



FLOOD RISK ASSESSMENT

LOCATION:

19 Crowtrees Road, Sabden

CLIENT:

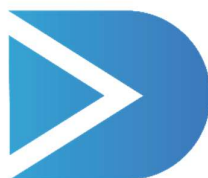
Dave Motley

DOCUMENT REF:

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DATE:

12/06/2026



DART
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ENGINEERING

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Revision	Description	Date	Author	Checked
A	First Issue	June 2026	O Mountain	A Dyson

1.0 INTRODUCTION

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of Dave Motley in respect of a planning application for the proposed residential development at 19 Crowtrees Road, Sabden, BB7 9HE.

Site Name	19 Crowtrees Road, Sabden
Location	19 Crowtrees Road, Sabden, BB7 9HE
Application Site Area (ha)	0.0345 ha
Development Type	Residential
NPPF Vulnerability	More
EA Flood Zone	Flood Zone 1
EA Office	Greater Manchester, Merseyside & Cheshire
Local Planning Authority	Ribble Valley Borough Council

Table 1.1 - Site Summary

1.1 SOURCES OF DATA

The report is based on the following information:

- i. Site Location Plan
- ii. Existing Plans
- iii. Proposed Plan
- iv. Environment Agency information
- v. Ribble Valley Borough Council Strategic Flood Risk Assessment

1.2 EXISTING SITE

The site in question is located to the north west of Burnley, approximately 7.8km away from the town centre. The site is approximately 0.0345ha in size and is bounded by Crowtrees road to the north and other residential developments to the south, east and west.

There is one watercourse located in the surrounding area of the proposed site. Approximately 55m to the southeast of site lies an unnamed watercourse.

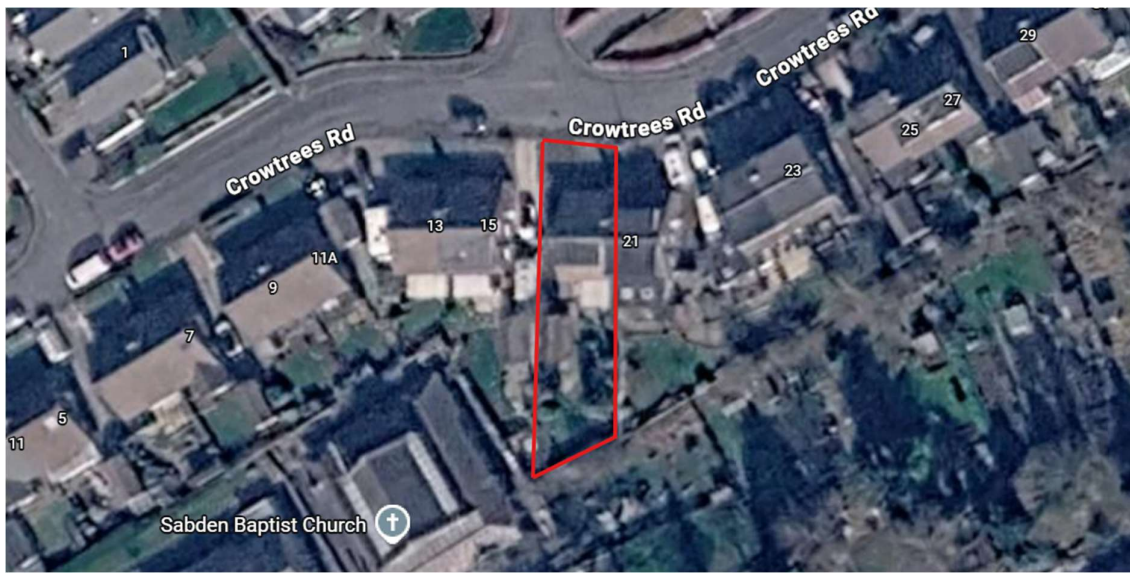


Figure 1.1 - Site Location

1.3 PROPOSED DEVELOPMENT

The proposed development is not set to consist of a change of class of the existing building. It is proposed that there is a single-story extension to the existing residential building.

1.4 FLOOD RISK PLANNING POLICY

National Planning Policy Framework

The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Planning Practice Guidance is also available online.

The Planning Practice Guidance sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

The Planning Practice Guidance also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.

This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance.

Flood Zones

The Flood Zone Map for Planning has been prepared by the Environment Agency. This identifies areas potentially at risk of flooding from fluvial or tidal sources. An extract from the mapping is included as Figure 1.2.



Figure 1.1 - Environment Agency Flood Zone Mapping

The site is shown to be located entirely within Flood Zone 1 (Low Probability) therefore, the site is considered to be low risk of flooding. Flood Zone 1 is defined as land assessed as having less than a 0.1% annual probability of flooding from fluvial and tidal sources.

Table 2 of the Planning Practice Guidance classifies land use. Under these classifications, the proposed residential development is considered to be 'More Vulnerable' to the potential impacts of flooding.

Table 3 of the Planning Practice Guidance identifies that any development is considered appropriate within Flood Zone 1.

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable
Flood Zone 1	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception test required	✓
Flood Zone 3a	Exception test required	✓	x	Exception test required
Flood Zone 3b	Exception test required	✓	x	x

1.5 OTHER RELEVANT POLICY AND GUIDANCE

Strategic Flood Risk Assessment

The Ribble Valley Borough Council Strategic Flood Risk Assessment (SFRA) was prepared to review flood risks on a much wider scale to assess the potential for new development within the study area. The SFRA was used as an evidence base for Local Development Frameworks for each Local Planning Authority.

The SFRA therefore aims to bring together all available flood risk information for a variety of sources to provide a robust assessment. The SFRA therefore is useful for this site-specific FRA by highlighting available data and instances of known flooding in the area. Although written under the guidance of Planning Policy Statement 25, the SFRA is still considered to include relevant information.

2.0 POTENTIAL SOURCES OF FLOOD RISK

The table below identifies the potential sources of flood risk to the site, and the impacts which the development could have in the wider catchment prior to mitigation. These are discussed in greater detail in the forthcoming section. The mitigation measures proposed to address flood risk issues and ensure the development is appropriate for its location are discussed within Section 3.0.

Flood Source	Potential Risk				Description
	High	Medium	Low	None	
Fluvial			X		The site is located in flood zone 1.
Tidal				X	No tidal influences are affecting the site.
Canals				X	None present.
Groundwater			X		Ground conditions are not conducive to fluctuating groundwater levels.
Reservoirs and waterbodies				X	The site is shown to fall outside of the catchment for reservoir and waterbodies flooding.
Sewers			X		The site in question is higher than the surrounding sewers, there is a very low risk.
Pluvial runoff		X			An area of the site is within a medium-risk area of surface water flooding.
Effect of Development on Wider Catchment		X			The impermeable area of the site is being altered.

Table 2.1 - Pre-Mitigation Sources of Flood Risk

2.1 FLUVIAL FLOOD RISK

As previously mentioned, the site is shown to be within Flood Zone 1 and therefore poses a low risk to the proposed development.

The risk of flooding posed to the proposed development is low. This is because there is only one watercourse near the site that can pose a threat. However, the watercourse is located approximately 55m away from the site.

Mitigation measures to address the residual risk posed by the watercourses surrounding the site are discussed within Section 3.0 of this report.

2.2 GROUNDWATER FLOOD RISK

Subject to completion of site investigation to confirm, we would assume that the natural groundwater level is located well below the site surface and the nature of the strata means it is unlikely that there will be perched water above this level.

We therefore do not consider there is a risk of groundwater flooding affecting the development, subject to final confirmation upon completion of a suitable site investigation.

2.3 FLOOD RISK FROM RESERVOIRS & LARGE WATERBODIES

Reservoir failure flood risk mapping has been prepared by the Environment Agency, this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst-case scenario and is only intended as a guide. An extract from the mapping is included as Figure 2.1.



Figure 2.1 - Environment Agency Reservoir Failure Flood Risk Map

Mapping demonstrates the site and possible access routes are far removed from the flood extent associated with flooding from large reservoirs. A review of Ordnance Survey mapping shows that no areas or reservoir flooding encroach the site.

As such, there is considered to be no risk from reservoir flooding.

2.4 FLOOD RISK FROM SEWERS

The site in question lies above any main roads which is potentially where any United Utilities sewers will lie.

As such, it is considered that there is no risk of flooding from sewers.

2.5 PLUVIAL FLOOD RISK

Risk of flooding from surface water mapping has been prepared by the Environment Agency. This shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. An extract from the mapping is included as Figure 2.

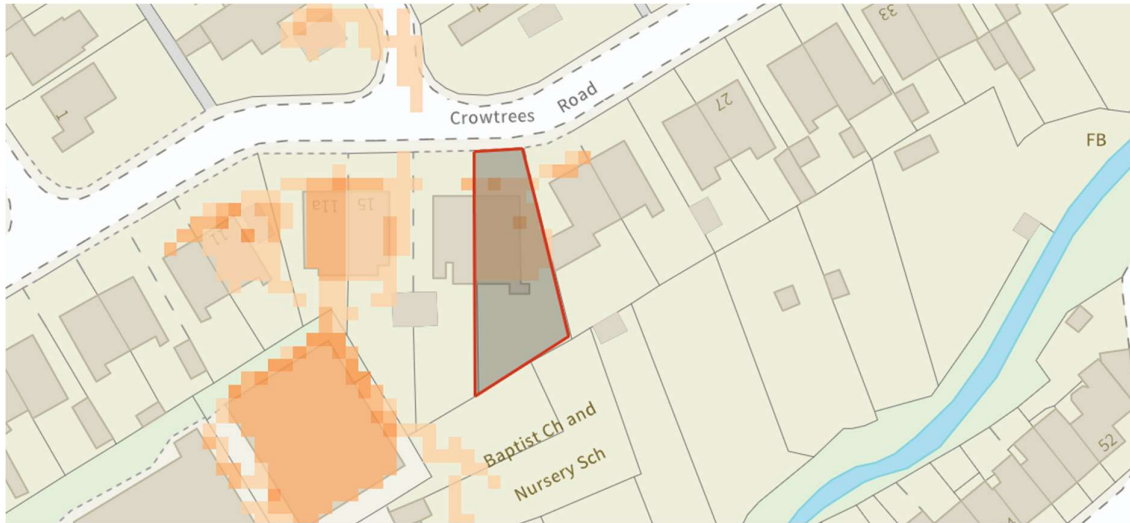


Figure 2.2 - Risk of Flooding from Surface Water Mapping

The mapping produced by the Environment Agency shows that an area of the site is at risk of surface water flooding. These areas encroach on the existing and proposed development.

2.6 EFFECT OF DEVELOPMENT ON WIDER CATCHMENT

2.6.1 Development Drainage

The current site is considered to be brownfield. The amount of impermeable area will be altered. Therefore, a new surface water drainage strategy will be designed and implemented in order to discharge the surface water from the site and therefore mitigate the risk of any Pluvial Flood Risk. This means there will be no additional surface runoff leaving the site.

3.0 FLOOD RISK MITIGATION

Section 2.0 has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. This section of the FRA sets out the mitigation measures which are to be considered within the proposed development's detailed design to address and reduce the risk of flooding to within acceptable levels.

3.1 SITE ARRANGEMENTS

3.1.1 Sequential Arrangement

The Flood Zone mapping shows the site to be located within flood zone 1.

3.1.2 Finished Levels

Given the site's location within Flood Zone 1, there are no specific requirements for finished floor levels with regard to flood risk. However, due to the low/medium risk of Surface water flooding on site, proposed finished floor levels will be set at a minimum of 150mm above surrounding ground levels to provide resilience against localised surface water flooding.

Any additional standing surface water on site will be managed via a SuDS-based drainage system designed to accommodate the 1 in 100-year rainfall event plus 45% climate change allowance.

The proposed development will not increase flood risk on-site or elsewhere through the implementation of appropriate drainage measures and maintenance of existing overland flow routes.

The site is located within Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. Whilst Environment Agency surface water mapping identifies areas of low to medium risk across parts of the site, the proposed extension can be safely developed through the use of appropriate finished floor levels, management of overland flow routes and implementation of suitable surface water drainage measures. The development is therefore considered appropriate and compliant with the requirements of the NPPF.

4.0 CONCLUSIONS AND RECOMMENDATIONS

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of Dave Motley.

This report demonstrates that the proposed development is not at significant flood risk, and simple mitigation measures have been recommended to address any residual risks that may remain. The identified risks and mitigation measures are summarised in Table 4.1.

Flood Source	Proposed Mitigation Measure
Fluvial	The site is shown to be in Flood Zone 1.
Impact of the Development	A strategic surface water drainage strategy prepared for wider development will ensure a sustainable approach to surface water management.

Table 4.1 - Summary of Flood Risk Assessment

In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.

5.0 APPENDICES

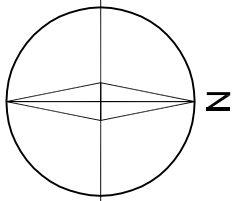
Appendix A – Site Location Plan

Appendix B – Proposed Site Plan

Appendix C – Existing Site Plan

Appendix A

Site Location Plan



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Proposed Site Layout Plan Scale 1:500



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Location Plan Scale 1:1250



Extg Layout Plan Scale 1:500

REV	DESCRIPTION	CHECK	DATE
CLIENT			
Mr David Motley			
19, Crowtrees Road, Salden, BB7 9HE			
PROJECT			
New side extension to create a 'bedsit' for an elderly family member.			
DRAWING			
Site Layout / Location Plan			
SCALE	DATE	DRAWN	CHECKED
A3 sheet	May 2026	rb	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
2611/DW/03			

Appendix B

Proposed Site Plan

SPECIFICATION NOTES

FOUNDATIONS:
Foundations to consist of concrete strip footings to satisfaction of building control officer, dense concrete block work below ground level and cavities fully filled with foamglas insulation.

NEW EXTERNAL DOORS & WINDOWS:
All new external doors and windows to be supplied as complete units, including frames, glazing, hardware, seals and finish, to be installed in accordance with the manufacturer's instructions. All new external doors and windows to be supplied in accordance with the manufacturer's instructions. All new external doors and windows to be supplied in accordance with the manufacturer's instructions.

NEW EXTERNAL WALLS:
All new external walls to be constructed of 100mm thick concrete blockwork, finished with a 15mm thick render. All new external walls to be constructed in accordance with the manufacturer's instructions. All new external walls to be constructed in accordance with the manufacturer's instructions.

NEW EXTERNAL ROOFING:
All new external roofing to be supplied as complete units, including frames, glazing, hardware, seals and finish, to be installed in accordance with the manufacturer's instructions. All new external roofing to be supplied in accordance with the manufacturer's instructions. All new external roofing to be supplied in accordance with the manufacturer's instructions.

NEW EXTERNAL FLOORING:
All new external flooring to be supplied as complete units, including frames, glazing, hardware, seals and finish, to be installed in accordance with the manufacturer's instructions. All new external flooring to be supplied in accordance with the manufacturer's instructions. All new external flooring to be supplied in accordance with the manufacturer's instructions.

NEW EXTERNAL PAINTING:
All new external painting to be supplied as complete units, including frames, glazing, hardware, seals and finish, to be installed in accordance with the manufacturer's instructions. All new external painting to be supplied in accordance with the manufacturer's instructions. All new external painting to be supplied in accordance with the manufacturer's instructions.

NEW EXTERNAL GLAZING:
All new external glazing to be supplied as complete units, including frames, glazing, hardware, seals and finish, to be installed in accordance with the manufacturer's instructions. All new external glazing to be supplied in accordance with the manufacturer's instructions. All new external glazing to be supplied in accordance with the manufacturer's instructions.

NEW EXTERNAL INSULATION:
All new external insulation to be supplied as complete units, including frames, glazing, hardware, seals and finish, to be installed in accordance with the manufacturer's instructions. All new external insulation to be supplied in accordance with the manufacturer's instructions. All new external insulation to be supplied in accordance with the manufacturer's instructions.

NEW EXTERNAL FINISHES:
All new external finishes to be supplied as complete units, including frames, glazing, hardware, seals and finish, to be installed in accordance with the manufacturer's instructions. All new external finishes to be supplied in accordance with the manufacturer's instructions. All new external finishes to be supplied in accordance with the manufacturer's instructions.

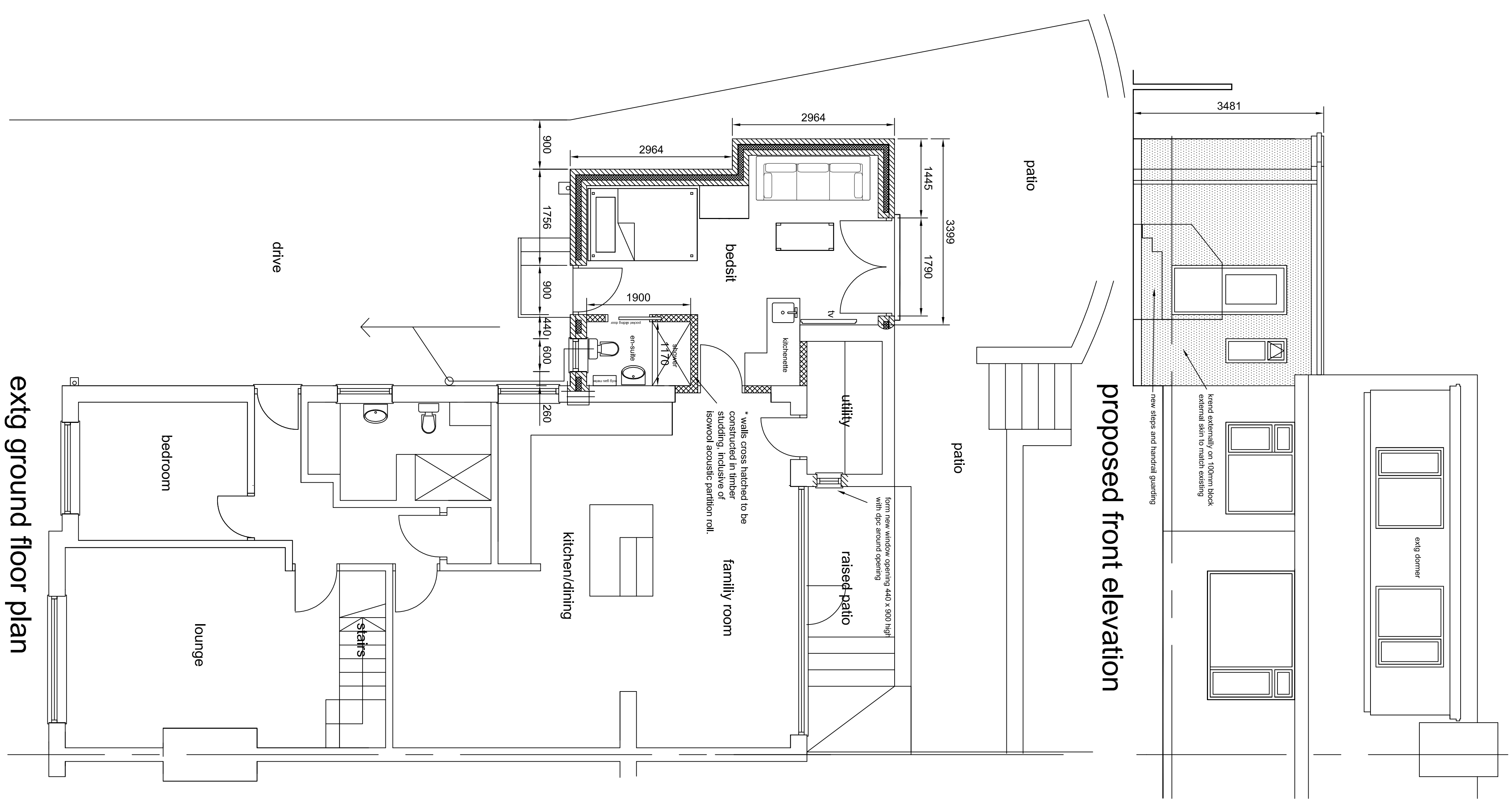
NEW EXTERNAL DETAILS:
All new external details to be supplied as complete units, including frames, glazing, hardware, seals and finish, to be installed in accordance with the manufacturer's instructions. All new external details to be supplied in accordance with the manufacturer's instructions. All new external details to be supplied in accordance with the manufacturer's instructions.

PROPOSED PLANS, ELEVATIONS & SECTION

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	May 2026	TD	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
2611DM02			

CLIENT
Mr David Moley
19, Crowtrees Road, Salden, BR7 9HE

PROJECT
New side extension to create a 'bedsit' for an elderly family member.



extg ground floor plan

proposed front elevation

proposed side elevation

proposed rear elevation

Proposed Finishes
Walls - 'antique white' krend (or similar)
Roof - Grey Firestone rubber roofing
PVCu fascias and rainwater goods all to match extg
Windows & Doors - PVCu to match extg

proposed section

All dimensions to be checked on site

upvc double glazed window to match extg house.
100mm cavity containing 50mm thermal insulation to match existing externally.
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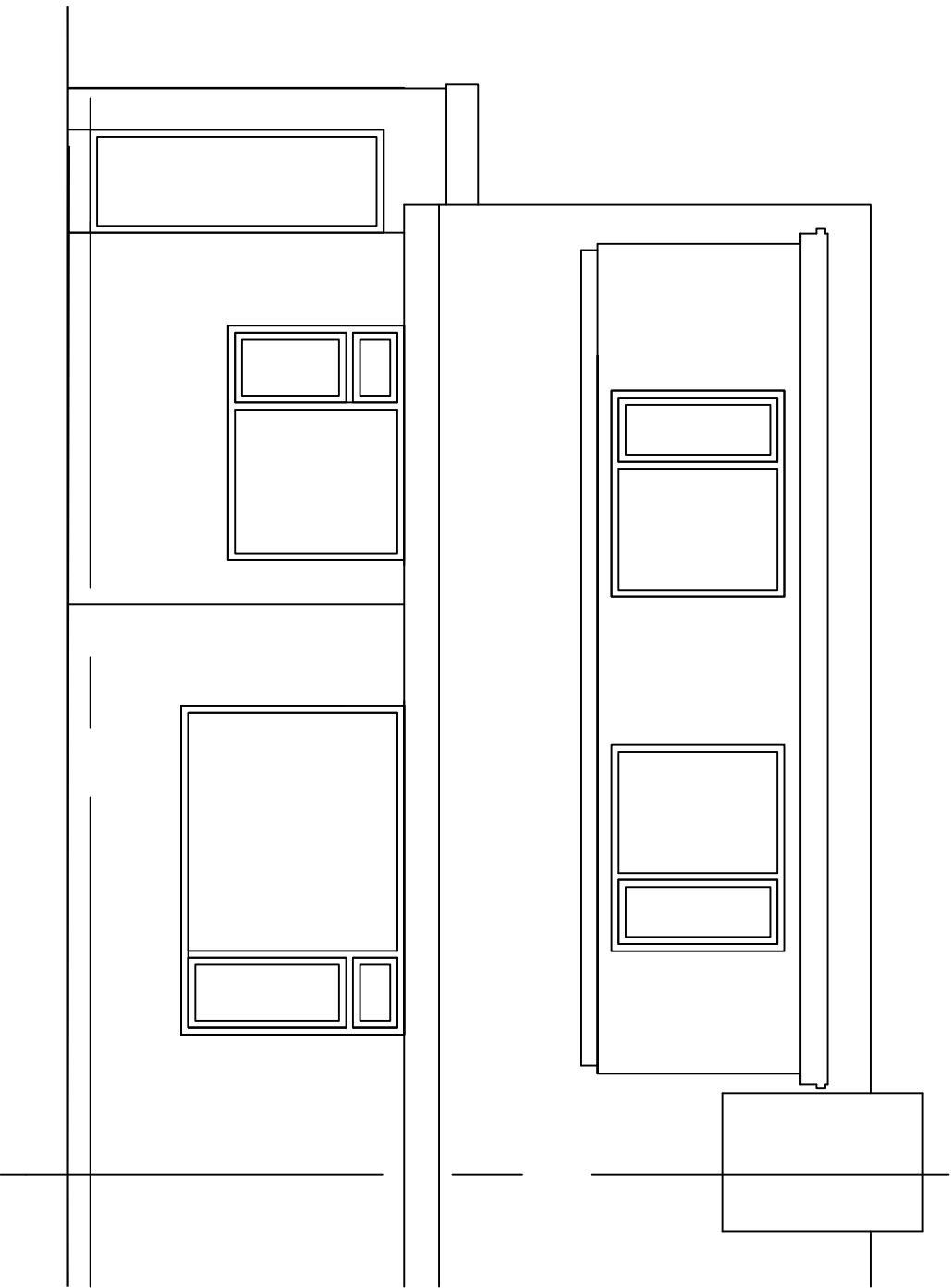
Note It is the responsibility of the contractor to determine the location and direction of the existing drainage through excavation and provide new pipework to connect new to existing. Full drainage system on site is to be identified at time of excavation. If combined or separate systems are found that system is to be maintained during and after construction. All re-routing and any new drainage layouts are to be approved by BCO prior to laying of any drains.RWPs into new trapped gullys and connected into extg drainage

CONSTRUCTION DETAILS
Continuity of insulation and limiting air leakage to be in accordance with DEFRA Robust Building Details. All materials to be fitted in accordance with manufacturers instructions. Roof insulation to be laid over top course of blockwork and wall insulation continued up to top of wall to meet roof insulation. Wall insulation batts to be tightly butted up to each other and to cavity closer. Service penetrations to be cored drilled to minimise damage to insulation and hole oversize kept to a minimum to provide snug fit. All penetrations to be sealed all round with a mastic sealant to junctions of plaster finishes, windows boards and frames.

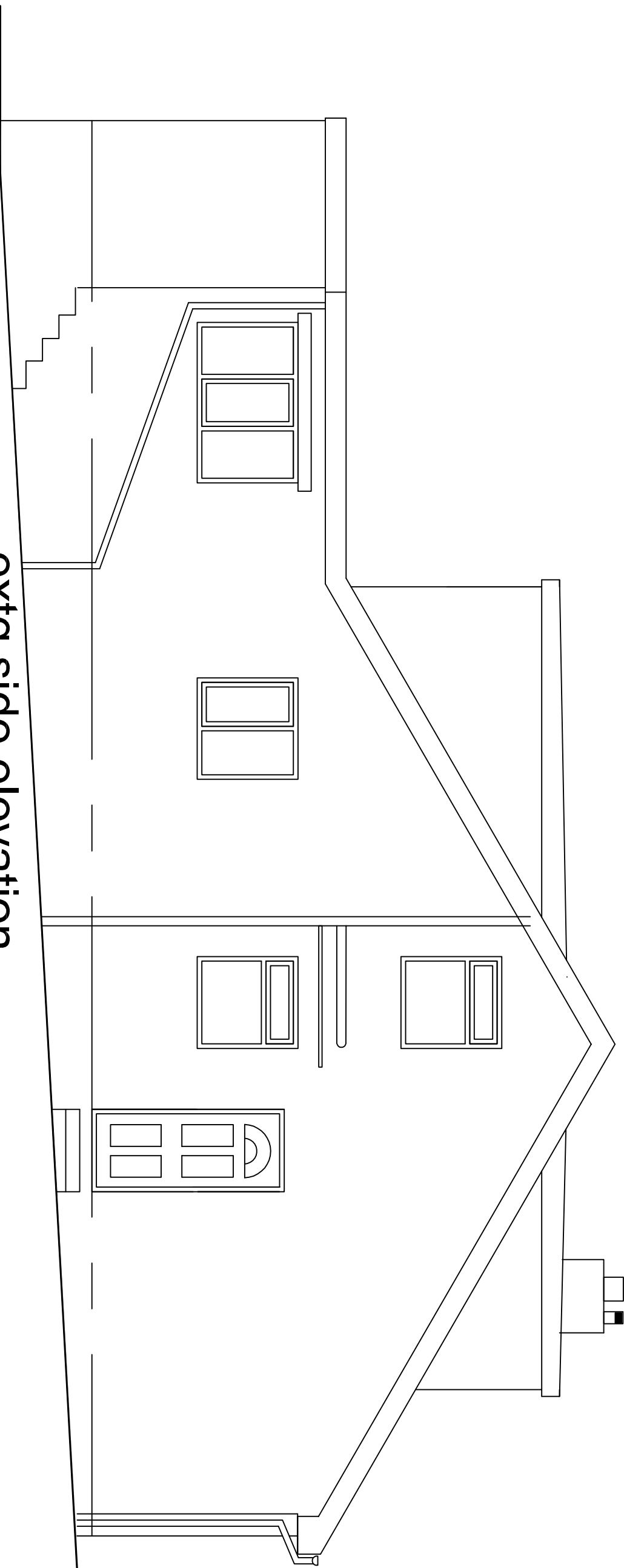
SMOKE/FIRE PROTECTION
Ceiling mounted self contained, interlinked smoke detectors to be fitted to Ground floor hallway and first floor landing and heat detector fitted within kitchen area. Detectors to be permanently hard wired to separate fused circuit on distribution board. Detectors to be fitted within 7 metres of doors to kitchen and lounge and within 3 metres of doors to bedrooms, and at least 300mm from any wall or light fitting. Detectors to have standby power and conform to BS 5466. Detection and alarm systems to be in accordance with BS 5836-6:2004 to Grade D Category LD3 Standard.

Appendix C

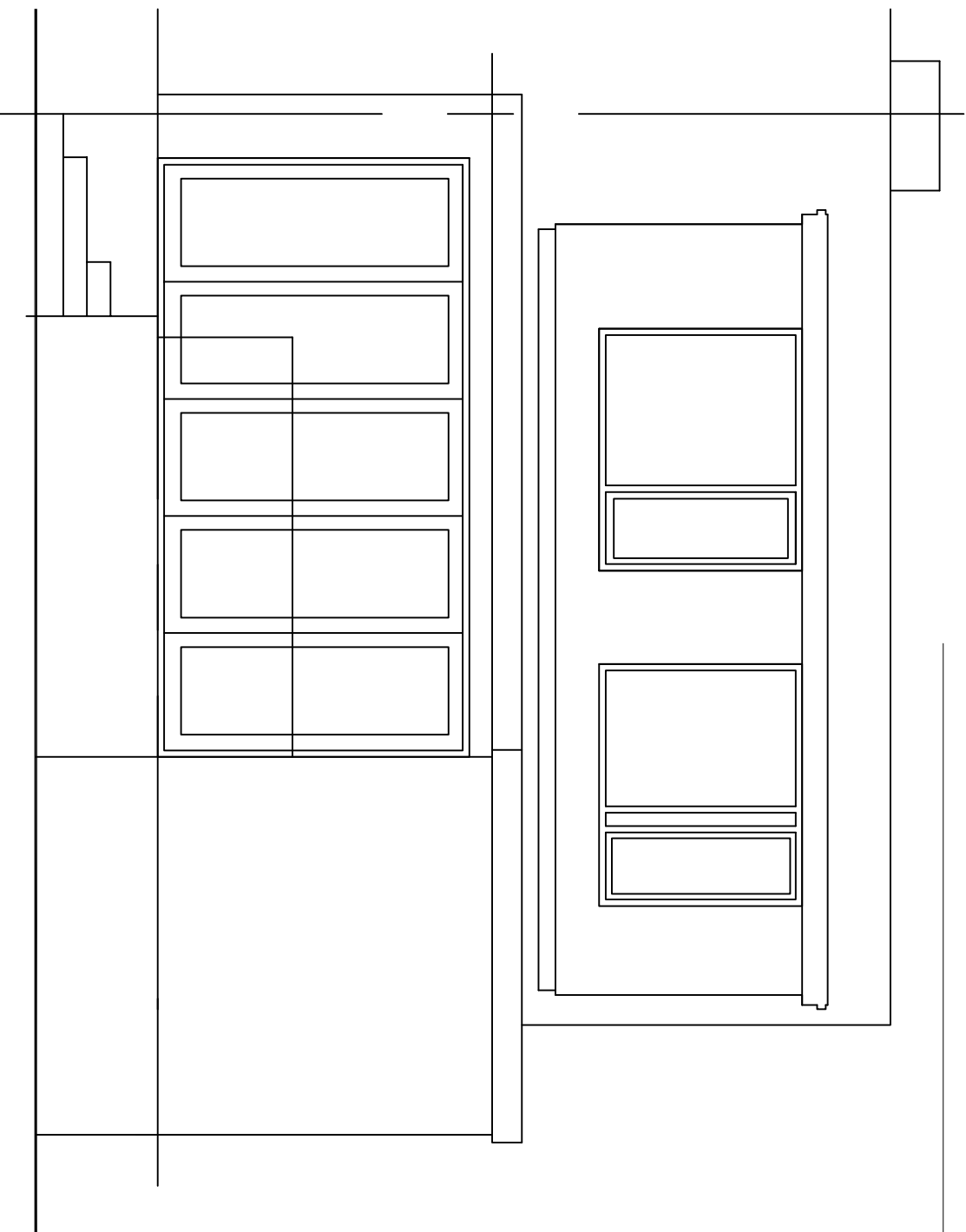
Existing Site Plan



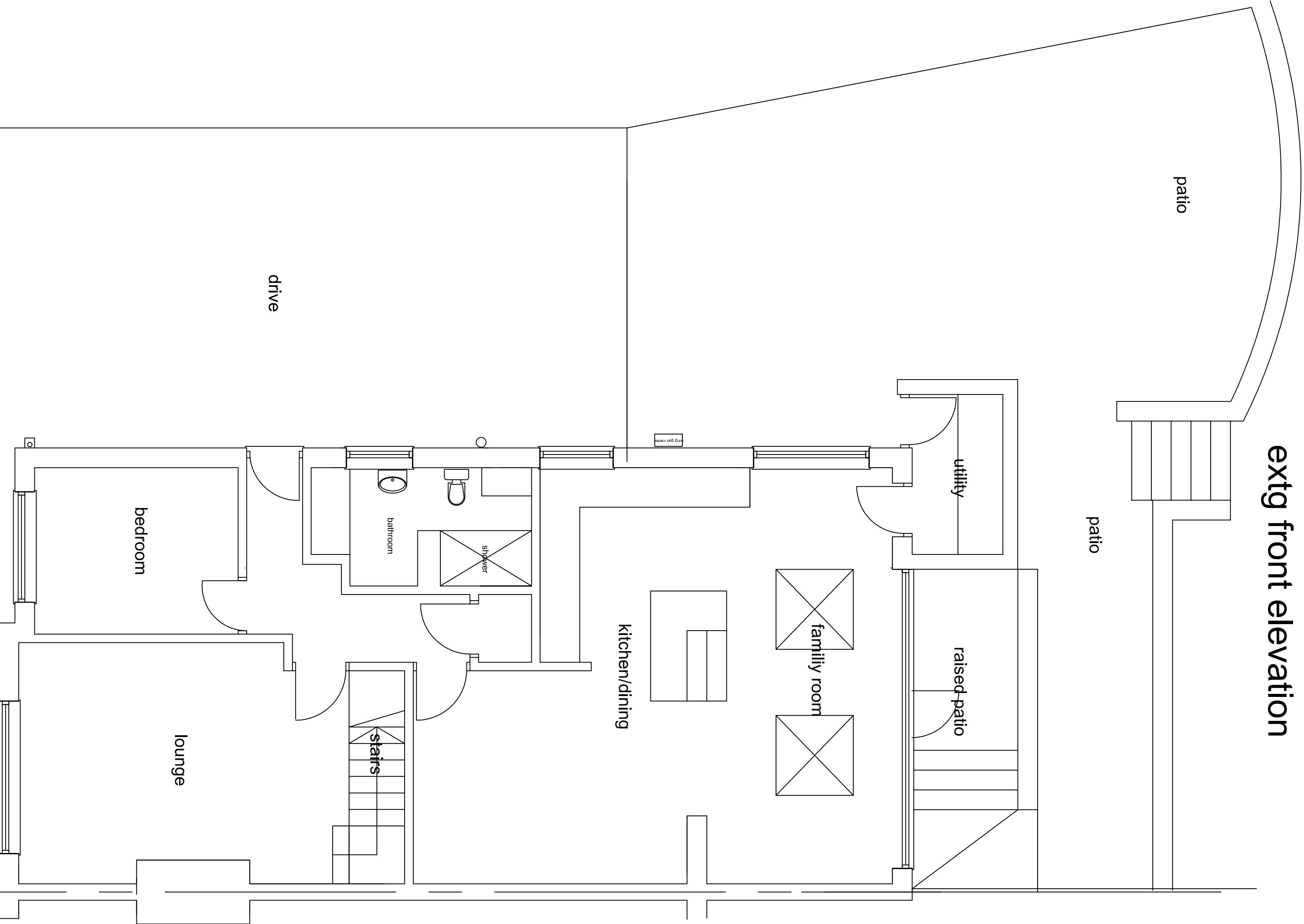
extg front elevation



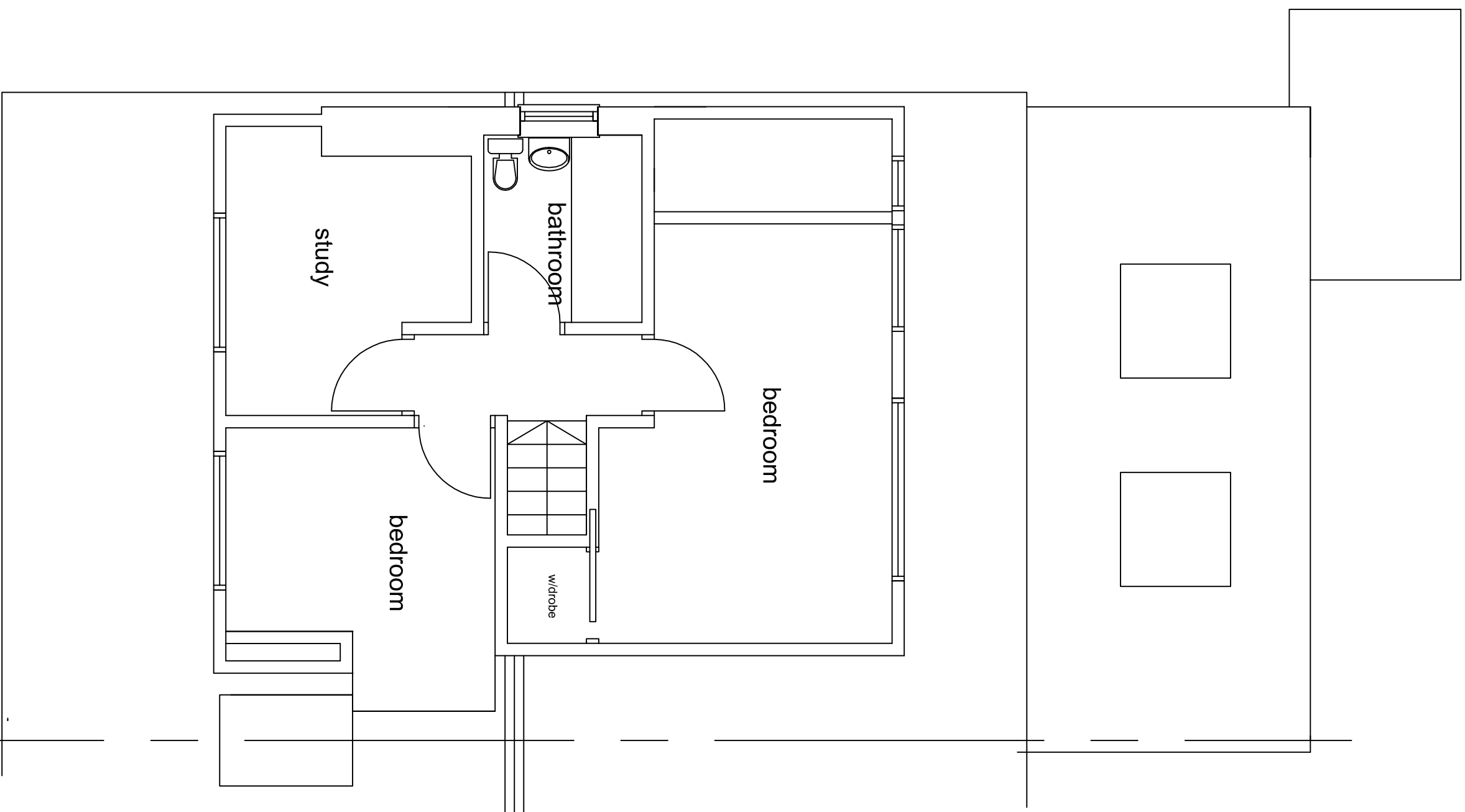
extg side elevation



extg rear elevation



extg ground floor plan



extg first floor plan

REV	DESCRIPTION	CHECK	DATE
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CUSTOMER
Mr David Moley
19, Crowtees Road, Salden, BB7 9HE

PROJECT
New side extension to create a 'bedsit' for an elderly family member.

DRAWING
Existing Plans & Elevations

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	May 2026	tb	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
2611DM01			