

## Flood Risk Assessment

Application Site: 91 Berry Lane, Longridge, Preston, PR3 3WH

Application number:3/2026/0082

Local Planning Authority: Ribble Valley Borough Council

### 1. Introduction

This Flood Risk Assessment (FRA) has been prepared to support a planning application for 91 Berry Lane, Longridge. The purpose of this assessment is to consider flood risk at the site and to demonstrate that the proposed development will be safe for its lifetime and will not increase flood risk elsewhere.

This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) on Flood Risk and Coastal Change.

### 2. Site Description

The application site is located on Berry Lane within the built-up area of Longridge. The property forms part of an established street frontage and lies on previously developed land with existing drainage connections.

### 3. Flood Risk Classification

The Environment Agency Flood Map for Planning identifies the site as being located within Flood Zone 1, which has a low probability of flooding from rivers or the sea.

Environment Agency surface water mapping indicates that the area may be susceptible to surface water flooding during periods of intense rainfall. There is no identified risk from tidal, fluvial, reservoir, or groundwater flooding.

### 4. Flooding History

There is no recorded evidence of historic internal flooding at the site. Any potential flood risk is considered to be associated with surface water runoff during extreme weather events.

### 5. Description of the Proposed Development

The proposed development involves no alterations to the front elevation and does not result in a significant increase in building footprint or impermeable area.

### 6. Assessment of Flood Risk

The primary source of flood risk at the site is surface water flooding. Given the nature of the proposed development and the existing urban context, the level of flood risk is considered to be low and manageable.

The proposals will not:

- increase surface water runoff beyond existing levels;

- obstruct existing overland flow routes; or
- increase flood risk to neighbouring properties.

#### 7. Mitigation Measures

The following measures will ensure that flood risk remains low:

- Existing drainage systems will be retained and maintained.
- Any new or replacement hard surfaces will drain appropriately.
- Finished floor levels will remain unchanged.
- Materials will be suitable for occasional surface water exposure.

#### 8. Sequential and Exception Tests

As the site lies within Flood Zone 1, the Sequential Test is satisfied and the Exception Test is not required.

#### 9. Conclusion

The site at 91 Berry Lane lies within Flood Zone 1 and is affected only by potential surface water flooding during extreme rainfall events. The proposed development is appropriate for its location and will not increase flood risk elsewhere.

The development is therefore considered acceptable in flood risk terms and accords with national and local planning policy.