

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
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**FLOOD RISK STATEMENT  
PROPOSED CHANGE OF USE  
AT  
FORMER HARRISONS ENGINEERING PREMISES  
KENDAL STREET, CLITHEROE, LANCASHIRE**

## **Flood Risk Assessment.**

- 1.1 This assessment has been prepared for the above application for the change of use of the premises for storage and distribution use.
- 1.2 The application site is on Kendal Street and within a mixed use area of light industry and residential properties
- 1.3 The site is located within Flood Risk Zone 2.
- 1.4 The NPPF requires FRAs to be submitted for an application located within Flood Zones 2-3, However there is no requirement to subject the proposal to a full assessment or a sequential or exception test. The application proposes no extensions or alterations to the buildings footprint the risk to flooding is not increased by the proposed development.
- 1.5 The development is a 'less vulnerable' development therefore it is not considered There will be any risk of damage during a flood event that requires mitigation
- 1.6 The surface water discharge from the site will remain as existing to the current system.