FLOOD RISK ASSESSMENT

Removal of existing decking area and construction of two-story extension at:

HODDER CROFT,

NEWTOWN-IN-BOWLAND,

BB7 3DY

Job No. 7312

Version: 1.1

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1.0 THE SITE/BUILDING DESCRIPTION

Hodder Croft is a detached residential dwelling located on the southern edge of Newton-in-Bowland, within the administrative area of Ribble Valley Borough Council. The property is accessed via a track from Hallgate Hill Road. The surrounding area consists of open grassland, hedgerows and tree lines.

The existing dwelling is constructed with rendered external walls, incorporating stone quoins and detailing around openings. The property sits within a generous plot and benefits from external garden areas to all sides.

A small stream runs adjacent to the dwelling and is culverted beneath part of the building. The existing rear of the property currently includes an old timber decking structure and external steps, which are to be removed as part of the proposed development.

The proposed works comprise the removal of the existing decking area, infilling of the external steps to create a continuous paved terrace, and the construction of a two-storey rear extension. The extension will provide additional internal accommodation across upper and lower ground floor levels, improving the functionality of the dwelling while remaining within the established residential curtilage.

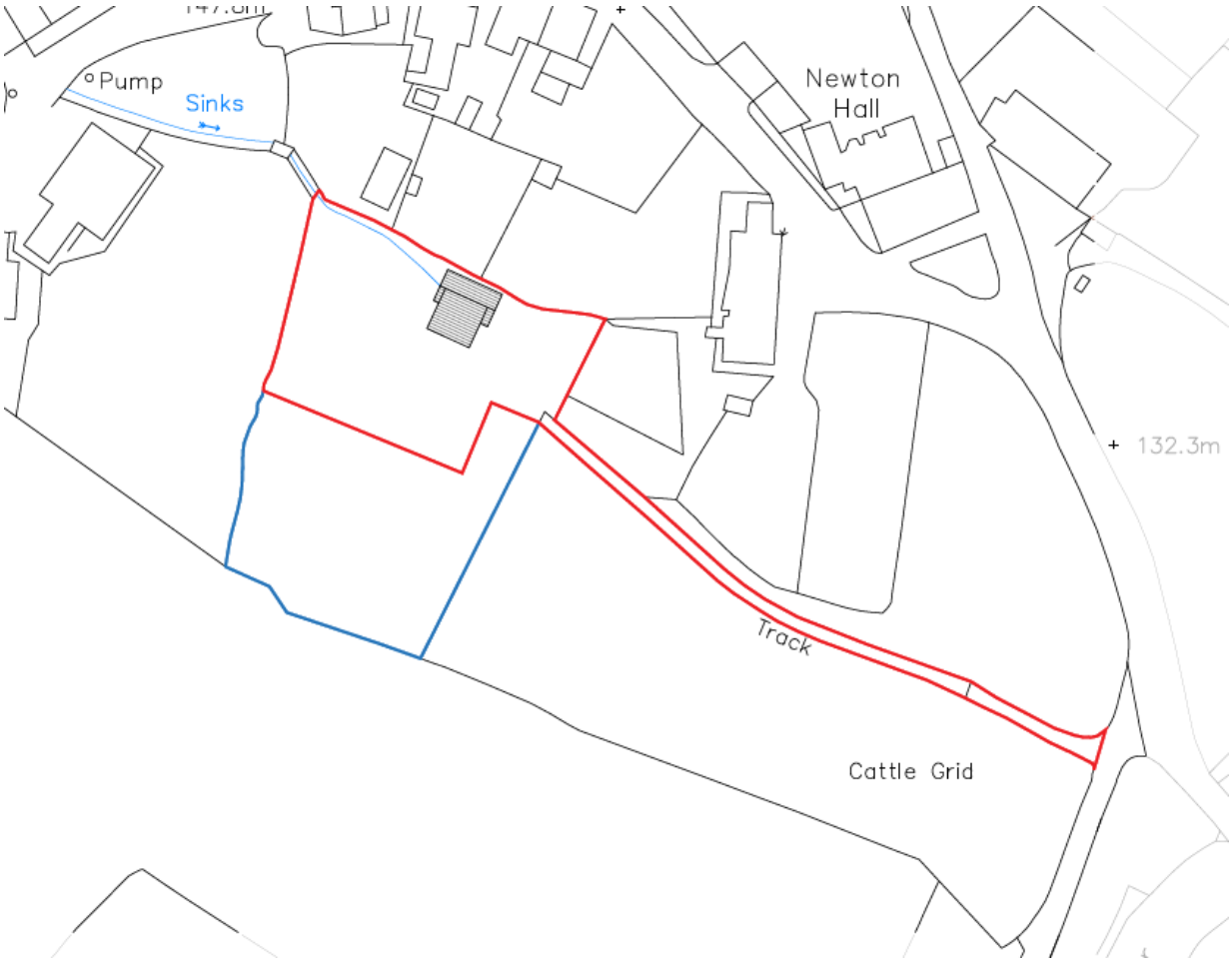


Figure 1 - Location Plan showing the location of Hodder Croft, BB7 3DY, (not to scale).

2.0 FLOOD RISK SUMMARY

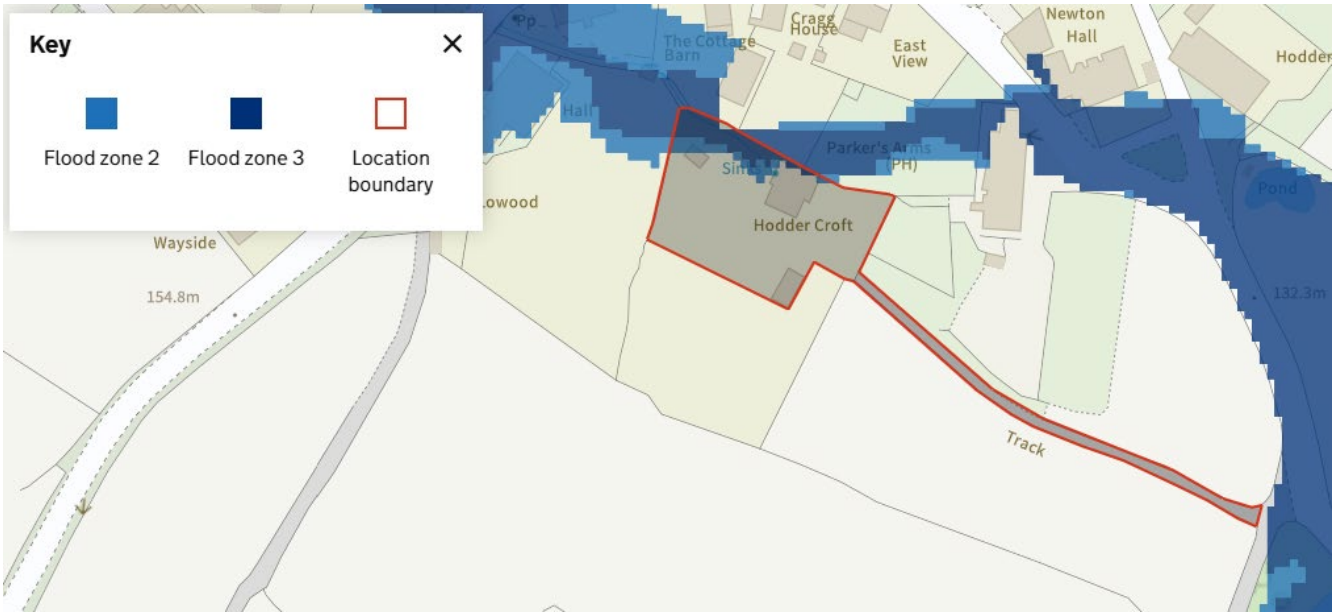


Figure 2 - Flood zone map showing the location of the proposed site.

The Environment Agency Flood Map for Planning identifies the site as being located within Flood Zone 3, which is defined as land having a high probability of flooding.

The flood zone maps are used as a consultation tool by planners to highlight areas where a more detailed investigation of flood risk is required. Consequently, given the location of the site within Flood Zone 3, the potential risk of flooding from this source has been examined in more detail as part of this Flood Risk Assessment (FRA).

The proposed development comprises alterations and extension to an existing single residential dwelling. The proposal does not introduce a new dwelling or increase the vulnerability classification of the site and therefore is considered appropriate development within this flood zone in accordance with the National Planning Policy Framework (NPPF).

A stream runs adjacent to and is culverted beneath part of the existing dwelling. This is an established feature of the site and has been fully considered in both the existing arrangement and proposed design. The development does not obstruct, divert or otherwise alter the flow characteristics of this watercourse.

The proposed works are limited to the removal of existing decking, infilling of external steps and construction of a two-storey extension within the established residential curtilage. The extension will be constructed at levels consistent with the existing building, ensuring continuity and avoiding any increased flood vulnerability.

Flooding from Rivers and Watercourses – The site's classification within Flood Zone 3 indicates a higher probability of flooding from river sources. However, the proposal does not increase built footprint so will not displace flood water or impede flow routes. The development remains closely related to the existing structure and does not extend significantly beyond the current developed area.

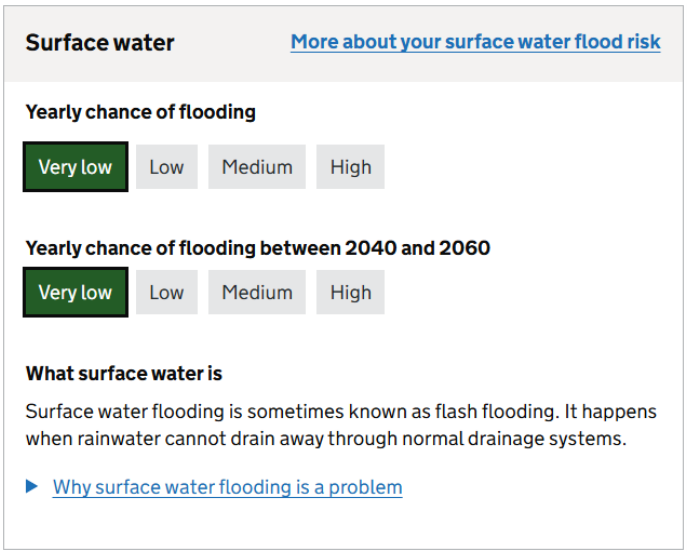
Flooding from the Sea – The site is located a significant distance inland and is elevated well above predicted extreme tidal levels. Consequently, the risk of flooding from the sea is considered negligible and is not considered further in this assessment.

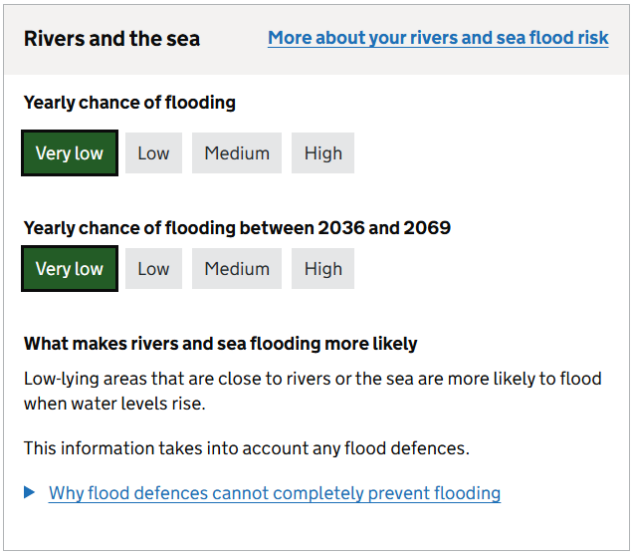
Flooding from Land (Surface Water Runoff) – Overland flow can occur during periods of intense rainfall, particularly in rural locations. The proposed development replaces existing hardstanding elements (decking and steps) and introduces limited additional impermeable area. As such, there is no significant change to existing surface water runoff characteristics.

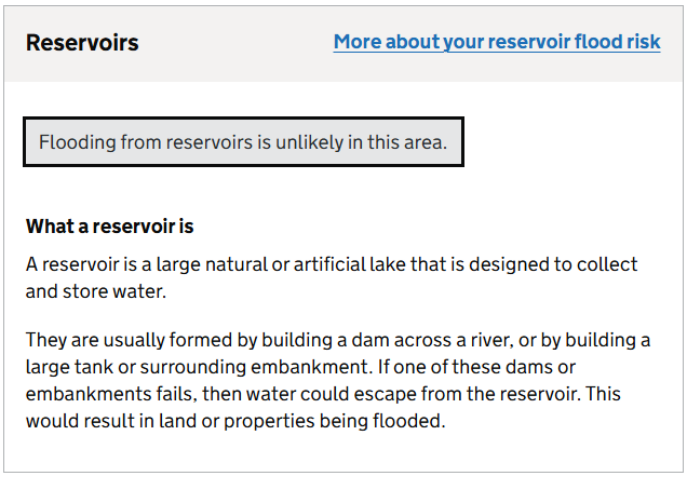
Flooding from Ordinary or Man-made Watercourses – Aside from the adjacent stream, there are no known ordinary or man-made watercourses that present a significant flood risk to the site. The proposal does not alter existing drainage routes or introduce new constraints.

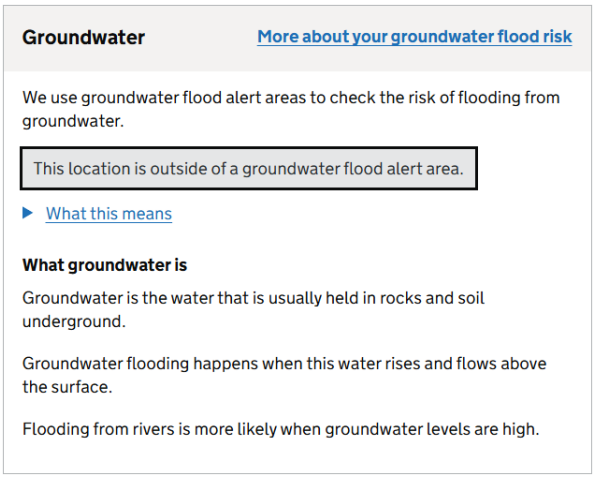
Surface Water Drainage – Surface water runoff from the extension will be managed via the existing drainage arrangements serving the dwelling. These systems have historically functioned without issue and will continue to operate effectively. The development will ensure compliance with current Building Regulations, with rainwater goods discharging to suitable drainage infrastructure.

In flood risk terms, the development is **neutral**, with no worsening of the existing situation either on-site or in relation to neighbouring properties. The proposal accords with the principles of the NPPF, ensuring that flood risk is not increased elsewhere.









3.0 CONCLUSION

Hodder Croft is located within Flood Zone 3, indicating a higher probability of flooding from river sources. However, the proposed development relates to the extension and alteration of an existing residential dwelling and does not introduce additional units or increase the vulnerability classification of the site.

The development has been carefully designed to align with the existing building, maintaining established floor levels and avoiding any alteration to ground levels or natural drainage patterns. The adjacent stream is an existing feature that has been fully considered, and the proposal does not impede its flow or increase flood risk.

The scale and nature of the works, including removal of the decking and infilling of external steps, do not significantly increase impermeable area or affect flood water storage capacity. As such, the proposal will not result in any increased flood risk on-site or elsewhere.

It is therefore concluded that the development represents an appropriate and sustainable form of development in flood risk terms and is compliant with the requirements of national and local planning policy.