

FLOOD RISK and TREE IMPACT STATEMENT BIODIVERSITY STATEMENT

PROPOSED PARTIAL DEMOLITION OF
A BUILDING TO CREATE SPACE FOR DELIVERY VEHICLES
AT
PRIMROSE MILL BUSINESS PARK
PRIMROSE ROAD
CLITHEROE
BB7 2AG



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Job ref: 6981

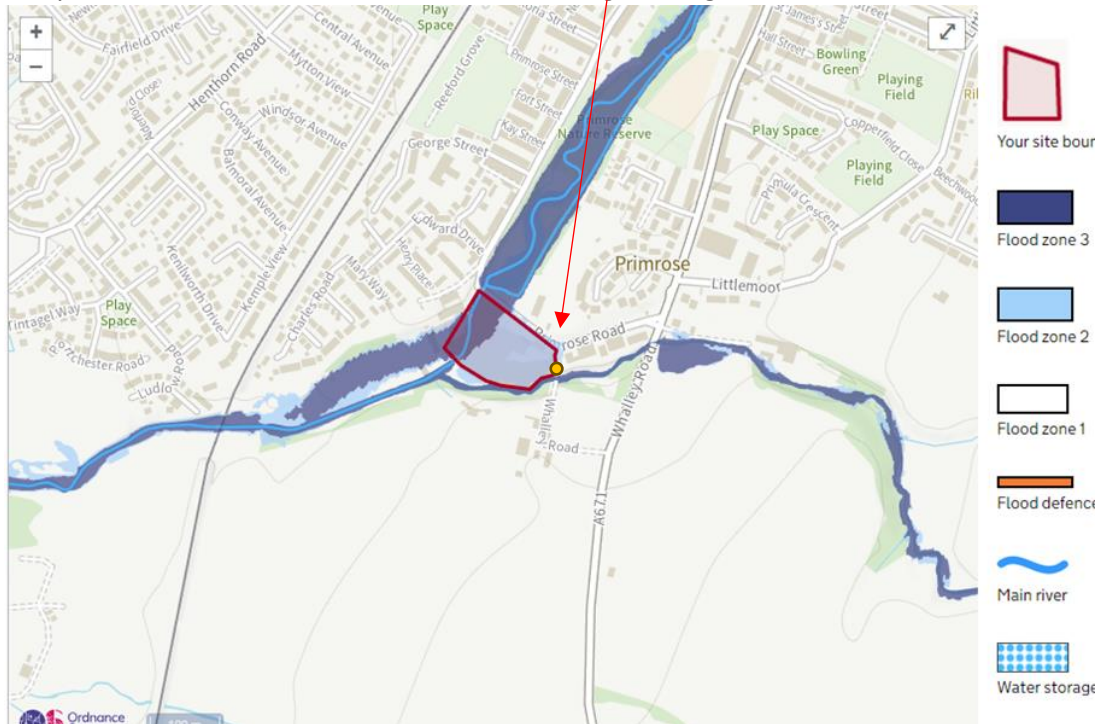
Date: 22.10.2025

FLOOD RISK ASSESMENT FOR PRIMROSE MILL BUSINESS PARK

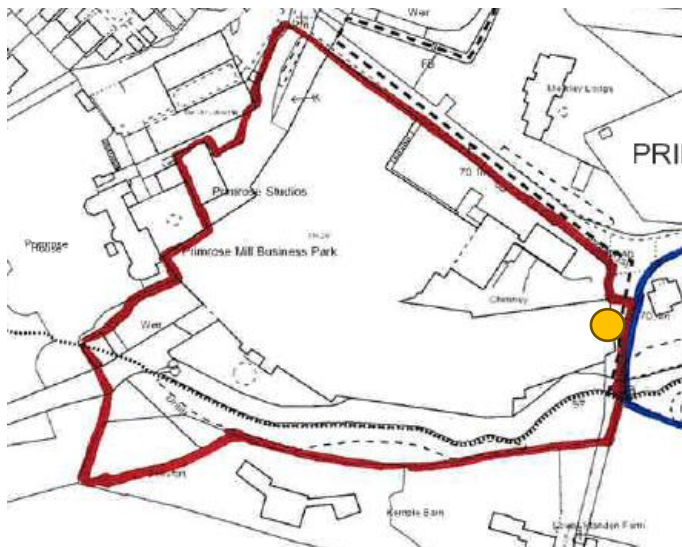
In association with the application for removal of part of an existing building at the entrance to the Business Park to create a new loading and delivery space for vehicles.

The site outlined in red below spans 2 flood zones, 1 and 2. Flood zone 1 covers approx 1/3rd of the site to the northwest boundary. The remaining site is Flood zone 2.

The yellow dot indicates the location of the existing building for removal.



The building location is in flood zone 2. It is 39m north of Pendleton brook at an elevation of approx 4m above the Brook.



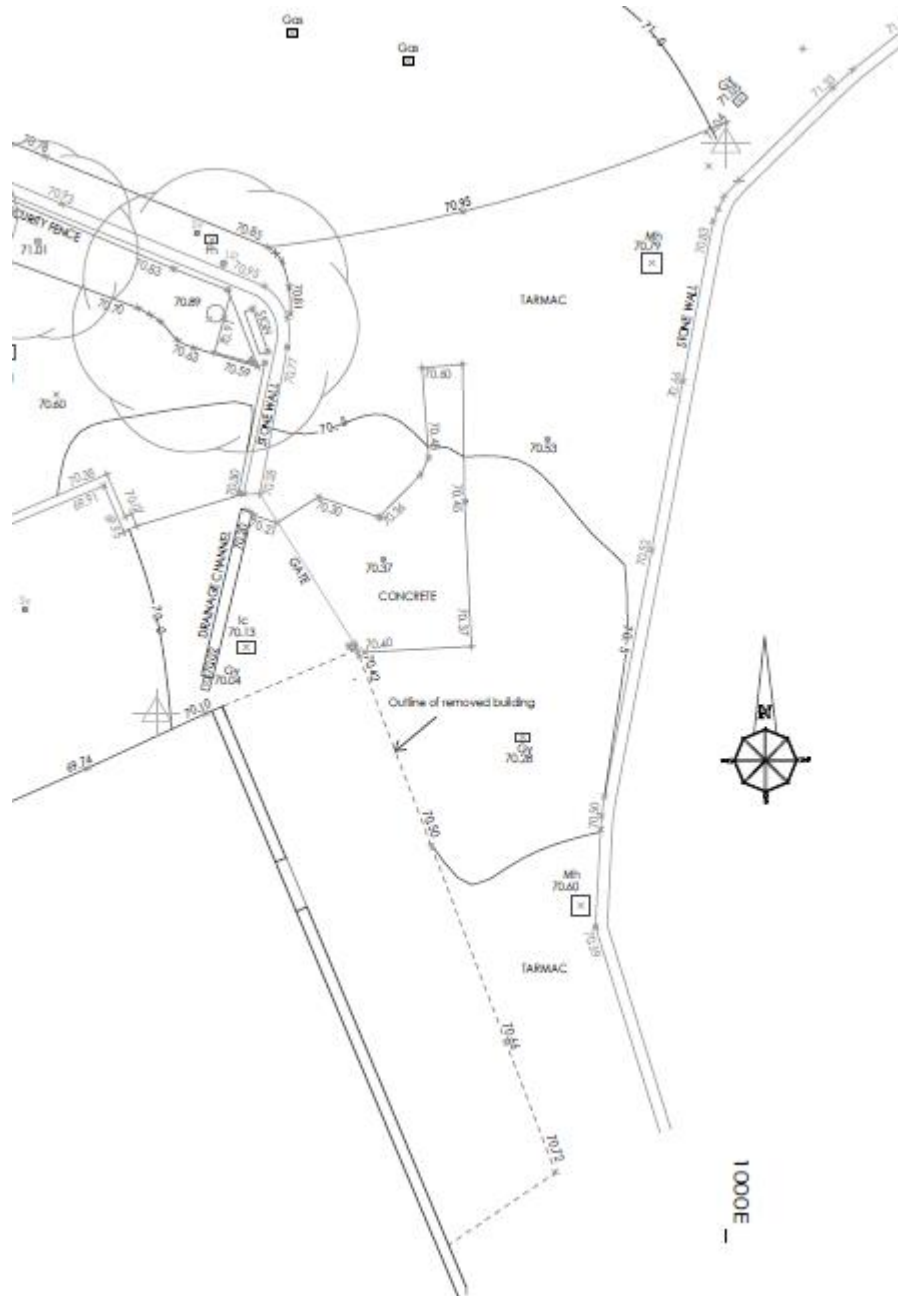
The proposed work will not increase the area of hardstanding (the hardstanding will remain as existing) or flow of surface water and will not have a negative impact on any flood risk present at this location or elsewhere.

ASSESSMENT OF IMPACT ON TREE ROOTS

In association with the application for removing an existing building to improve delivery vehicle access.

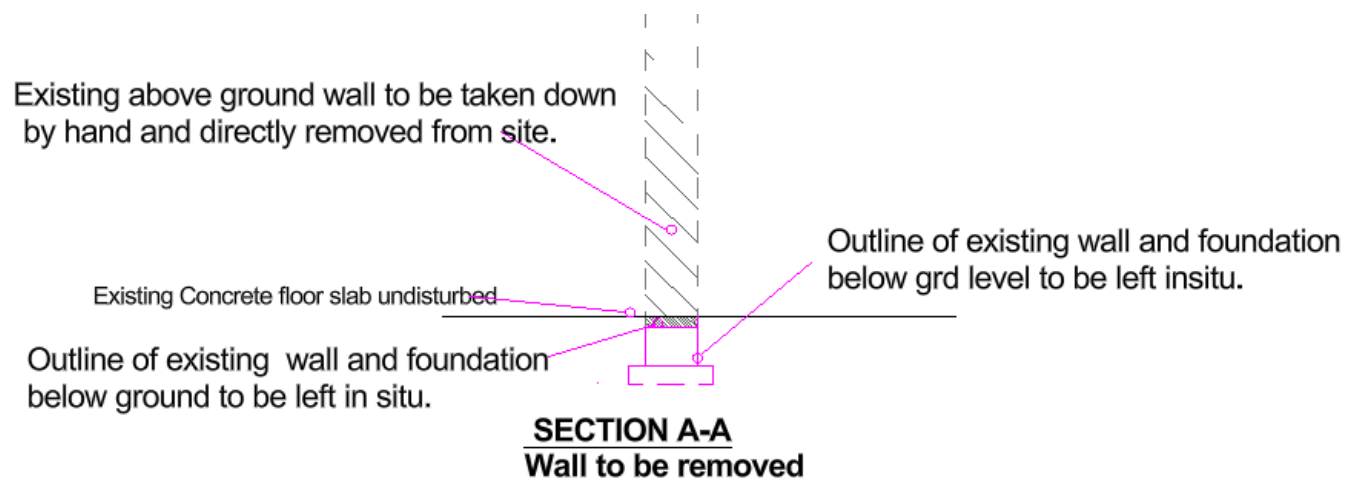
The existing concrete floor within the building will be retained, thus no increase in the hardstanding.

PART PROPOSED SITE PLAN Not to scale



Removal of this building will not have a negative impact on any adjacent existing trees.

Not to scale.



BIODIVERSITY NET GAIN IMPACT

The proposed scheme is below the threshold for the requirement of a Biodiversity statement as there is no impact on a priority habitat :-

- No impact on on-site habitat
- No impact of on-site linear habitats such as hedgerows