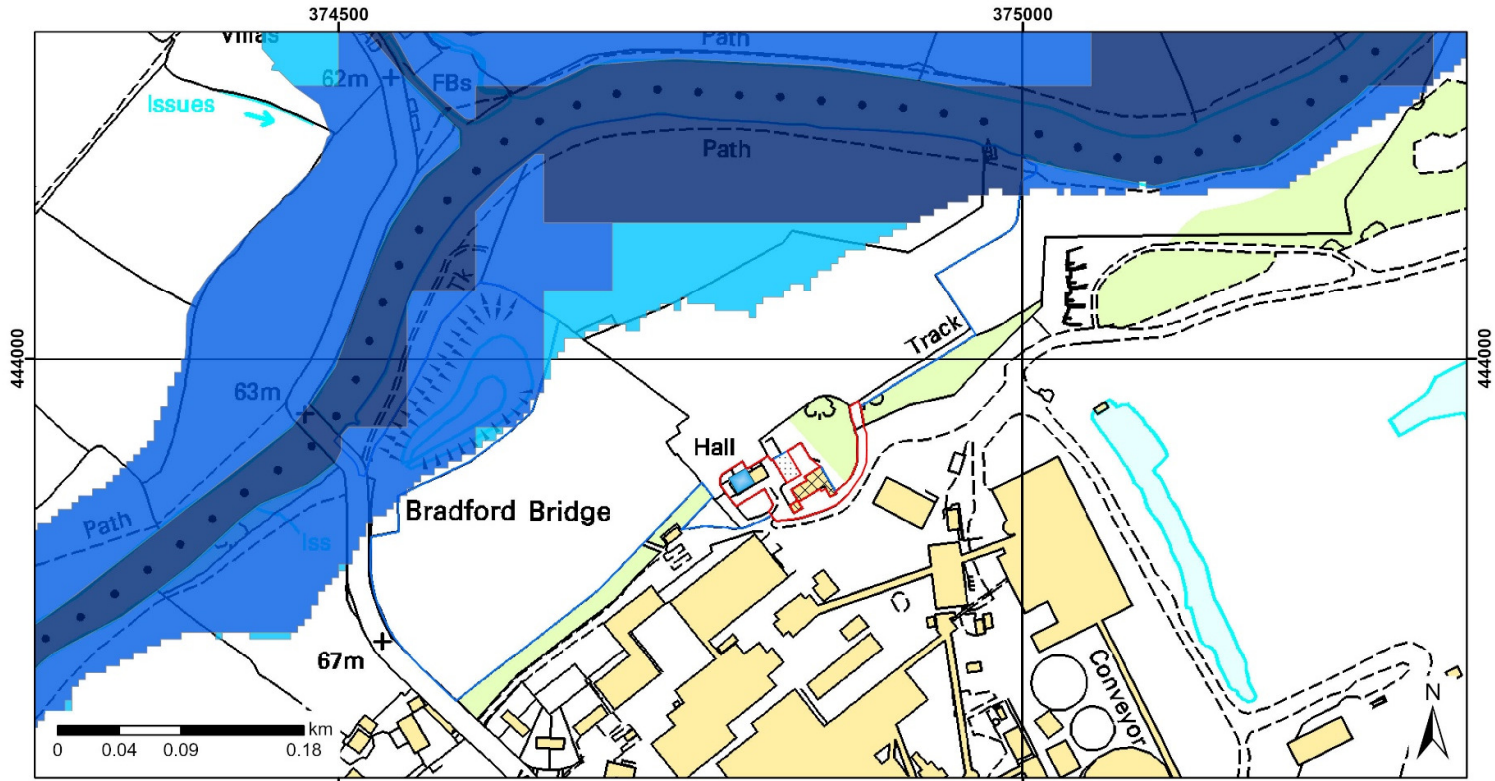
The Environment Agency's Flood Risk Data sets were used to identify any Risk from Rivers and Seas, and Surface Water for return periods of 1 in 30 through to 1 in 1000.

### Downstream Flood Risk

The risk from the proposed development on downstream properties was assessed by considering changes to the proposed buildings and land within the development boundary, and how this might change infiltration and run off rates.

# Flood Risk Assessment

## Flood Risk From Rivers and Sea

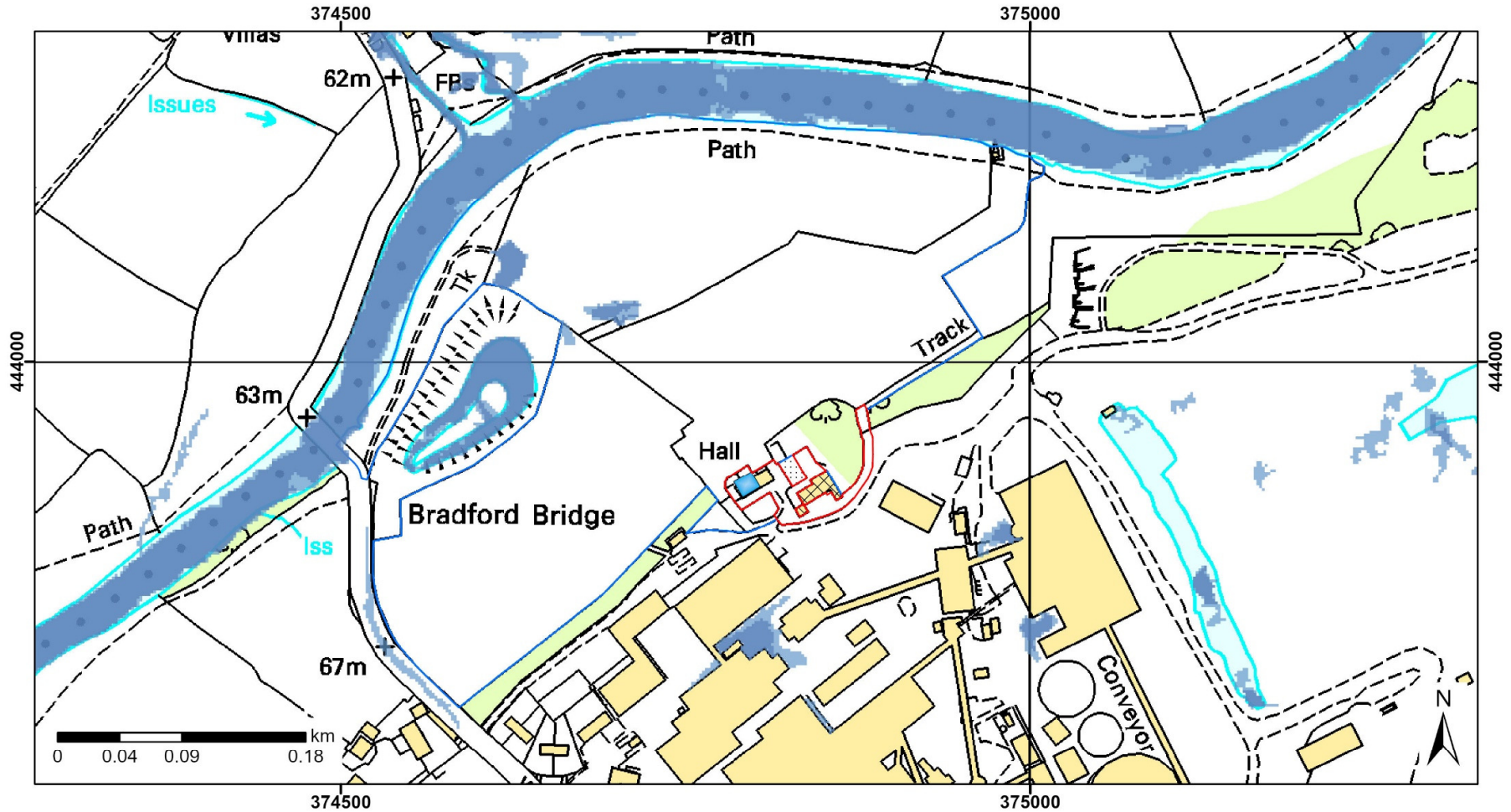


<b>Boundaries</b>	Grade II Listed Barn
<b>Type</b>	Large Barn
Blue boundary	<b>Risk of Flooding from Rivers and Sea (EA)</b>
Planning Application Boundary	Each year there is a chance of flooding of:
<b>Buildings</b>	High: greater than 1 in 30 (3.3%)
<b>Type2</b>	Medium: between 1 in 30 (3.3%) and 1 in 100 (1%)
Farm House	Low: between 1 in 100 (1%) and 1 in 1000 (0.1%)
	Very Low: less than 1 in 1000 (0.1%)

Author:  
 Project:  
 Date: 28/03/2025  
 Coordinate System: British National Grid  
 Scale: 1:3,792

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# Flood Risk From Surface Water



<b>Boundaries</b>	Grade II Listed Barn
<b>Type</b>	Large Barn
Blue boundary	1 in 30 (3.3%)
Planning Application Boundary	1 in 100 (1%)
<b>Buildings</b>	1 in 1000 (0.1%)
<b>Type2</b>	
Farm House	

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## Downstream Flood Risk Assessment

A comparison of the pre-development and post-development drawings, and the Planning Statement was used to consider the changes to run-off rates and infiltration rates on site. As a result of the proposed changes there will be no change to the infiltration rate or run-off rate.

## Conclusion

The proposed development boundary sites outside of flood zone 1, 2 and 3, and its well outside of the extent of the 1 in 1000 year event boundary of flood risk for both the flooding from Rivers and Seas, as well as the Surface Water Flood Risk.

As there are no changes to the roofs, drainage, or land surfaces within the development boundary, there will be no increase in downstream flood risk as a result of the proposed development.