



3 Chesterbrook Ribchester PR3 3XT

Flood Risk Assessment

May 2026

Prepared in accordance with Ribble Valley Borough Council Validation Checklist

1. Application Details

- **Site Address:** 3 Chesterbrook, Ribchester, PR3 3XT
- **Description of Development:** Small domestic extension to existing dwelling
- **Planning Authority:** Ribble Valley Borough Council
- **Grid Reference:** Approx. SD 65039 35765

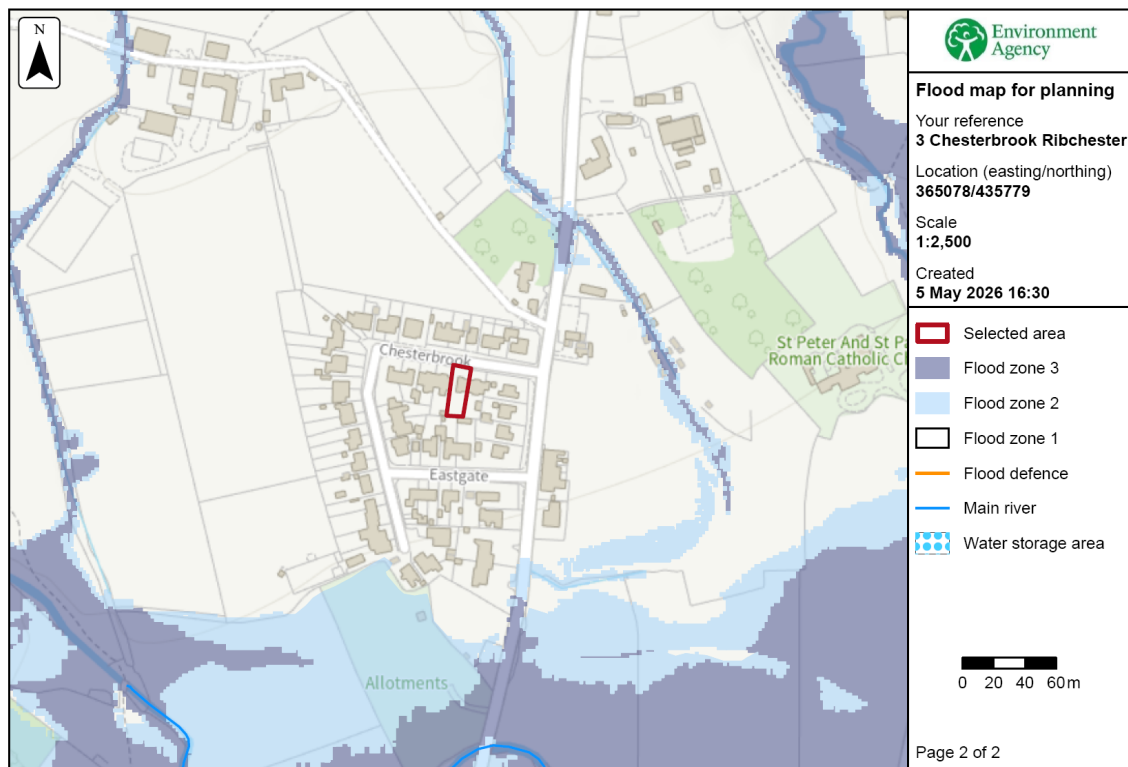
2. Site Location and Description

- Chesterbrook is a semi-detached bungalow on a sloping site. The property has elevated timber floors with a ventilated subfloor. The surrounding area is fully developed residential land. Ground levels are approximately 30 m Above Ordnance Datum (AOD) based on OS elevation data.

3. Flood Zone (Environment Agency – Flood Map for Planning)

Environment Agency *Flood Map for Planning (Rivers and Sea)* confirms:

- The site lies within **Flood Zone 1**
- Flood Zone 1 is defined as having a **less than 0.1% (1 in 1,000) annual probability** of flooding from rivers or the sea



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Figure 1 Extract from long term flood maps showing extent of surface water flooding taken from the Gov.UK site 07/05/2025

- ✓ Development is appropriate in flood risk terms and passes the Sequential Test.

4. Site-Specific EA Map Extracts (Descriptions & Sources)

Extract A – Flood Zones (Rivers & Sea):

The EA Flood Map for Planning shows Flood Zones 2 and 3 associated with the River Ribble concentrated along Ribblesdale Road, Greenside and Church Street. Chesterbrook is clearly outside mapped fluvial flood extents.

Source: EA Flood Map for Planning – Flood Zones

Extract B – Long-Term Flood Risk Overview:

The EA "Check Long Term Flood Risk" mapping identifies the site as having **very low to low risk** from river, surface water and groundwater flooding.

Extract C – Local Flood History Context:

Recorded flood events in Ribchester predominantly affect river-adjacent streets (Ribblesdale Road, Greenside and Church Street) and do not include Chesterbrook.

5. Assessment of Flood Risk from All Sources

a) Fluvial (River) Flooding

- Site located within Flood Zone 1
- No historic internal property flooding recorded at Chesterbrook

Risk Rating: Low

b) Surface Water Flooding



Figure 2 Extract from Surface Water flood depth map showing that flooding will be less than 20cm 07/05/2025

- EA mapping identifies localised surface water flooding elsewhere in Ribchester during extreme rainfall.
- The proposal is for a rear extension and car port to the side. Surface water flooding is indicated on the maps for a 1 in 1000 year event and is shown to be at the front of the property and down the side along the drive. As an open car port excess water is likely to flow down the sloping drive and into the lower garden area to the rear. The raised timber floors with vented subfloor allow flood waters to drain from the front to the rear of the property should it get to any height.
- During a Surface Water flooding event (0.1 to 1.0% chance between 2040 and 2060) There is a very low risk of surface water flooding

Risk Rating: Low

c) Groundwater Flooding

- EA mapping indicates no significant groundwater flood susceptibility at this location

Risk Rating: Low

d) Sewer / Artificial Sources

- No evidence of sewer flooding or reservoir risk affecting the site

Risk Rating: Low

6. Flood Risk Vulnerability & Compatibility

- Development Type: **Minor residential extension**
- Flood Risk Vulnerability Classification: **Less Vulnerable**
- Flood Zone: **Zone 1**

Development is compatible with flood risk policy.

7. Impact on Flood Risk Elsewhere

The proposal will:

- Not encroach into floodplain
- Not obstruct flood flow routes
- Not reduce flood storage capacity
- Not increase runoff volumes beyond existing conditions

No increase in flood risk elsewhere.

8. Drainage Considerations & Mitigation

- Roof drainage to discharge to soakaway where ground conditions allow
- If soakaway not feasible, discharge at restricted rates to existing drainage network
- Finished floor levels to remain consistent with the existing dwelling

These measures are proportionate to the scale of development and ensure ongoing low flood risk.

9. Sequential & Exception Tests

- **Sequential Test:** Not required (Flood Zone 1)
- **Exception Test:** Not required

10. FRA Conclusion

The proposed domestic extension at **3 Chesterbrook, Ribchester:**

- Is located within **Flood Zone 1**
- Is at **low risk of flooding from all sources**
- Will **not increase flood risk onsite or elsewhere**
- Is compliant with the **NPPF, PPG**, and Ribble Valley Borough Council FRA requirements

The development is acceptable in flood risk terms.

Prepared for planning application purposes only