ML PLANNING CONSULTANCY LTD

FLOOD RISK ASSESSMENT

High Head Barn

Moss Lane

Chipping

PR3 2TR

Change of use of existing buildings from cheese manufacture to a welding and fabrication workshop (Use Class B2) and change of use of land and erection of a storage building for use in association with an agricultural contracting business (Use Class B8)

May 2026

INTRODUCTION

This Flood Risk Assessment has been prepared to support an application for:

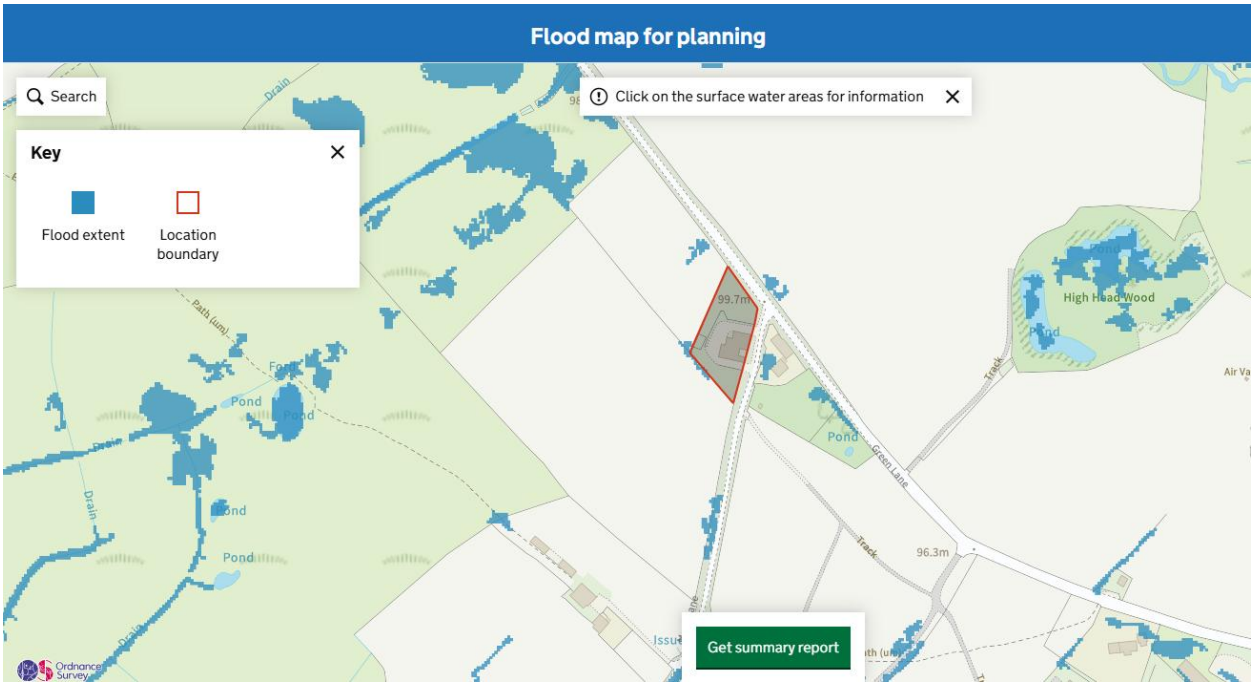
Change of use of existing buildings from cheese manufacture to a welding and fabrication workshop (Use Class B2) and change of use of land and erection of a storage building for use in association with an agricultural contracting business (Use Class B8).

The application relates to an existing rural commercial yard comprising existing buildings and hardstanding access from Moss Lane.

The purpose of the assessment is to consider the risk of flooding from surface water and demonstrate that the proposed development can be undertaken safely without increasing flood risk elsewhere.

EXISTING FLOOD RISK

The Environment Agency surface water flood mapping identifies localised areas of surface water flood risk within the wider surrounding area.



The mapping indicates that:

- small isolated areas of surface water ponding occur within surrounding agricultural land.

- A narrow area of mapped surface water flood extent lies adjacent to the western edge of the existing developed area
- The majority of the existing built form and proposed development area lies outside the main areas of mapped surface water flood extent.

The site is therefore not affected by widespread surface water flooding, although localised overland flow routes and isolated ponding may occur during extreme rainfall events.

The mapped flooding appears characteristic of shallow overland flow and agricultural field runoff rather than deep or fast-flowing flood water.

DRAINAGE CONDITIONS

The site has historically been used as a commercial yard with significant existing hard standing. Since acquiring the site, the applicant has installed a drainage system to deal with surface water which is noted on the existing and proposed site plans.

IMPACT OF THE DEVELOPMENT

The proposed development is considered unlikely to materially increase flood risk because:

- the site is already substantially developed
- large parts of the site are already hard surfaced
- the proposal represents use of an existing operational yard rather than development of undeveloped greenfield land
- urface water will continue to discharge via the established land drainage system

The proposed storage building is positioned within the northern part of the site which appears outside the principal mapped surface water flood extent.

MITIGATION MEASURES

The following mitigation measures are proposed:

- Finished floor levels shall be set no lower than external ground levels
- Existing drainage infrastructure and land drains shall be retained and maintained;
- Surface water runoff from roofs and hardstanding shall discharge to the perforated pipe drainage system;

- No obstruction shall be introduced which would divert surface water onto neighbouring land or the highway.

CONCLUSION

The application site is not shown to be at significant risk of flooding from surface water, although localised areas of shallow surface water ponding are identified in the wider surrounding area.

The proposal relates to the continued use and improvement of an established commercial yard and includes positive drainage measures meaning the development would:

- be safe for its lifetime;
- not increase flood risk elsewhere; and
- accord with national and local planning policy relating to flood risk and drainage.