

FLOOD RISK ASSESSMENT

35 WHITECROFT LANE, MELLOR, BB2 7HA



Ribble Valley Architecture Ltd

1.0 INTRODUCTION

- 1.1** This flood risk assessment has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients, it has been prepared as part of a planning application which seeks approval for the removal of the existing conservatory and associated internal and external alterations, including changes to external materials.
- 1.2** This FRA presents a review of the existing available flood-related information. It has been prepared for the purposes of providing a generalised indication of the potential flood risk to the site. This report sets out the findings of the FRA required by the Local Planning Authority in support of the planning application. The assessment has been carried out in accordance with the guidance set out in the National Planning Policy Framework (NPPF).
- 1.3** The Department for Communities and Local Government (DCLG) published the NPPF and the Technical Guidance to the National Planning Policy Framework (Technical Guidance). The NPPF and the accompanying Technical Guidance explain how flood risk should be taken into consideration during the planning process. The following Table 1: Flood Zones, extracted from Table 1 of the Technical Guidance, defines the levels of flood risk within England.

Table 1: Flood Zones		
Flood Zone	Flood Zone Classification	Description
Flood Zone 1	Low Probability	This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year (<0.1%).
Flood Zone 2	Medium Probability	This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.
Flood Zone 3a	High Probability	This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Flood Zone 3b	Functional Floodplain	The zone comprises land where water has to flow or be stored in times of flood.

- 1.4** The Flood Map for the application site shows that the site is located within Flood Zone 1, however part of the site is located in an area identified as at risk of surface water flooding. The yearly chance of surface water flooding at the site is classified as medium.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

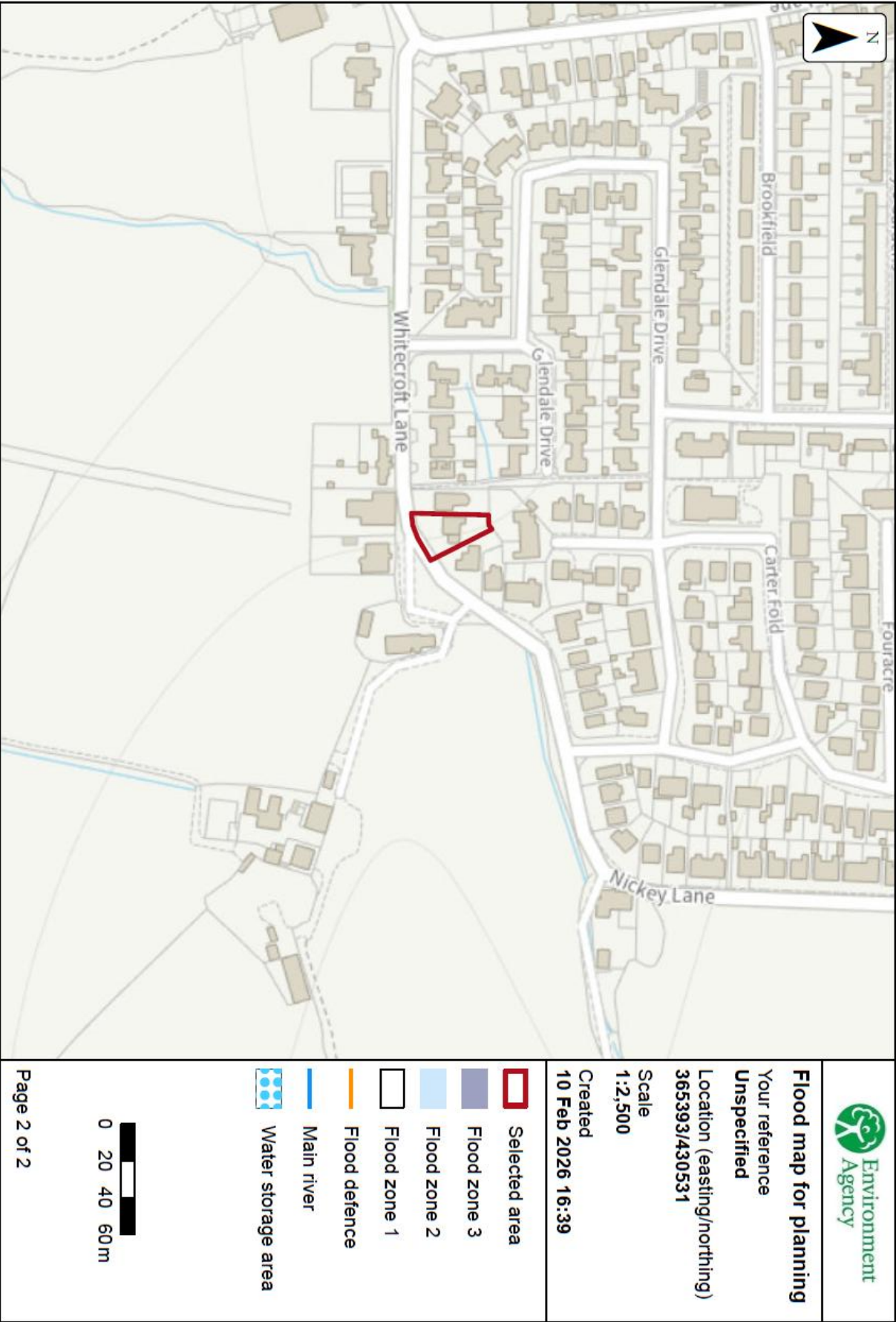


Figure 1 - Environment Agency Flood Map Information

2.0 APPLICATION SITE

- 2.1** The application site is located in the village of Mellor, along Whitecroft Lane.
- 2.2** The site is located at approximate National Grid Reference (NGR) SD653305, 365394 (Easting), 430536 (Northing) and the site postcode is BB2 7HA.

3.0 APPLICATION PROPOSAL

- 3.1** The application involves the removal of the existing conservatory. Surface water on the conservatory roof is discharged via a downpipe onto the gravel external ground surface below. The development is classified as a minor development in terms of flood risk.
- 3.2** Following the removal of the conservatory the ground will be surfaced in gravel to match the existing adjoining external ground surface which will allow surface water to drain to the porous ground below. The proposal will not increase flooding in the area following the removal of the existing conservatory.



Image 1 - Existing conservatory to be removed

4.0 ASSESSMENT

4.1 The flood risk summary of the site indicates the following:

- | | | |
|----------------|---|--|
| Rivers and Sea | - | low probability |
| Surface water | - | The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year. |

5.0 FLOOD RISK MANAGEMENT MEASURES

- 5.1** Following the removal of the conservatory the ground is to be surfaced in a suitable porous material e.g gravel to allow surface water to drain to the porous ground below.

6.0 CONCLUSION

6.1 In conclusion the proposal is classified as a minor development.

It is not envisaged that the proposals will increase the flooding risks at the application site or adjacent areas.