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**Ribchester St Wilfrid's Church of  
England Primary School (CEPS)**  
Flood Risk Assessment

24<sup>th</sup> April 2026

**CASSIDY + ASHTON**

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**APPLICANT:** The School Governors of St Wilfrid's CEPS

**PROJECT:** Installation of Air Source Heat Pump

**TITLE:** Flood Risk Assessment

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## DOCUMENT PRODUCTION RECORD

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## DOCUMENT REVISION RECORD

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1	23/04/2026	First Draft
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## 1.0 INTRODUCTION

- 1.1 Cassidy + Ashton Group Ltd. have been instructed by the School Governors of Ribchester St Wilfrid's C of E Primary School to prepare a Flood Risk Assessment to support a full planning application for the installation of an air source heat pump to the roof of the school and associated flat roof and rooflight replacement.
- 1.2 This application relates to St Wilfrid's Primary School, which was built in c. 1872. The proposals comprise the installation of an air source heat pump at first floor level on the roof of the school which will be enclosed by 2m high timber and mesh fencing, alongside works to replace the existing defective flat roof covering and roof lights.
- 1.3 The River Ribble is situated approximately 30m south of the application site. The school itself is located within Flood Zone 1; it is bordered by areas classified as a combination of Flood Zones 2 and 3, along the river bank.
- 1.4 This supporting document comprises a Flood Risk Assessment and has been prepared at the request of the LPA.

## 2.0 SITE CONTEXT

### SITE LOCATION

- 2.1 St Wilfrid's Primary School is located on Church Street in Ribchester, Lancashire. Ribchester lies on the north bank of the River Ribble (Figure 1).



*Figure 1. Site Location [Source: Google Earth]*

- 2.2 The surrounding area is predominantly residential, comprising of two-storey terraced houses. To the north lies the remains of a roman bath house.
- 2.3 To the south of the school site lies the River Ribble (Figure 2) and a public footpath (Figure 3) which runs along the southern boundary of the school.



*Figure 2. Photograph of the River Ribble taken from the riverside to the south of the site [Source: C+A]*



*Figure 3. Photograph of the side elevation of St Wilfrid's Primary School taken from the riverside [Source: C+A]*

## 3.0 DEVELOPMENT PROPOSALS

- 3.1 The proposals seek to install an air source heat pump on the roof of the school. The heat pump will replace the school's older heating systems which are no longer efficient. The works also include the replacement of the existing flat roof covering and associated rooflights.
- 3.2 The air source heat pump would comprise two units contained within a bolt-on attenuator. On two sides this would be screened by a 2m boarded timber acoustic fence. Whilst on the other two sides would be 2m high weld mesh fencing incorporating a gate to enable maintenance access. The air source heat pump would connect to the interior of the school building through the roof, with the exact location to be determined.
- 3.3 The flat roof covering replacement will incorporate insulation below a felt covering with the rooflights replaced on a like for like basis.
- 3.4 All works associated with this application are to be contained to the roof of the building.
- 3.5 Additional information regarding the proposed works is provided on the accompanying drawings.

## 4.0 HERITAGE STATUS

### PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 The Local Development Framework (LDF) provides the basis for planning decisions in the Ribble Valley and sets the pattern for development and investment over the coming years. The central document to this framework is the Core Strategy 2008 – 2028 A Local Plan for Ribble Valley, which establishes the vision, underlying objectives and key principles that will guide the development of the area.
- 4.3 National planning policy guidance on planning applications is set out within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), and they are a material consideration in the determination of this application.
- 4.4 Only policies relating to flood risk are set out below.

### NATIONAL PLANNING POLICY FRAMEWORK

- 4.5 The National Planning Policy Framework, which was amended in December 2024, sets out the Government's planning policies for England and how these should be applied. The policies relevant to the application are set out below.
- 4.6 **Paragraph 171** outlines that strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.
- 4.7 **Paragraph 181** states that when determining a planning application, the LPA should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site specific flood risk assessment.

### DEVELOPMENT PLAN

- 4.8 **Policy DME6** is concerned with water management which outlines that development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- Preventing pollution of surface and / or ground water
- Reducing water consumption
- Reducing the risk of surface water flooding (for example the use of sustainable drainage systems (SUDS))

As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact.

## 5.0 FLOOD RISK ASSESSMENT

- 5.1 The proposals wholly relate to the roof of the school building sitting at first floor level. The school site is wholly located within Flood Zone 1.
- 5.2 The River Ribble lies approximately 30m from the application site at a significantly lower level than the school, as can be seen in Figure 4.



*Figure 4. Photograph of St Wilfrid's Primary School taken from the riverside [Source: C+A]*

- 5.3 The last recorded flooding in Ribchester was in December 2015, which affected other areas in the Ribble Valley including Whalley, Billington, Clitheroe and Longridge, as the catchment received five times the normal December monthly rainfall that year.
- 5.4 The Council prepared a Strategic Flood Risk Assessment (SFRA) in 2017 which provides essential information on all local flood risks, taking the effects of future climate change into account, and allows local planning authorities to plan future land allocations and develop policies to enable sensible development control decisions that minimise flood risk.
- 5.5 In respect of Ribchester, the SFRA notes that in terms of the depth of flooding from a 1% event (i.e. a one in a hundred year flood, represented by Flood Zone on the flood mapping) it is identified as potentially suffering flooding of up to 2m depth. However, the application site as existing is sited significantly higher than the river, and as such is identified as being located within Flood Zone 1.

5.6 The site is not located within an area at risk of surface water flooding. As existing, surface water from the site is discharged to the existing mains drainage network.

#### IMPACT ASSESSMENT

5.7 The proposals seek full planning consent for the installation of an air source heat pump and associated roof repair works at Ribchester St Wilfrid's C of E Primary School.

5.8 The works are minor in nature with the proposed works contained solely to the roof area. However, a Flood Risk Assessment has been requested by the LPA.

5.9 National Planning Policy Guidance advises that minor developments are unlikely to raise significant flood risk issues, unless:

- They would have an adverse effect on a watercourse, floodplain or its defences;
- They would impede access to flood defence and management facilities, or;
- Where the cumulative impact of such developments would have a significance effect on local flood capacity or flood flows.

5.10 In respect to these criteria, the school is situated at the top of a bank, with a slope descending toward the River Ribble, placing it in an elevated position which minimises the risk of flooding. The development would have no adverse impact on a watercourse, floodplain or existing flood defences, as it is to be sited wholly upon the roof of the school. The works would not result in an increased risk of flooding elsewhere, nor incur any residual risks. Access to the site would also not be affected by the proposed development.

5.11 Given the minor nature of the proposals it is considered that the above is acceptable and there is no requirement for further assessment.

#### FLOOD RESILIENCE AND RESISTANCE

5.12 Given the minimal risk of flooding, there is no requirement for significant flood risk management measures to be incorporated into the development.

5.13 Given the small scale and positioning of development, it is not considered that the existing proposal will have any residual impact upon existing measures for flooding, evacuation and clean up measures in the local area.

## 6.0 CONCLUSION

- 6.1 This full planning application comprises the installation of an air source heat pump and associated roof repair works at Ribchester St Wilfrid's C of E Primary School.
- 6.2 This document provides a full and robust assessment of the flood risk matters relevant to the proposed development. It is considered that the proposed works represent an acceptable form of development, due to its positioning on the roof of the school, and would not give rise to any flood risk in the local area.
- 6.3 It is therefore recognised that the existing development complies with the relevant national and local planning policies, and it is concluded that full planning permission should be granted.

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