

Flood Risk Assessment for application for a carport at Startifants Farm.

There is currently no risk of flooding in the area marked out for a carport due to all the changes that have been implemented. Changes implemented to reduce the flood risk to surface water only from rain falling within the property are:

1. The base of the hedge has been raised by 300mm. This now prevents all water from the road passing through the hedge.
2. Lancashire roads are monitoring the surface flow of water from Chipping and have agreed to put in further drainage points between Startifants farm and Chipping until there is no surface water flowing. This is being continuously monitored with the results of heavy rain being monitored and fed back into the decision-making process. This will eliminate all surface water from the road.
3. The lower point of entry to the property has had a mini speed hump put in place. This redirects any flow of water from the road, should it arise, towards the stream on the opposite side of the entrance.
4. The wall on the river has been rebuilt this summer so that now no water enters the property from the river.
5. The tarmac on the driveway has been re-laid to divert all rainwater that falls within the property to the lower exit of the property.
6. The grassed area is 300mm below the proposed site of the carport and a large 3m x 3m soakaway was installed this summer in case of an unforeseen emergency.
7. United Utilities have repaired the exit of the sewerage pipe from the property to the main road and following extensive testing have recalibrated their maximum flow rates in the sewerage pipe so that rainwater water escaping from manhole covers has been reduced to an acceptable minimum.
8. The height of the water table is not a factor for this property.

From the property we bought, a huge amount of time, action and consultation with relevant bodies has taken place and so flooding will not be an issue as Lancashire roads will add additional drainage points until there is no surface water from Chipping. All rainwater falling inside the property can now flow out it. The river wall is secure and previous issues with United Utilities have been dealt with. All the landscaping of the property over the past 5 months has all been done to reduce any risk of surface water to a minimum.