BACE Benjamin Allen Consulting Engineers

TECHNICAL NOTE

Date	By	Chkd	Sheet Ref
22.10.2025	BD	BD	1 Rev -

Project	Proj Ref
Dinkling Green Lane, Seagram, Near Chipping, PR3 2QS	77594

1.0 INTRODUCTION

This Technical Note has been produced in order to support and validate a planning application for works at Meadow view Croft, Dinkling Green Lane Seagram, Near Chipping, PR3 2QS

The LLFA/planning Case officer have requested consideration be given to flood risk and have asked for a minor Flood Risk Assessment/Statement to be prepared to accompany the development proposals and planning application.

This Technical Note aims to identify the flood risk to the development and state recommendations for any mitigation/remedial actions needed to be incorporated into the development proposals. The flood risk posed to occupants, on site structures and neighbouring properties is also considered.

1.1 Brief/Objective

This Flood Risk Assessment Statement has been prepared for the client in support of a planning application for renovation of an existing farm house building at the above site. The works also include some minor building extensions (porches etc) and a small timber first floor balcony.

The objective of the report is to highlight sources of flood risk and determine potential for future flood risk posed by the development proposals. Following identification of flood risk any necessary remedial actions will be discussed.

1.2 Site Location

The proposed development site Meadow View Croft (formerly Lower Greystoneley farm), off Dinkling Green Lane, Seagram, Near Chipping, PR3 2QS Site OS grid positioning is E364281, N445191.
the site is located approximately 8.5Km North East of Preston City Centre. See Figure 1a and 1b

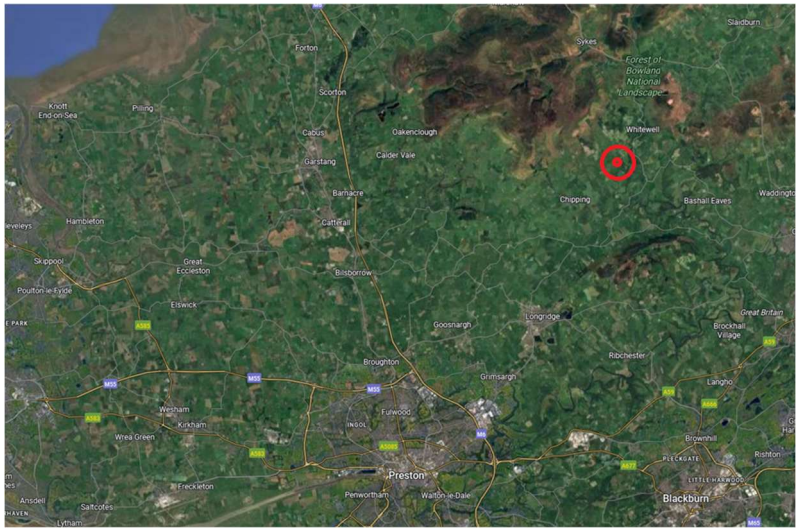

Figure 1a: Site Location– (google Maps)

Figure 2b: Site Location – (google Maps)

1.3 Site Description

The proposed site currently comprises of an existing farm house building on a large farm site with associated barn/workshop buildings .

A Site topographical survey has been undertaken and as shows the site rises steeply from the access road on the southeast to the north and northeast boundary. There is a level difference of around 10m in this direction. West to east the site is generally more level with a slight rise on the west boundary.

The site is bound to the East by neighbouring residential/farmland properties, to the North and east lies open farm land with wooded areas on the site boundary. To the south and south east lies Dinking Green lane and further farmland beyond.

The nearest open water course lies some 150m to the East and south of the site.. This Water course is Greystonely Brook, this watercourse is an ordinary watercourse and doesn't have the denotation of a main river. This watercourse is mostly an open watercourse culverted only for crossings.

Pedestrian access and vehicle access to the site is from Dinkling Green Lane.

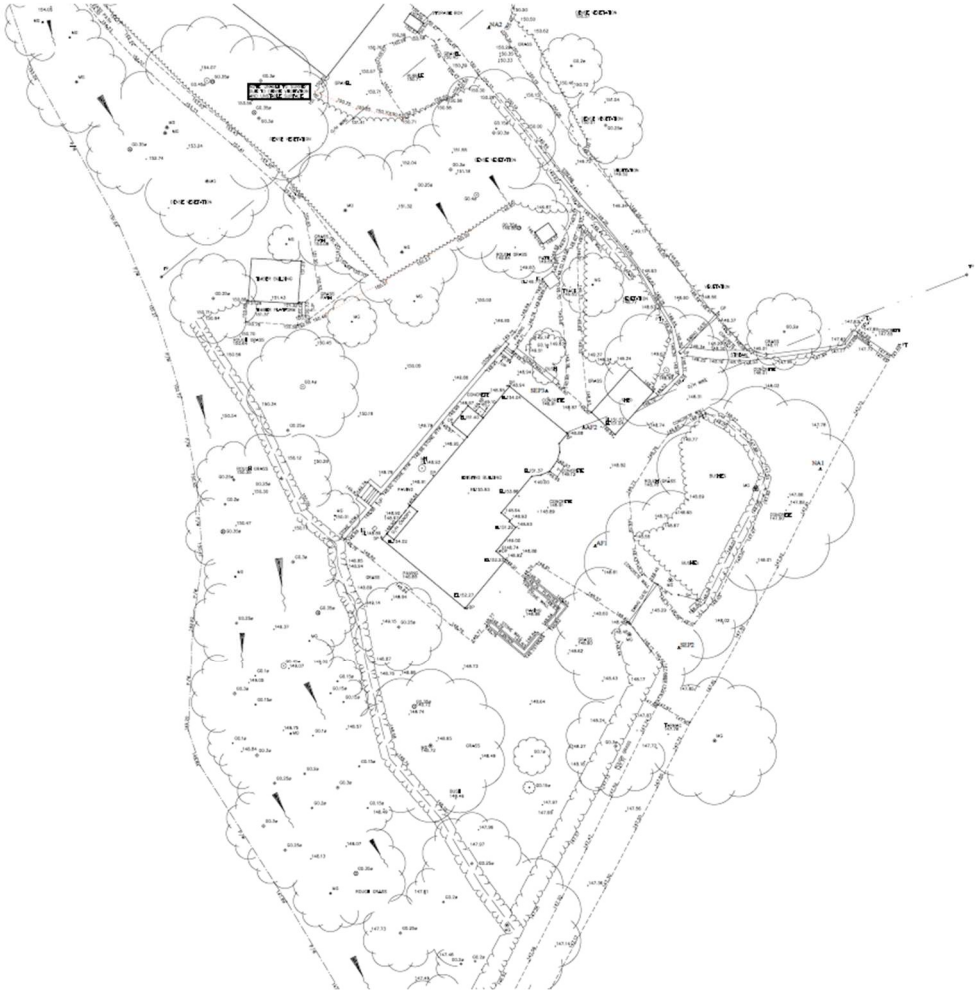

Figure 3c: Existing Site topography – (SEP surveys)

1.4 Proposed Development

The proposed development comprises of a renovation of the existing farm house building with minor internal alterations and small extension.

These small extensions are two small porches to the front and rear of the property. The rear porch is to replace an existing porch that is being removed. Areas of these new porch buildings are approximately 4m2 (rear) and 3.2m2 (front) the existing porch to be removed is approximately 3.5m2 in size.

A first floor timber balcony is proposed from the master bedroom supported on a 4No post timber frame system. Associated railing and handrails sits atop this balcony.

External façade alterations along with internal layout changes form the bulk of the development proposals.

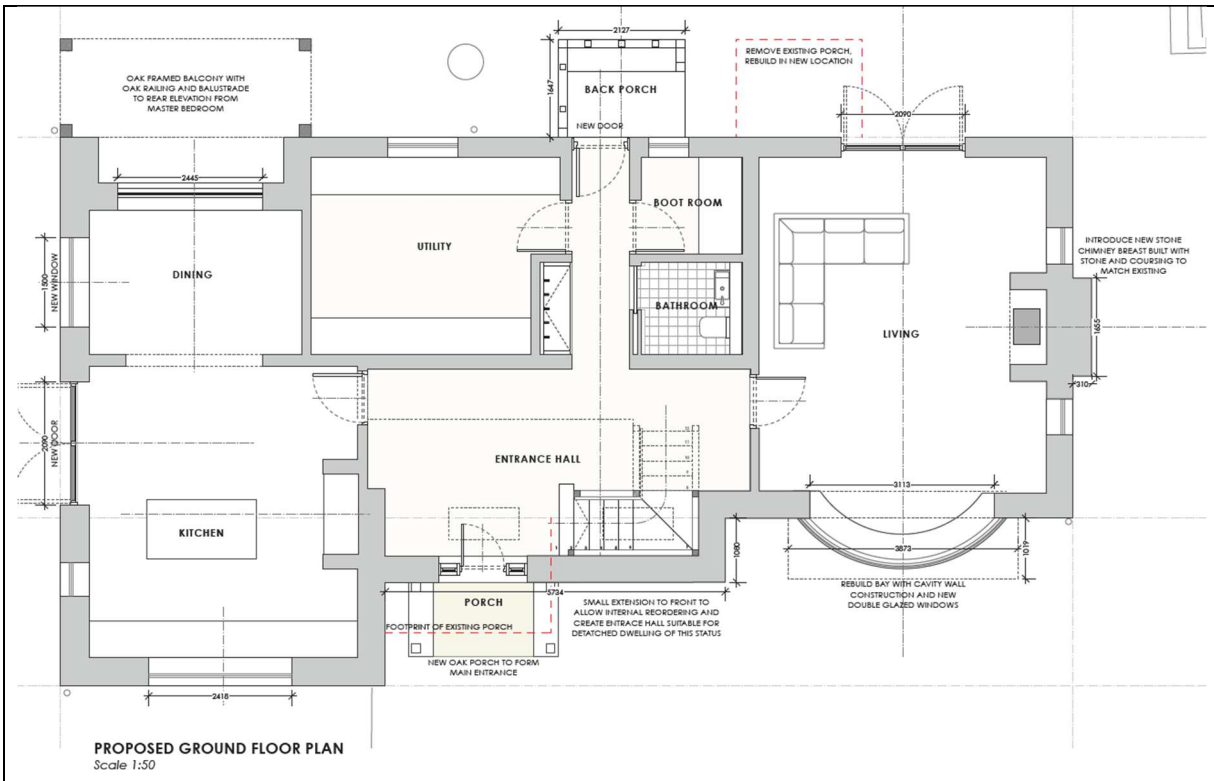

Figure 4d: Proposed works GF drawing – (NWDC drawing)

1.5 Site summary

Site name	Meadow View Croft (formerly Lower Greystoneley farm)
Location	Green Lane, Seagram, Near Chipping, PR3 2QS
Grid reference	E364281, N445191.
Application Site Area (Ha)	6700m2 – whole site area-red line
Development type	Residential
Flood zone classification	Zone 1 – EA mapping data
NPPF Vulnerability	More Vulnerable
Environment Agency Office	Cumbria and Lancashire
Lead Local Flood Authority	Ribble Valley Borough Council
Local Planning Authority	Ribble Valley Borough Council

Table 1: Site summary

2.0 SOURCES OF FLOOD RISK

In accordance with NPPF and advice from the EA, a prediction of the flood sources and levels is required along with the effects of climate change from the present for the design life of the development (in this case assumed to be 100 years).

The flood risk elements that need to be considered for any site are defined in BS 8533 as the "Forms of Flooding" and are listed as:

- Flooding from Rivers (fluvial flood risk)
- Flooding from the Sea (tidal flood risk)
- Flooding from the surface water (pluvial risk)
- Flooding from Reservoirs, Canals and other Artificial Structures
- Flooding from Sewers (sewer and drain exceedance, pumping station failure etc)
- Flooding from Groundwater

Environment Agency (EA) Flood Zone Maps for Planning have been accessed via the Gov.uk website .

2.1 Fluvial Flood Risk

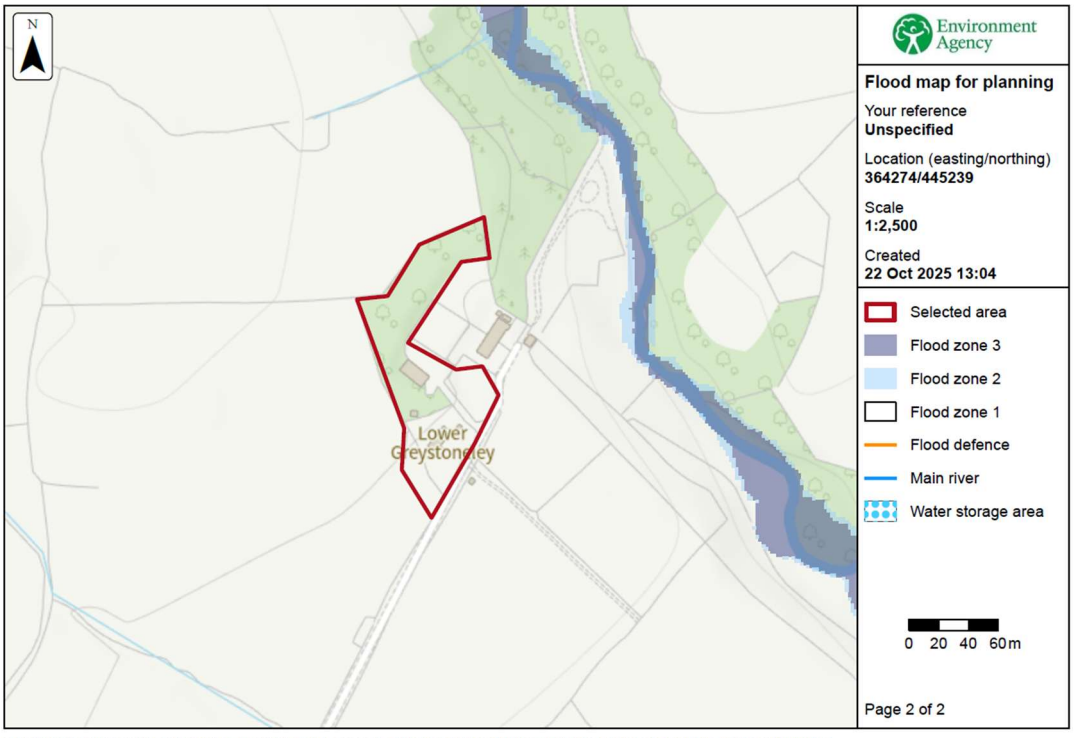

Figure 2: EA Fluvial Flood Risk – Obtained on 18.10.25

The environment Agency Flood Maps for planning indicates the site is wholly located within flood zone 1 as shown above in Figure 2. – low probability of flooding.

The flood zone definition states that:

Zone 1	Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2	Medium Probability	Land has between a 1% and 0.1% chance of flooding from rivers and between 0.5% and 0.1% chance of flooding from the sea 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%).
Zone 3	High Probability	Land which has a 1% chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea. 1 in 100 or greater annual probability of river flooding (>1%).

Table 2: definition of Flood Zone Categories

Fluvial (rivers and seas) flooding risk to this site is considered **low**

2.2 Tidal Flood Risk

The nearest coastline generating tidal flood risk is located more than 35km West of the development site, no rivers with tidal flood risk are located close to the development. The associated tidal flood risk to the development site is '**low**', given the proximity and catchment characteristics.

2.3 Surface Water Flood Risk

Figure 3a: Surface Water Flooding – 18.10.25

Long Term Flood Risk Maps have been accessed via the gov.uk website and identify areas on the development site that are shown to be at risk of surface water flooding. The areas identified appears to have a very low risk of surface water flooding. – figure 3a. When applying an allowance for climate it can be seen that surface water flooding is noted in small areas to the rear and west of the existing farmhouse. Any flood areas identified are confined and consistent with topography and low spot areas. Figure 3b

Figure 3b: Surface Water Flooding 1:1000 likelihood of flooding– 18.10.25

The surface water flooding risk is consistent with localised site low spot areas noted on the topographical survey. These low spot area have potential to have small amounts of surface water flood. The steep sloping nature of the site however suggests that this surface water ponding couldn't reach depths greater than 200mm before water is moved with southwards with the topography of the site. The site levels to the west of the property are seen to quickly fall southwards towards the highway.

This would be consistent with the EA detailed surface water mapping tool that provides flood depth information and notes no flooding in the area for the 30cm flood situation. Figure 3c

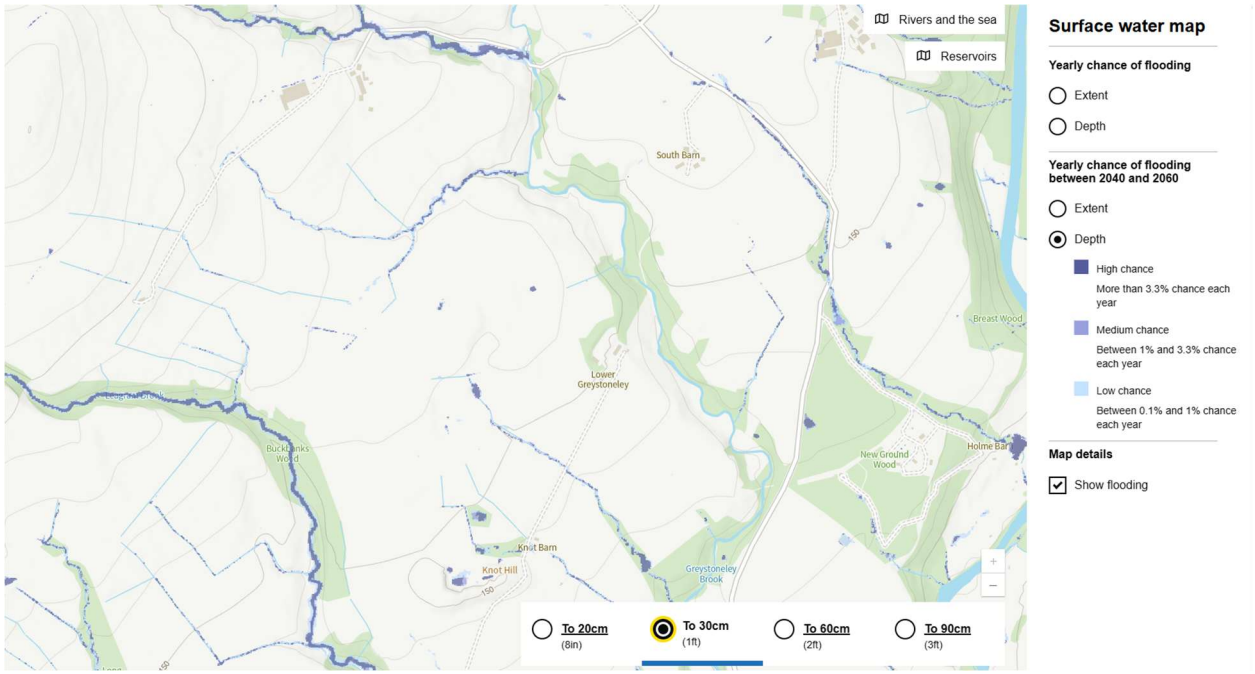

Figure 3c: Surface Water Flooding – depths – EA mapping data.

Extents and depth mapping from the detailed EA data suggests that the site has a low chance of flooding.

When considering the information available and reviewing that against the development proposals it is suggested that flooding risk from surface water source is of **low** risk.

2.4 Flood Risk from Reservoirs

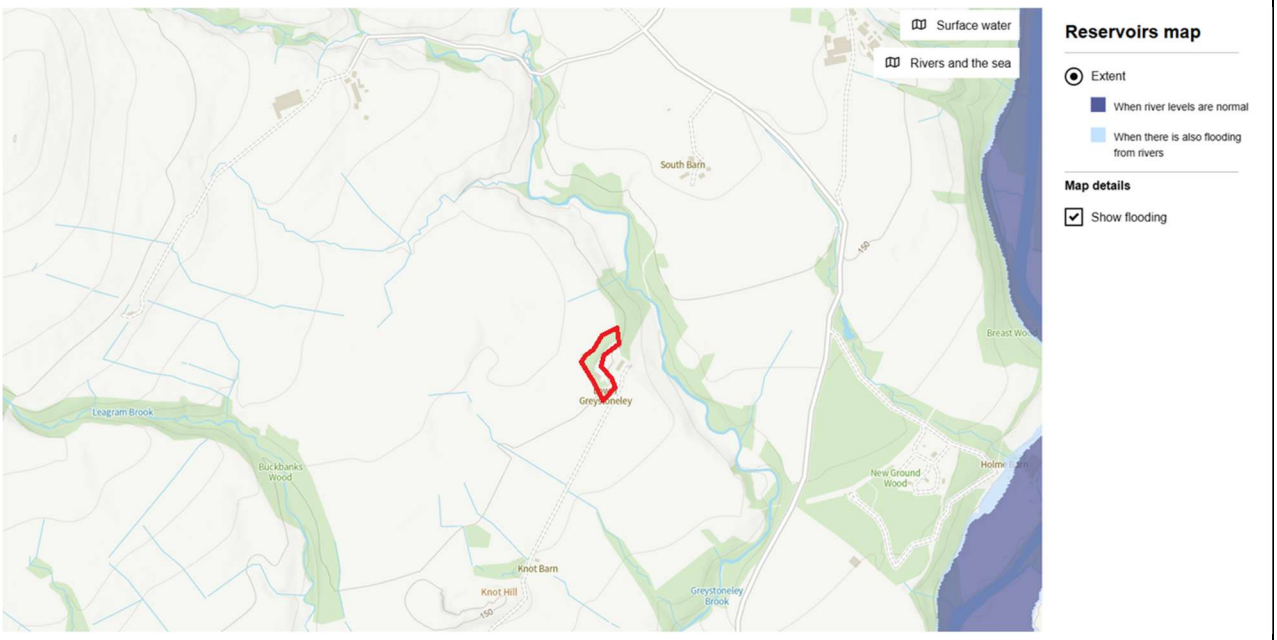

Figure 4: Flood Risk from Reservoirs – 18.10.25

The site is not at risk of flooding from reservoirs under normal circumstances or when combined with fluvial flood flows.

The risk of reservoir flooding would be considered **low**

2.5 Flood Risk from sewerage systems

Sewer record maps have not yet been obtained from United Utilities (UU) but its is not expected that large sewer assets will be present in the area.

There is no evidence of sewer flooding on the site and no noted positive drainage system. It would appear that site drainage from the existing roof areas is a mixture of overland run off and minor drainage to the ditch system on the east boundary.

Foul water drainage would appear to discharge to septic tanks or foul water treatment works.

Risk of flooding from sewer sources would be considered **low.**

2.6 Historical flooding records

There has currently been no evidence obtained of fluvial flooding at this location. Most online mapping tools do however exclude surface water flooding information.

2.7 Flood Risk from Groundwater

No site specific ground investigation information exists but local borehole information suggests that ground water levels are not close to the surface.

The EA database supports the above and gives a low risk ground water flood risk status.

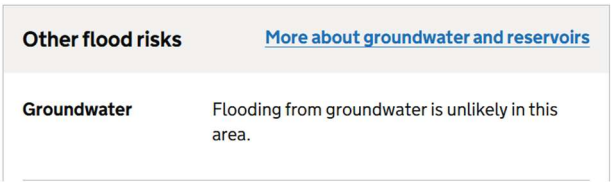

Figure 5: Ground water flooding – EA data

The risk of ground water flooding is- **low**

2.8 Flood Risk Vulnerability & Compatibility

The proposals are for residential use and as such are classified as 'more vulnerable' in accordance with annex 3: Flood Risk Vulnerability Classification within the PPG and NPPF.

The proposed development building use is considered to be appropriate for Flood Zone 1 in accordance with appendix 2 (table 3 below) of flood risk and coastal change allowance within the PPG providing that there is no increase in flood risk elsewhere due to the proposals. Exception testing and sequential testing are stated as not required, see below sections.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓		✓	✓	✓
Zone 3	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

Table 3 – Flood Risk Vulnerability classification

Sequential Testing:

Under paragraph 174 NPPF guidance sequential testing is not required for minor developments or change of use developments.

Exception Testing:

Exception testing is not required for minor developments in flood zone 1.

2.9 Flood Risk Summery

FLOOD SOURCE RISK SUMMARY				
Risk Source	Risk Level	Residual Risk	Flood resilience design required	Appropriate for development
Rivers	Low	none	no	yes
Tidal	Low	none	no	yes
Surface Water	Low	minor	minor	yes
Sewerage	Low	none	no	yes
Reservoir	Low	none	no	yes
Ground Water	Low	none	no	yes

Table 4: Summary Table

3.0 FLOOD RISK ASSESSMENT AND MITIGATION MEASURES

3.1 Assessment of Flood Risk

According to the EA Flood Map for Planning, the site is fully in flood zone 1

Other sources of flooding have been considered and flooding from surface water, reservoir, sewers, ground water and tidal sources is also considered low risk.

Minor Surface water flooding is noted for the 0.1% probability event but is seen as at shallow depth of less than 300mm. The site topography would suggest that this flood risk is not likely to be significant as water will move with the slope of the land quickly and before significant depths are reported.

The report has considered EA flood mapping and modelling data for the nearby Greystoneley Brook and no fluvial flooding is noted on the site area.

The site is not at risk of flooding in the 0.1%AEP event. - Low risk

The small areas of new buildings do not impact on flood plain capacity or reduce any flood plain volume.

There is no increased flood risk posed to neighbouring areas by the development.

3.2 Planning Policy

NPPF policy is to see a flood risk assessment prepared for all sites over 1HA or where flooding from any source is present. The minor 0.1% surface water flood risk has warranted this statement but the evaluation is that the flood risk remains low in all categories. Planning policy is deemed to have been met with the provision of this statement.

Considering the NPPF guidance for renovation, extension and minor development it is stated that the development will not require sequential or exception testing but will be required to show that the development is sufficiently flood “resistant and resilient” from all flood sources.

3.3 Flood Risk Mitigation Measures

As the development proposals are considered to be at low risk of flooding from all sources no mitigation measures over basic good practice are recommended.

As the scheme is looking to maintain existing floor levels as much as possible any measure for resilience must be retrospectively applied to the existing building and be acceptable to the local planning authority.

The following basic principles should be considered and incorporated in the development where possible:

Property Flood Resilience (PFR)

In accordance with the NPPF and the associated PPG, it must be demonstrated that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users without increasing flood risk elsewhere, and, where possible, reduce flood risk overall.

The following resilient and resistance measures would be recommended as good practice only.

Building construction :
-It is recommended that finished floor levels be raised if possible but should not be reduced lower than existing floor levels in any situation. – the new porch areas could be set slightly lower to allow for typical damp proofing if necessary.

No lower ground basements or sunken areas are recommended.

Ground floor construction is currently believed to be solid ground bearing masonry and should remain as such. Any basement areas should be thoroughly considered for flood risk and water ingress.

Floor coverings should be robust and final coatings to be water resistant. No perishable materials.

Electrical wall sockets should be raised minimum 300mm above Ground floor levels, this also applies to the and outbuilding areas also.

Specific flood doors installed at all entrance points would be suggested particularly for the rear door with low surface water risk is identified.

External areas:

If possible a drainage channel should be placed on the rear and west elevation to aid with removal of any surface water in this area and better protect door opening positions.

Action Planning:

No action planning deemed required as dry means of access and escape can be achieved.

3.4 Residual Risk

Residual risks are those remaining after applying the sequential approach to the location (if required) of development and taking account of any mitigating actions.

If the above basic principles for design are applied it would be considered that no residual risks remain. The site is however noted to have a low surface water flooding risk for the 0.1% probability situation. Flood situations are largely unpredictable and the suggested modelling can be effected by a number of situations such as blockages, changes to topography, loss of porous catchment space etc. Some residual risk will therefore always remain, the suggested mitigation measures and initial low risk starting point for this development should retain a minimised flood risk and ensure the safety of the buildings and their occupants.

The residual flood risk to this scheme is suggested at low.

4.0 FLOOD RISK CONCLUSION

The development is said to be at low risk of all flooding sources.

1:1000 or 0.1% change of shallow surface water flooding noted to small areas on the rear and west elevations. This flooding remains low risk and is not of significant depth to pose a hazard.

The flood protection and prevention measure suggested would be recommended as part of the development as a precautionary measures only due to the low surface water risk.

With correct incorporation of the flood resistance and resilience measures the development would be appropriate for this flood risk situation and have a low or manageable level of flood risk.

The nature of the development is considered not to increase flood risk from any of these flood risks sources to existing onsite or off-site areas.

The development is therefore considered to be appropriate in accordance with National Planning Policy Framework and Planning Practice Guidance.

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For and on behalf of
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ORIGINAL DOCUMENT ISSUE DETAILS and revision Schedule.				
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