

# FLOOD RISK ASSESSMENT

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15 CLITHEROE ROAD, SABDEN



Ribble Valley Architecture Ltd

## 1.0 INTRODUCTION

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- 1.1** This flood risk assessment has been prepared by Ribble Valley Architecture Ltd. on the behalf of our client, it has been prepared as part of a householder planning application which seeks approval for the proposed extension and external works to include excavation and construction of a retaining boundary wall.
- 1.2** This FRA presents a review of the existing available flood-related information. It has been prepared for the purposes of providing a generalised indication of the potential flood risk to the site. This report sets out the findings of the FRA required by the Local Planning Authority in support of the planning application. The assessment has been carried out in accordance with the guidance set out in the National Planning Policy Framework (NPPF).
- 1.3** The Department for Communities and Local Government (DCLG) published the NPPF and the Technical Guidance to the National Planning Policy Framework (Technical Guidance). The NPPF and the accompanying Technical Guidance explain how flood risk should be taken into consideration during the planning process. The following Table 1: Flood Zones, extracted from Table 1 of the Technical Guidance, defines the levels of flood risk within England.

<b>Flood Zone</b>	<b>Flood Zone Classification</b>	<b>Description</b>
Flood Zone 1	Low Probability	This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year (<0.1%).
Flood Zone 2	Medium Probability	This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.
Flood Zone 3a	High Probability	This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Flood Zone 3b	Functional Floodplain	The zone comprises land where water has to flow or be stored in times of flood.

- 1.4** The Flood Map for the application site shows that the site is located within Flood Zone 1, however a small part of the site is located in an area identified as at risk of surface water flooding. The yearly chance of surface water flooding at the site is classified as very low.

**Surface water** [More about your surface water flood risk](#)

**Yearly chance of flooding**

**Very low** Low Medium High

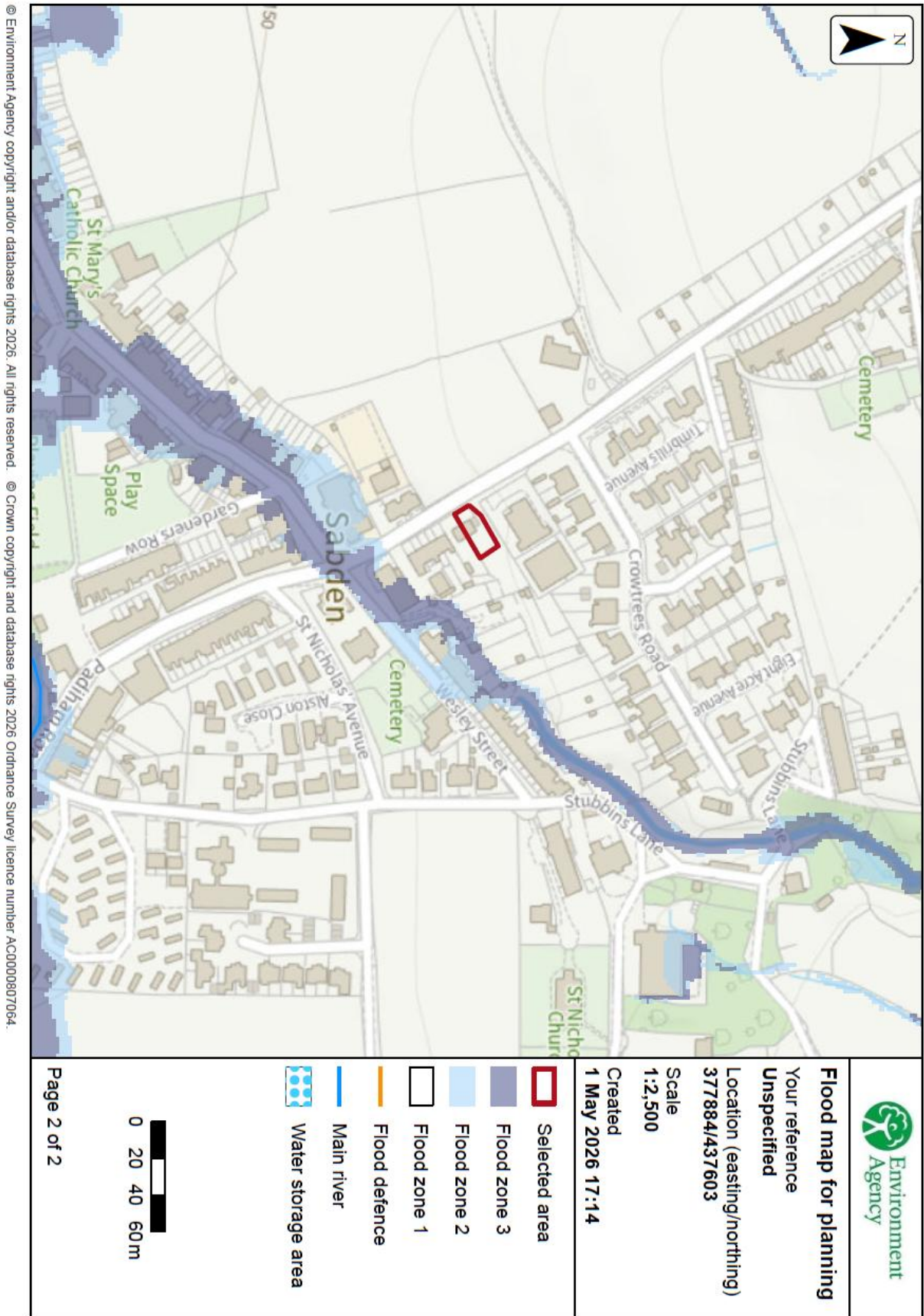


Figure 1 - Environment Agency Flood Map Information

## **2.0 APPLICATION SITE**

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- 2.1** The application site is located in the village of Sabden, along Clitheroe Road.
- 2.2** The site is located at approximate National Grid Reference (NGR) SD778376, 377883 (Easting), 437600 (Northing) and the site postcode is BB7 9HD.

### **3.0 APPLICATION PROPOSAL**

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- 3.1** The application involves the erection of a single storey extension to the side and rear of the property and external works to include excavation and construction of a retaining boundary wall. The extension of the property is classified as a minor development in terms of flood risk.

## 4.0 ASSESSMENT

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4.1 The flood risk summary of the site indicates the following:

- Rivers and Sea - Yearly chance of flooding: very low probability
- Surface water - Yearly chance of flooding between 2040 and 2060: Low

## **5.0 FLOOD RISK MANAGEMENT MEASURES**

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- 5.1** The Exception test requires that it can be demonstrated that the development will be safe for its lifetime. For developments such as this it is generally accepted that this policy will be met by ensuring that Finished Floor Levels are set as a minimum at the same as the finished floor levels of the existing building. In particularly vulnerable locations it may be necessary to incorporate flood proofing measures in to the build, however, given the scale and nature of the development these are not considered necessary.
- 5.2** The finished floor level of the proposed extension will be set at (or above) the level of the associated existing buildings finished floor level.
- 5.3** New sockets and electrical wiring equipment and socket outlets will be mounted above the minimum levels to avoid damage from a flood.

## 6.0 CONCLUSION

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- 6.1 In conclusion due the size of the extension and scale of the proposed works it is not envisaged that the proposed extension and associated works will increase the flooding risks at the application site or adjacent areas.