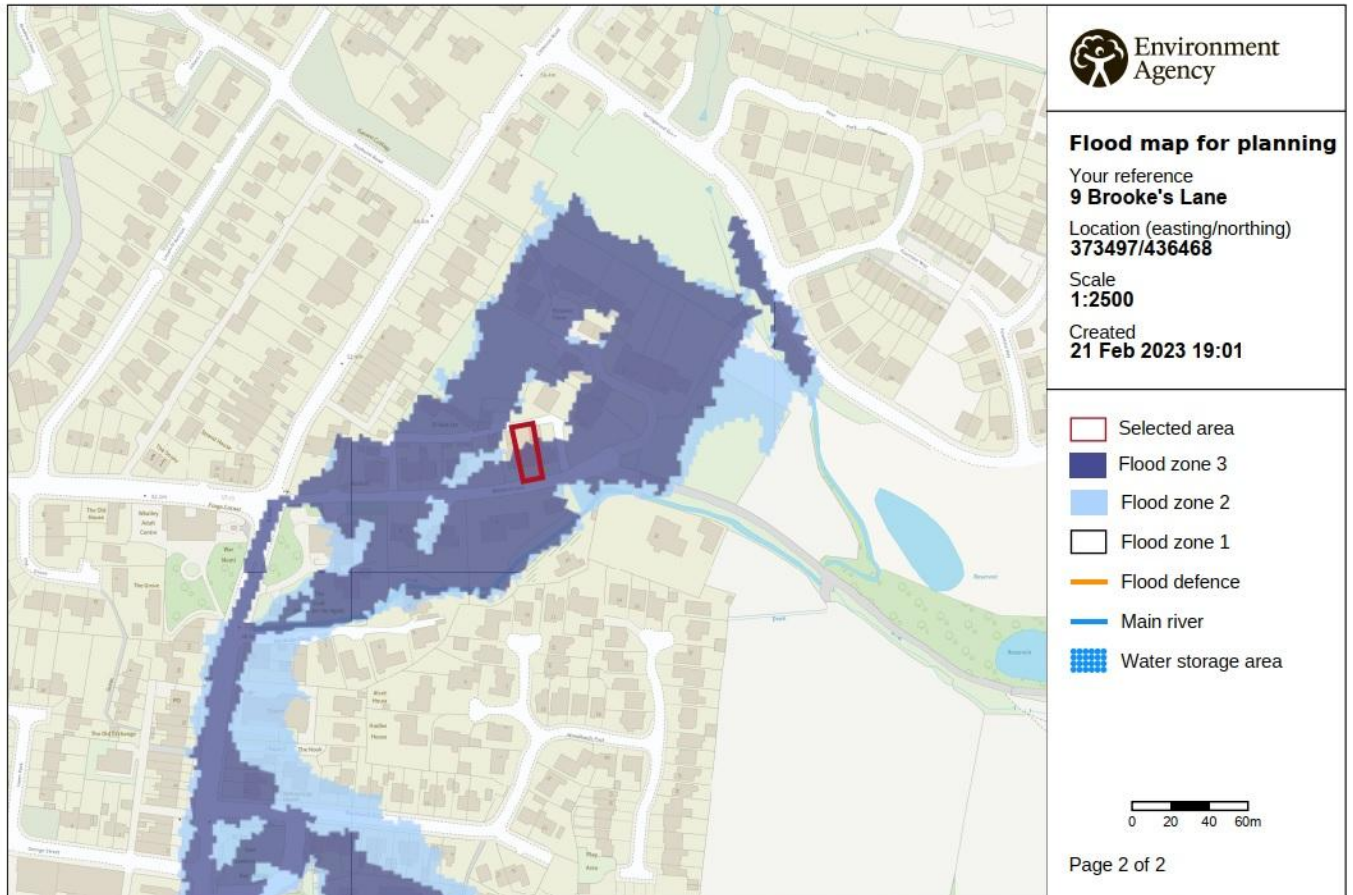


Ref: 2517/FRA
Client: Ms Amin
Project: Proposed rear garden fence and gate
Site: 9 Brookes Lane, Whalley, Clitheroe, BB7 9RG

Flood Risk Assessment

The site location is (easting/northing) 373497/436468.

The site is in Flood Zone 3, an area with high probability of flooding as noted in Environmental Agency map below.



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Technical Guidance to the National Planning Policy Framework

The purpose of the flood risk assessment is to avoid inappropriate development in areas of high risk but where development is necessary, making it safe without increasing flood risk elsewhere.

'Areas at risk of flooding' means land within Flood Zones 2 & 3. 'Flood risk' means risk from all sources of flooding including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes.

Referring to the Technical Guidance the site falls under the following:

Table 1: Zone 3A - high probability

Definition: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 greater annual probability of flooding from the sea (>0.5%) in any year.

Appropriate uses: The water-compatible and less vulnerable uses of land (Table 2) are appropriate in this zone. The more vulnerable use should only be permitted in this zone if the Exception Test passes.

Table 2: Floor risk vulnerability classification:

More vulnerable: Dwelling house (householder development is a minor development).

Table 3: Flood risk vulnerability and floor zone compatibility

Zone 3a / More vulnerable = Exception test required.

The exception test does not need to be applied to minor developments. The proposed application is for a new rear garden fence and gate to an existing residential property.

Potential Flood Hazards

The following sources have been identified as potential flood hazards:

- 1) Flooding from seas and rivers
- 2) Flooding from land
- 3) Flooding from groundwater
- 4) Flooding from sewers
- 5) Effect of development on Wider Catchment
- 6) Other sources

Flood Risk Management

The existing site is classified as 'more vulnerable' and after the proposed rear garden fence and gate will remain as 'more vulnerable'. The garden fence and gate will not increase the vulnerability of the site.