

This in-house flood risk assessment covers the proposed development of a play area near to Edisford Bridge Picnic area, and the potential flood risks where the proposed pathway infringes on a Zone 2 Flood Area, totalling approximately 26 square meters. Near to the car park to the west of the development, the proposal includes a wet pour pathway linking it to the play area, and a strip of this pathway infringes. The type of risk here is from fluvial flooding, where the river's water level rises above the limits of its banks.

The site is located to the east of Edisford bridge, with the site close to the banks of the river Ribble, creating the flood risk. There is a car park between the bank and the proposed site, made from concrete. Currently, where the proposed development and the flood zone lies, is a trodden-grass pathway, within a field, that connects the car park to the west with the Roefield Leisure complex. The flood area (categorised as a zone 2 area) gives the area in question between 1 in 100 and 1 in 1000 annual probability of river flooding.

Wet pour safety surfacing is porous and permeable, being made from recycled and virgin rubber, and laid on a MOT Type 1 Stone base, which is also permeable. This combination allows for water to infiltrate through the surfacing, which provides a better or equivalent runoff rate. Additionally, compared to grass, the loss of flood storage is negligible, and any risk from additional flooding, or additional damage from flooding, when installed is negligible. As this is also for a small section of surfacing, this is water compatible - the entire development is as well, being a play area - even were more extreme flooding to occur. Furthermore, there are no obstructions to flow routes within the flood zone stemming from the development of the play area, thus limiting any within the flood zones to trees or parked cars. Additionally, we will not be levelling or raising the ground while laying the wet pour surfacing for this proposed development and not affect the floodplain storage within the flood zone.

Climate change, over time, is predicted to raise the peak river flow of the River Ribble. Our proposed development does not include any built structures within the flood zone 2 area or raised land. The permeability of the wet pour surfacing will ensure that surface water runoff rates will not increase compared to existing conditions.

Compared to the grass currently situated on site, wet pour surfacing will not reduce with compaction over time. As shown in the supporting documents, its permeability prevents standing water accumulation and, unlike the grass currently, cannot be compacted after extensive usage. This pathway, while marginally less permeable than grass, remains free draining, and will not materially increase runoffs. The development will not increase flood risk elsewhere, as runoff rates and flow routes are retained and are comparable to current conditions.

The proposed use, resultingly, would be classified as water-compatible development, considered appropriate within the Flood Zone 2 boundary. It will not increase flood risk both on-site, and elsewhere. During flood events, the proposed play area will be temporarily unusable. This development is water compatible however, and not intended for permanent occupation, with no significant risk to life posed, and users are able to vacate safely. Floodwaters will naturally recede without intervention.

In our red line boundary, we have also included the existing car park on the west of the site. We do not intend to develop this in any regards, and as such, will not provide any additional flood risk from this than is already present.

The proposed development is classified as water-compatible development and is appropriate within Flood Zone 2. The Exception Test is therefore not required.