

Unit 45, Mitton Road Business Park, Mitton Road, Walley, BB7 9YE

FLOOD RISK ASSESSMENT

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REPORT CONTROL

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/1 FLOOD RISK ASSESSMENT

Introduction and Site Context

- 1.1. This Flood Risk Assessment has been prepared on behalf of Per4m Health in support of the planning application for the regularisation of the existing use at Unit 45, Mitton Road Business Park, Whalley.
- 1.2. The application site forms part of an established and operational business park, served by existing surface water drainage infrastructure integrated within the access roads and parking areas. The proposal relates solely to the continued use of an existing commercial unit and internal alterations. No new buildings, changes to site levels or additional areas of hardstanding are proposed.
- 1.3. This assessment has been prepared in accordance with national guidance and is appropriate to the scale, nature and location of the development, and proportionate to the degree of flood risk identified.



Figure 1: The Site and Wider Context of Mitton Road Business Park



Flood Risk Context

- 1.4. The site lies entirely within Flood Zone 1, as defined by the Environment Agency Flood Map for Planning, and is therefore at low risk of flooding from fluvial or tidal sources.
- 1.5. Environment Agency surface water flood mapping identifies localised areas of surface water risk within parts of the business park. As shown on Figure 2, these areas include a combination of 1 in 30 year, 1 in 100 year and 1 in 1000 year annual probability events and are confined to existing hardstanding associated with access roads and parking areas.

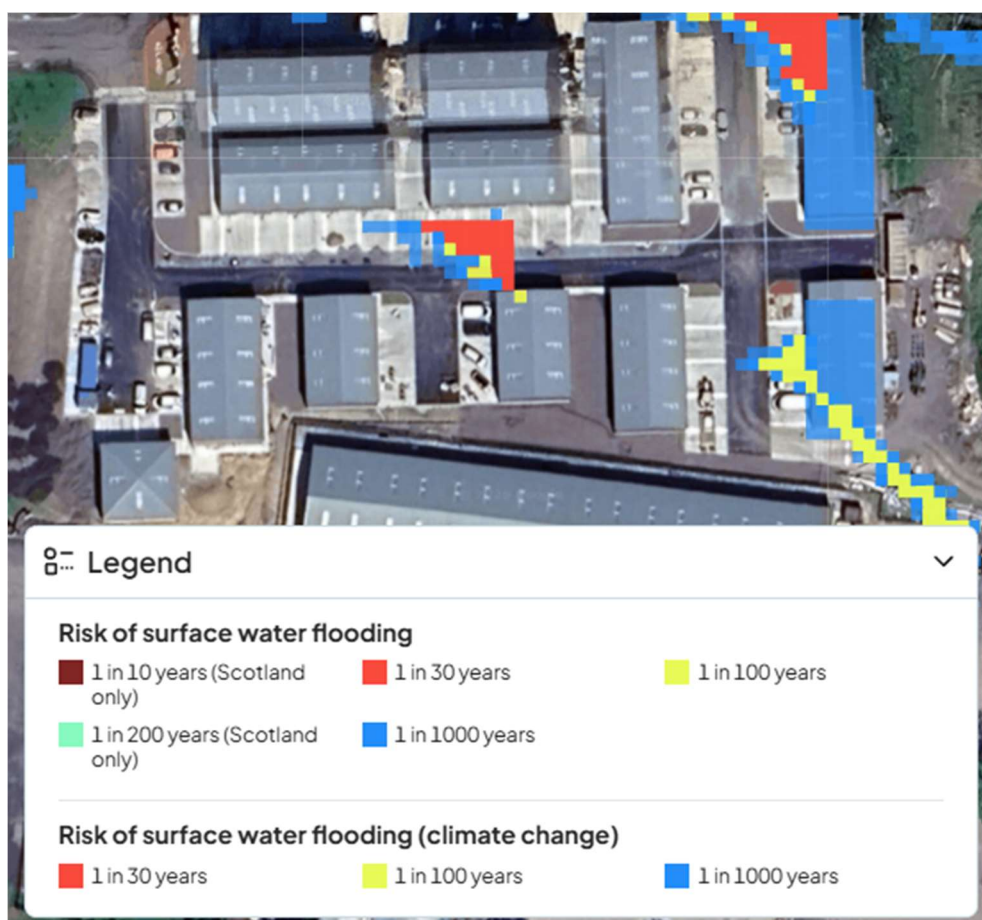


Figure 2: Environment Agency surface water flood risk mapping showing areas of 1 in 30 year, 1 in 100 year and 1 in 1000 year annual probability events confined to existing hardstanding within Mitton Road Business Park. Source: Searchland

- 1.6. The mapping reflects surface water accumulation during intense rainfall events rather than flood risk to buildings. Any surface water observed on site is shallow, localised and temporary in nature, and is effectively managed by the established surface water drainage network. There is no evidence of flooding affecting the building footprint, internal floor areas or the ability to safely access Unit 45.



Existing Drainage and Impact of the Proposal

- 1.7. The business park benefits from an established surface water drainage system serving the access roads and parking areas. This system collects and conveys surface water runoff, ensuring continued access to parking areas and the building during rainfall events.
- 1.8. The proposed development involves no new buildings, no changes to site levels, no increase in impermeable surfacing and no alteration to the existing drainage infrastructure. As such, the proposal will not increase flood risk on site or elsewhere.

Conclusion

- 1.9. This Flood Risk Assessment demonstrates that Unit 45, Mitton Road Business Park is located within Flood Zone 1 and is at low risk of flooding from all sources.
- 1.10. Surface water flood risk is localised and confined to existing hardstanding areas, as shown on Figure 2, and is effectively managed by the existing drainage network.
- 1.11. The proposed development is therefore acceptable in flood risk terms and compliant with national planning policy.



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