



Victoria Breeze

# **The Old Village School, Pendleton**

## **Flood Risk Assessment**

D4844-R-01

March 2026

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**Document Control Sheet**

**Old Village School, Pendleton**

Flood Risk Assessment

Job	Date	Issue	Copy
D4844	05 March 2025	Original	

*Originator.....G Sanderson.....*

*Checker.....D Wallbank.....*

*Approver..... G Sanderson .....*

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## 1. Introduction

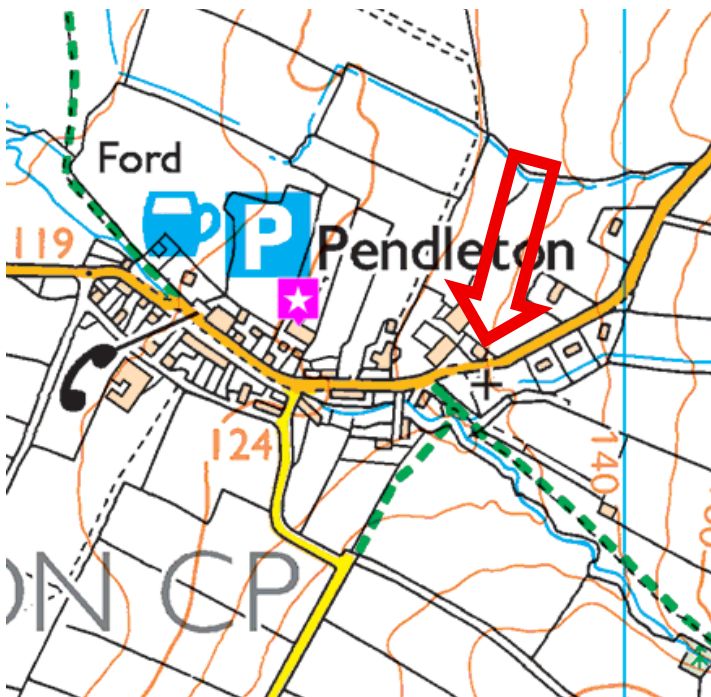
PSA Design have been commissioned to undertake a Flood Risk Assessment (FRA) in support of an application for the change of use of agricultural land to residential curtilage and construction of boundary wall and fence.

### Location

The site is located at:

The Old Village School,  
Main Street,  
Pendleton BB7 1PT

The general location of the site is shown below. It can also be seen on the Architects plans, included as **Appendix A** and more locally on the flood map extract in Section 3 below.



### Existing Site & Usage

The Old Village School is a detached dwelling created as a conversion of the former village school. The existing garden to the house is mostly to the front of the dwelling with a portion on the north-west side which contains a garage and turning area. There is no garden at the rear of property with just a path across the back of the dwelling. The front garden is surrounded by a

stone boundary wall. There is an existing small garden adjacent to the garage which provides a private outdoor space.

## **2. Development Proposals**

The Architects' proposed plans are included in **Appendix A**.

The proposed development comprises:

Extending the existing garden area onto the adjacent agricultural land in order to create an larger garden area. It is proposed to create an area of flags & gravel with raised planting areas set in. The new boundary to the field will be constructed in natural stone 1.8m high and will be in line with the existing boundary at the rear of the dwelling. The boundary to the adjacent farm will be a 1.8 m high panel fence as the difference in ground levels between the proposed garden and the farm is sharp making the construction of a stone wall impractical.

The area of land to be incorporated into the garden measures approximately 50m<sup>2</sup>. The perimeter of the garden on the north-east side is currently denoted by a post and rail timber fence with stockproof mesh

## **3. Flood Risk**

### **Fluvial & Coastal Flood Risk**

The site lies within Flood Zone 1 and thus outwith an area at risk of flooding from fluvial and coastal sources.

### **Surface Water (SW) Flood Risk**

Reference to online surface water flood risk mapping shows the site is at risk of surface water flooding.

An extracts of the 1 in 100yr SW flood risk map is reproduced below.

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SW Flood Risk 1 in 100yr

The above surface water flood risk map represents the “design flood” in terms of assessing flood risk. As can be seen, the application boundary is NOT at risk of surface water flooding during the 1 in 100yr event.

An extracts of the 1 in 100yr SW flood risk map is reproduced below.



SW Flood Risk 1 in 1000yr

The 1 in 1000yr surface water flood risk map does show a small area of flood risk. The surface water flood risk presents itself due to a localised depression (lidar data suggests <200mm). However, levels continue to fall to the south and will therefore never accumulate to any significant depth.

The proposed plan shows that existing levels will be maintained (if anything they will slightly lower in the new garden area). The wall, being a traditional stone wall, would / will not impact on overland flow routes. Impacts on existing flood risk can therefore be measured as negligible.

Regardless, the proposed development is for residential garden. This is a flood compatible use. As noted above, it will be porous in nature and any short-term flooding due to the 1 in 1000yr event would simply soak away after the storm subsides.

#### **4. Conclusion**

The site is located in Flood Zone 1 and thus, in flood risk terms, is at no risk from coastal / fluvial flooding.

Surface water flood risk has been analysed and assessed on a site-specific basis. The site is not at risk during the 1 in 100yr design flood event.

The proposal is a flood compatible use and will have negligible impact on or surrounding the site.

The results of this assessment indicate there is no reason planning permission can not be granted as the proposals comply with relevant NPPF flood risk policies.

**Appendix A**  
Architects Plans

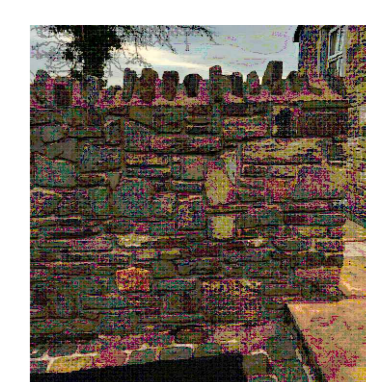
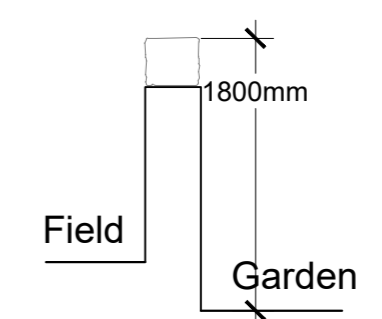
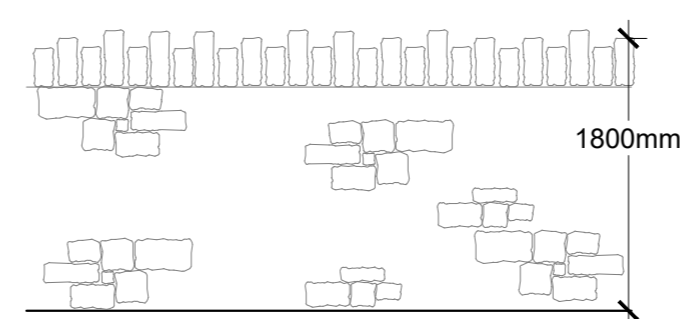
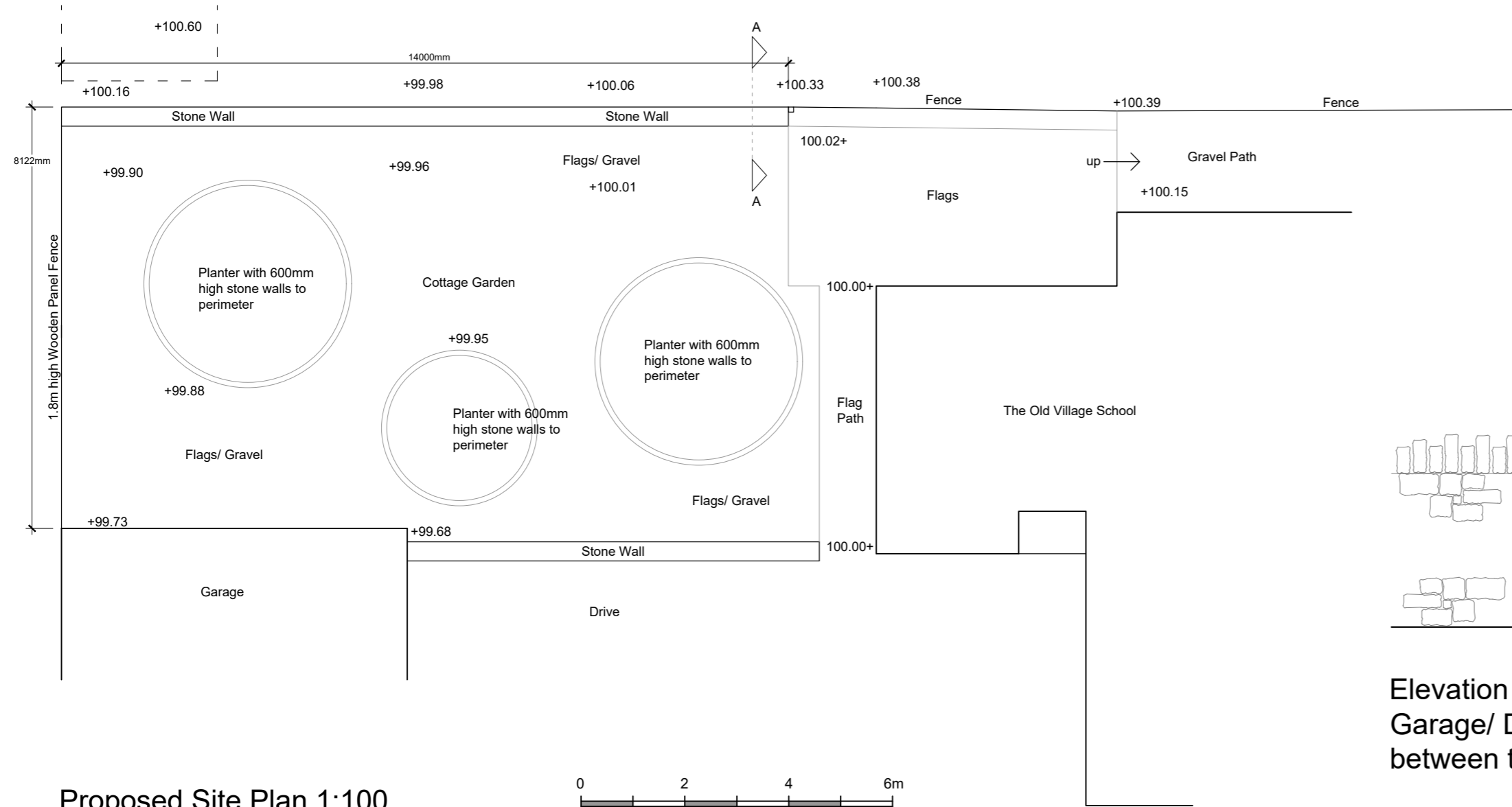
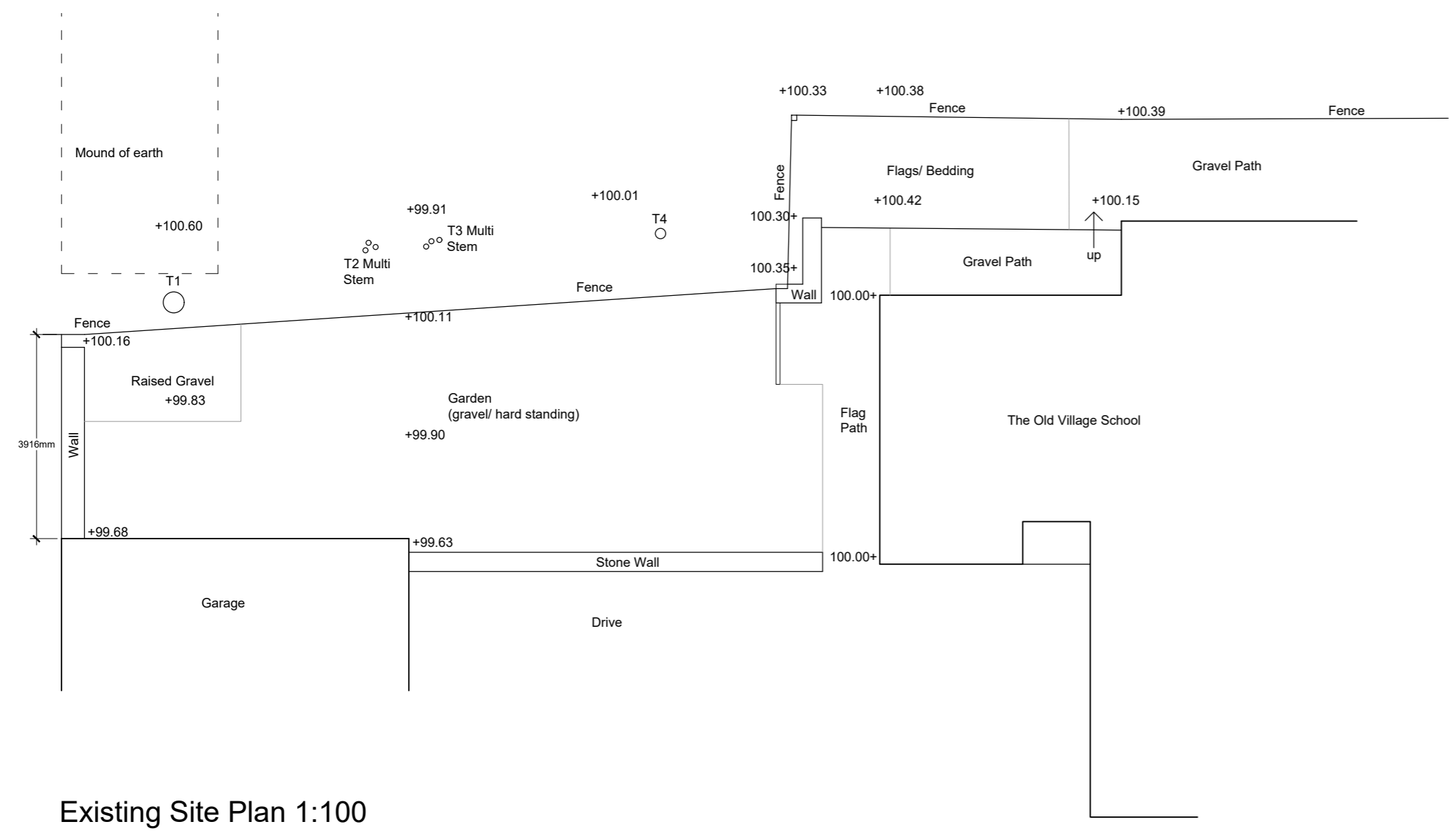


Image of the Existing Wall



**REV C** - Site levels and Section AA added. LFR 05.03.26  
**REV B** - Wall/ fence amended. LFR 16.02.26  
**REV A** - Plans amended. LFR 02.02.26

Client Miss V. Breeze		
Project Proposed Extension of Garden at The Old Village School Main Street Pendleton BB7 1PT		
Drawing Title Existing and Proposed Plans and Elevations		
Scale 1:50/100 @ A2	Date Jan 2026	Drawn LFR
READ DESIGN LTD		
<b>179 - 01 c</b>		