THIS IS A

POINT

FLOOD RISK ASSESSMENT L2

FOR CONFIRMATION OF SITUATION

PROVIDING OBSERVANCE, INFORMATION AND COMPLIANCE

ROBERTS

SPECIALIST PROPERTY SURVEYING SINCE 1947

THIS IS A REPORT TO CONSIDER THE EFFECTS OF FUTURE FLOODING AT

PEWTER HOUSE FARM CARR LANE BALDERSTONE BB2 7LN

GRID SD635625
LATITUDE 53.788413
LONGITUDE -2.5541107

THIS REPORT IS FOR THE SOLE BENEFIT OF	ABID HUSSAIN	and the legal advisors and governance
THE REPORT IS PRODUCED BY	STEVEN ROBERTS	
THE SITE WAS ASSESSED ON	25/05/2026	
THE PROPERTY WAS FOUND AS	A DOMESTIC HOUSE ADJOINING A STRUCTURE FOR DEVELOPMENT	
THE WEATHER AT THE TIME OF ANY SITE SURVEY WAS	BRIGHT WITH SUNNY INTERVALS	

LIMITATIONS ARE HIGHLIGHTED IN EACH SECTION.

THERE ARE NO ASSUMED CONFLICTS OF INTEREST AND ANY KNOWN ARE STATED IN THE EXECUTIVE SUMMARY

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FRONT PAGE: which includes
CLIENT NAME, ADDRESS OF PROPERTY AND HOW IT WAS FOUND
WEATHER AT TIME OF ANY SITE SURVEY AND ANY CONFLICTS IDENTIFIED

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7. **SUMMARY OF MEASURES**

ALL SOURCES EVALUATION (to include risks from rivers (fluvial), coastal, surface water (pluvial), groundwater, and sewer systems.)
HAZARD MAPPING (specific flood depths (e.g., maximum water height), flow velocities, and speed of onset.)
CLIMATE CHANGE ALLOWANCES (Integrating localized meteorological and sea-level rise data projected for the development's lifespan (typically up to 100 years for residential).
ACCESS & EVACUATION (Assesses safe dry access and egress routes for emergency services and residents during an extreme flood event.)
MITIGATION STRATEGY (Specifies resilience measures like elevated finished floor levels, flood barriers, and Sustainable Drainage Systems (SuDS) to prevent off-site displacement.)

SITE DEVELOPMENT DESCRIPTION

OVERVIEW

The client requested a Level 2 Flood Risk Assessment to conform with the requirements of the local authority (Ribble Valley Borough Council) for the development of a multi-dwelling site at the above address.

PROPERTY DESCRIPTION

The buildings involved include a farm house originally constructed around 1844 as purpose-built dwelling. The original elevations were erected in solid stone configuration over solid floors. The dwelling is attached to an original barn constructed in similar materials. These structures have in turn been extended to include other agricultural outbuildings including milking sheds and storage some of which are solid stone and others in solid brick with either stone flag roofs or cement corrugated sheet.

The site is supplied with a private drainage system including septic tank for waste products and foul water.

Rainwater runoff is direct to ground.

There is a mains water connection.

VULNERABILITY CLASSIFICATION

The classification as described in Annex 3 of the governments “National Planning Policy Framework”, is LESS VULNERABLE. There will be a change of class MORE VULNERABLE.

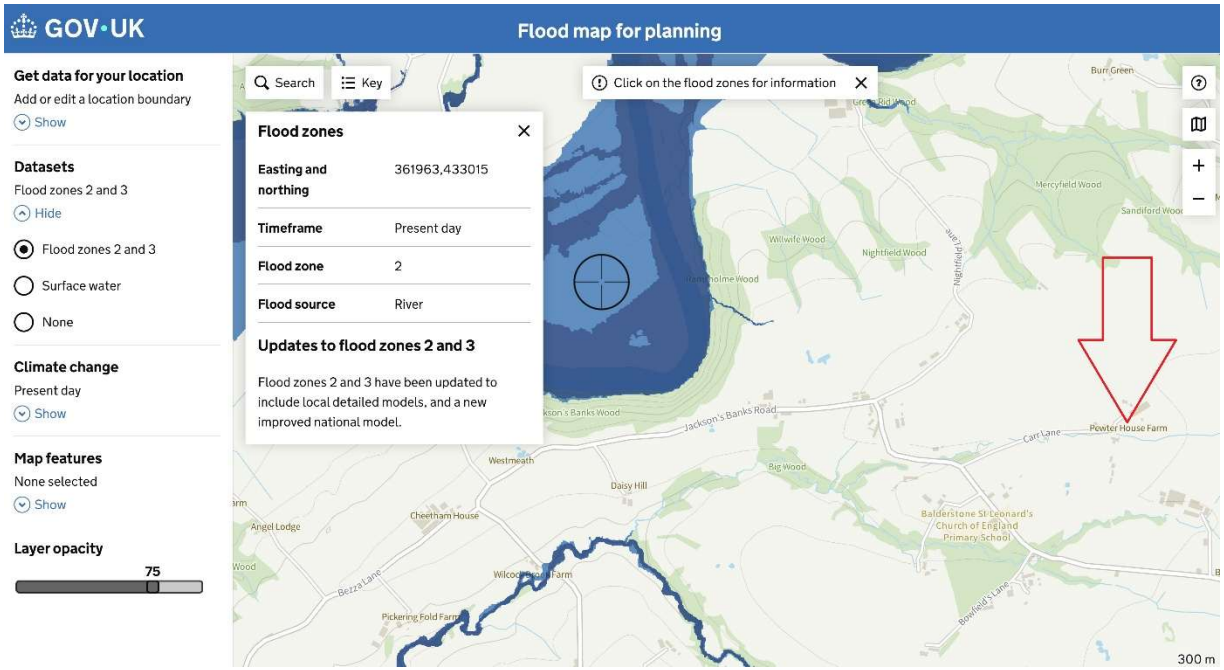
The development is of single use dwellings of as yet unknown occupancy for mobility or impairment. It will be designed for year-round occupation seven days a week consisting of adjoining structures to a maximum of two-storey for the purpose of domiciles. The basic concept is for the conversion of agricultural buildings.

FLOOD ZONE INCOMPATIBILITY

The development is clearly situated outside flood zones 2 & 3.

No hydraulic calculations have taken place.

Exception test is therefore not required.



LIFETIME OF DEVELOPMENT

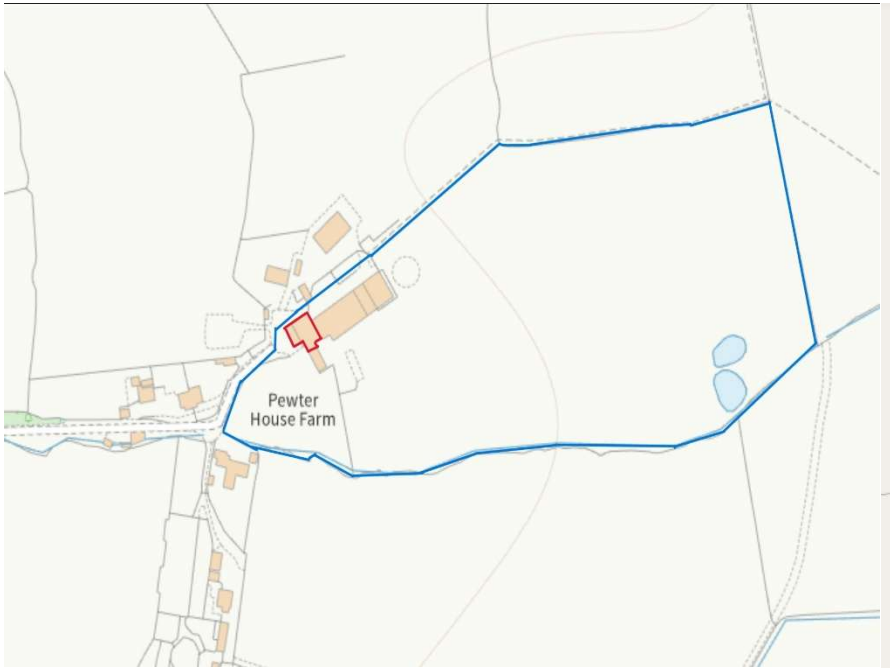
The development would be assumed as residential, to have a lifetime of at least 100 years as defined by Government guidance PPG2

LOCAL PLAN POLICIES AND SFRA RECOMMENDATIONS

The development compliance with the local plan policies is supplied by the architect.

ASSESSMENT OF FLOOD RISK

EXISTING SITE



SITE FOR DEVELOPMENT IN RED. DEMOLISHED BUILDINGS IN GREEN. ADDITIONAL LAND IN BLUE.

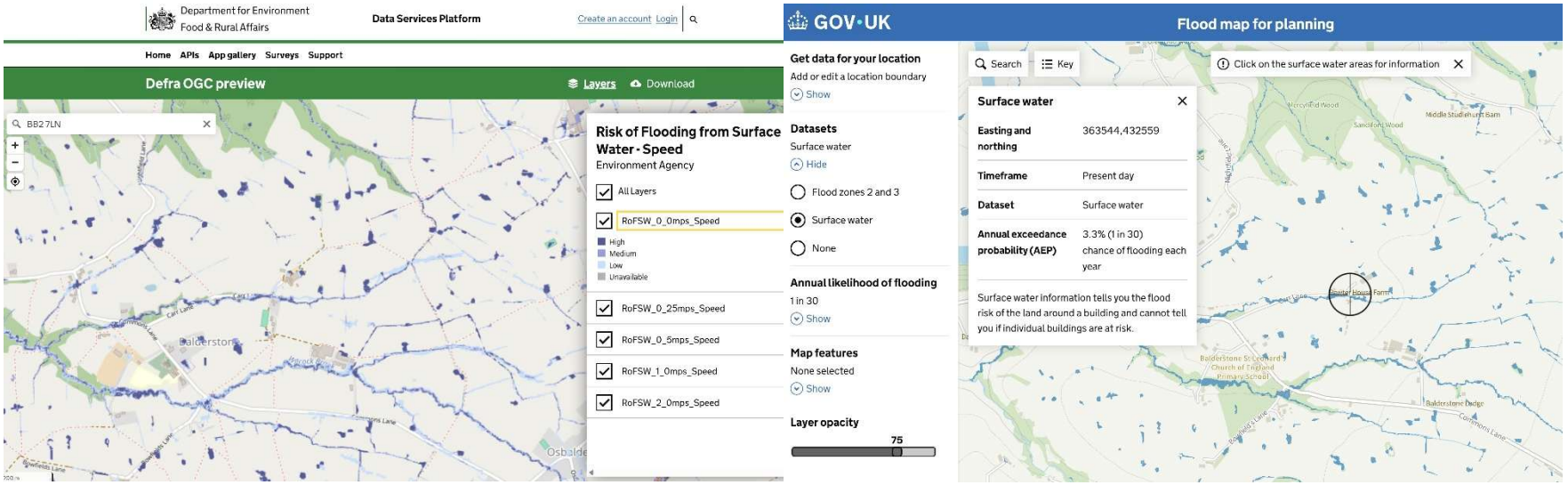
FLUVIAL FLOOD RISK

THERE ARE NO REGISTERED FLUVIAL COURSES WITHIN THE LOCALITY.

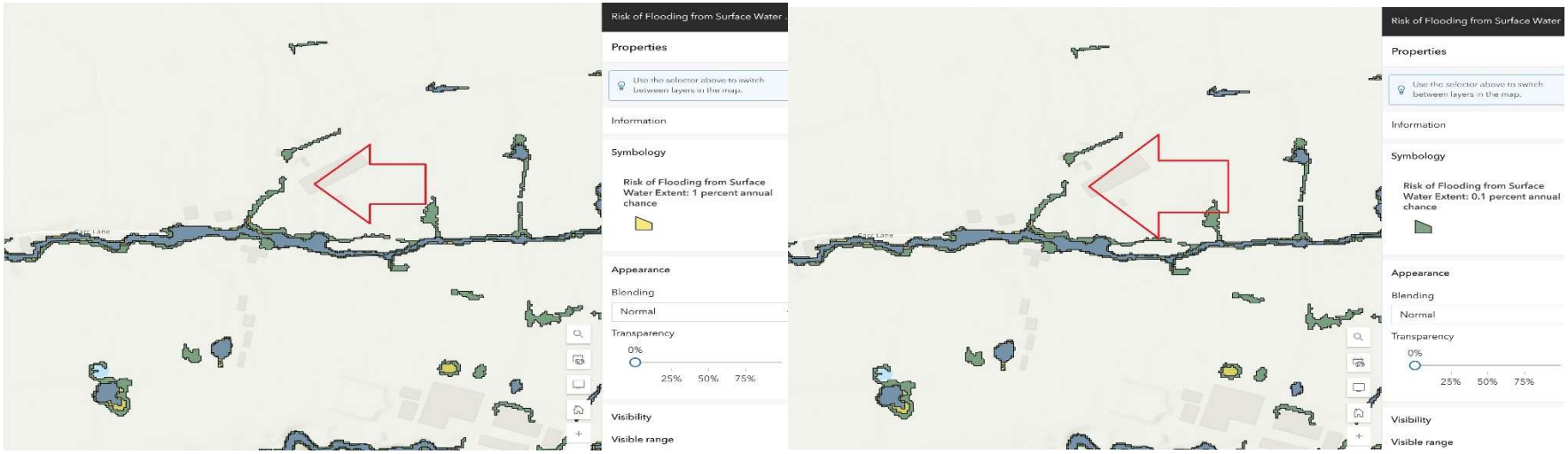
TIDAL FLOOD RISK

THE PROPERTY IS NOT LOCATED WITHIN A TIDAL AREA.

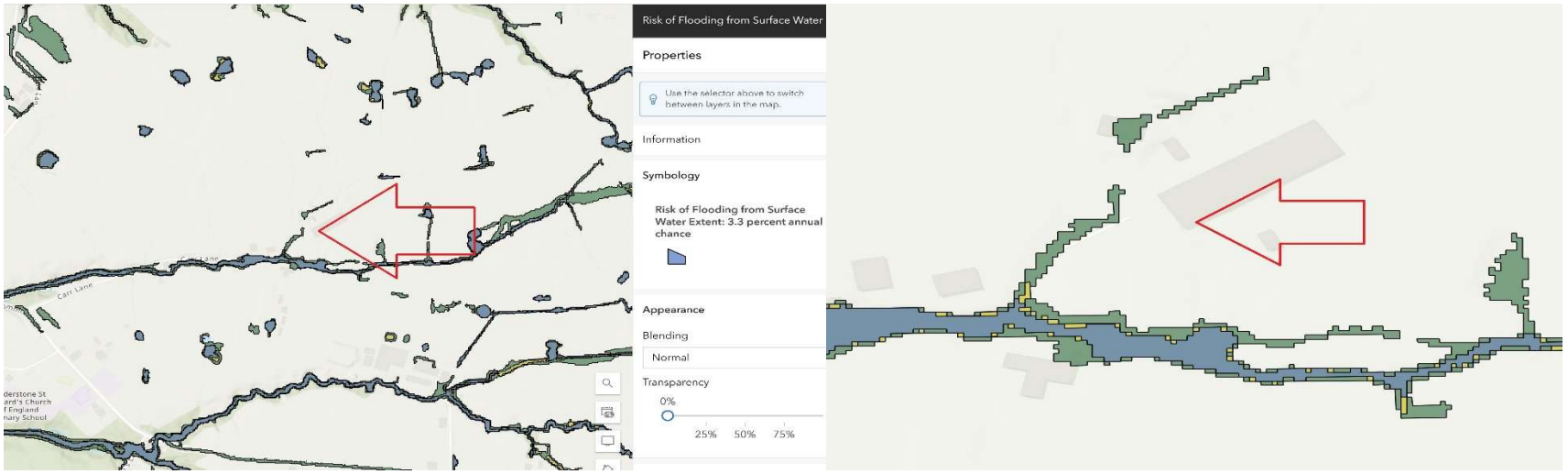
SUFACE WATER FLOOD RISK



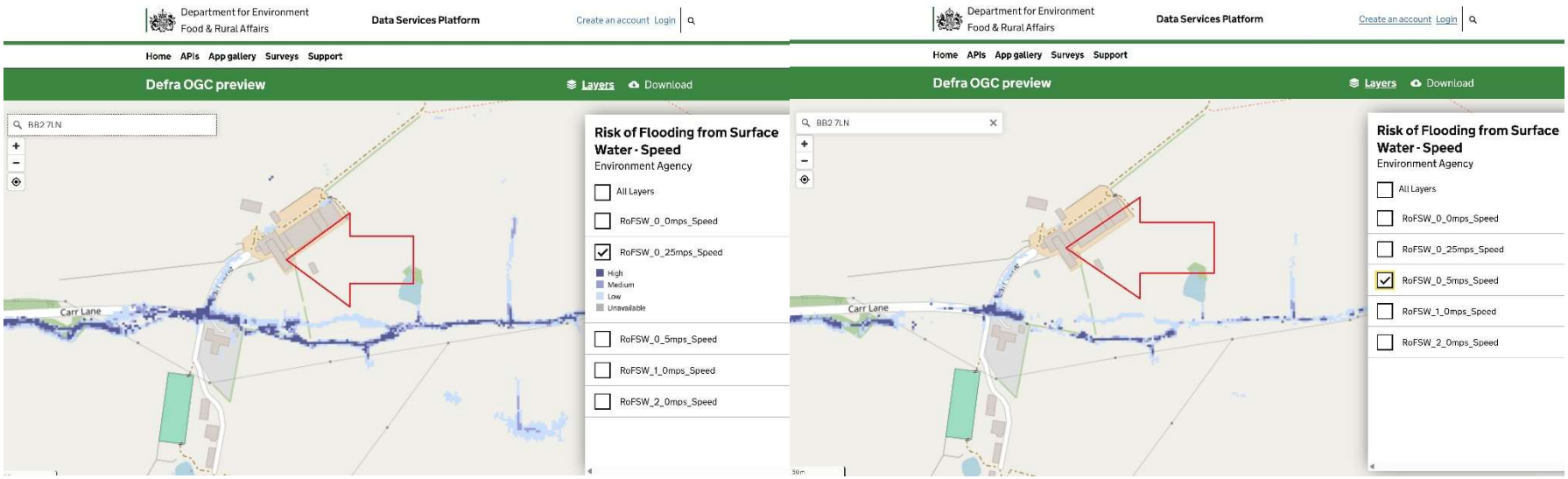
GENERAL DATA FOR SURFACE WATER FLOODING.



1% & 0.1% RISK TO THE IDENTIFIED PROPERTY IN ZONE 1.



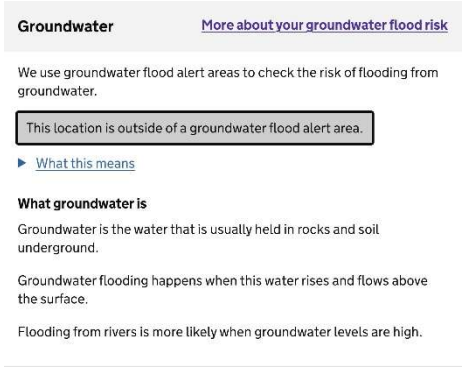
3.3% & CLOSE UP OF RISK TO THE IDENTIFIED PROPERTY IN ZONE 1.



FLOOD SPEED POTENTIAL AT 0.25MPS AND 0.5MPS TO THE IDENTIFIED PROPERTY IN ZONE 1.

SEWER FLOOD RISK: PRIVATE DRAINAGE SYSTEMS ARE IN PLACE

GROUNDWATER FLOOD RISK



Groundwater More about your groundwater flood risk

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

▶ What this means

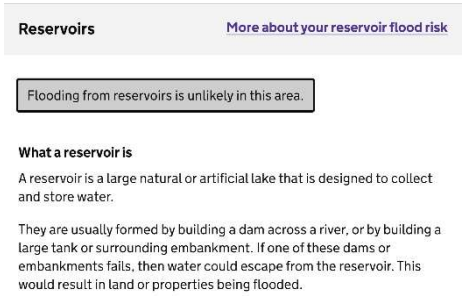
What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

RESERVOIR FLOOD RISK



Reservoirs More about your reservoir flood risk

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

CANALS AND ARTIFICIAL SOURCES FLOOD RISK

THERE ARE NO CANALS IN THE VICINITY AND ALL OTHER DEPRESSIONS ARE BELOW THE LEVEL OF THIS SITE

COASTAL EROSION RISK IMPLICATIONS ON FLOOD RISK

NOT APPLICABLE

INTERACTIONS OF VARIOUS SOURCES

VERY UNLIKELY FOR THIS SITE

ESTIMATED FLOOD LEVEL IN THE DESIGN FLOOD ACCORDING TO ALL SOURCES IDENTIFIED

Rivers and the sea: possible flood depths

Your selected location: Pewter House Farm, Carr Lane, Balderstone, Blackburn, BB2 7LN

This information tells you the flood risk of the land around a building, not the building itself.

Flooding is hard to predict and there is always a chance any flood water could be deeper than what we show.

▶ What the flood risk ratings mean

Chance of flooding to 20cm

Present day	2036 – 2069
60cm (2ft)	60cm (2ft)
30cm (1ft)	30cm (1ft)
20cm (8in) Very low	20cm (8in) Very low

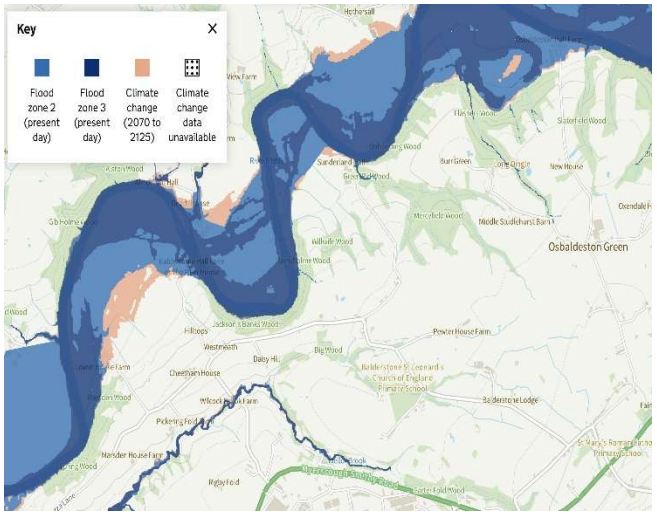
Chance of flooding to 30cm

Present day	2036 – 2069
60cm (2ft)	60cm (2ft)
30cm (1ft)	30cm (1ft)
20cm (8in) Very low	20cm (8in) Very low

At this location there's a **Very low** chance of flooding to **30cm** (or 1ft)

Between 2036 and 2069 this stays at a **Very low** chance of flooding to **30cm** (or 1ft)

At 30cm, flood water can get into homes and buildings. Water at this level can also move a car, damage roads and cause major traffic disruption.



POTENTIAL FOR PROJECTED FLOOD DEPTHS SCENARIO FOR CLIMATE CHANGE IN 2070

EXCEPTION TEST NOT REQUIRED

NOT REQUIRED AS DESCRIBED IN THE ENVIRONMENT AGENCY GUIDELINES TO PRODUCE AN FLOOD RISK ASSESSMENT.
THE ARCHITECT IS RESPONSIBLE FOR THE IDENTIFICATION OF MEASURES TO REDUCE THE CAUSES AND IMPACTS OF FLOODING.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

SUMMARY OF FLOOD RISKS

SOURCES OF FLOODING WHICH APPLY TO THIS SITE	ESTIMATED FLOOD LEVEL IN THE DESIGN FLOOD	ESTIMATED FLOOD LEVEL IN THE RESIDUAL RISK
SURFACE WATER FLOODING	50MM	10MM

SEQUENTIAL TEST NOT REQUIRED

This includes householder development, small non-residential extensions (with a footprint of less than 250m^2) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.
A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

CONTROL OF FLOOD RISKS SEE ARCHITECTURAL DRAWINGS

Confirm the proposed finished floor levels including the road frontage levels and if you propose any ground level raising or lowering.
Finished floor levels should normally be set a minimum of whichever is higher of 600mm above the:

- Average ground level of the site
- Adjacent road level to the building(s)
- Estimated river or sea flood level for the site

Where there is a high level of certainty about your estimated flood level, you may be able to reduce this to 300mm. If there is a particularly high level of uncertainty it may need to be increased.
Provide drawings clearly showing where levels have increased or decreased. All levels should be shown in metres Above Ordnance Datum.

FLOW ROUTES ARE INDICATED ON PAGE NINE.

MITIGATION OF FLOOD RISKS

• In buildings UNLIKELY
• Around buildings UNLIKELY
• In adjacent areas

There is a remote possibility of surface runoff to the unregistered minor water course to the southwest which then follows the approach road which runs adjacent two neighbouring dwellings. A small culvert is located adjacent to the neighbouring dwellings. This may require consideration for improvements.

• On access and escape routes

The current access road drops from the site level by approximately 1.5m before it joins Carr Lane which then continues to the junction of Common Lane. As the general topography is a shallow gradient to the north and the banks of the River Ribble, the site has an elevation of >250 feet.

MANAGEMENT OF FLOOD RISKS

As the property lies within Zone 1, escape has not been considered. Access issues would only be likely within the 2070 prediction period.
We would consider that the only possibility for improvement would be works to the minor culvert indicated in blue.

SUMMARY OF MEASURES

AVOIDANCE: WITHIN THE DESIGN METHOD ADOPTED BY THE ARCHITECT.
CONTROL: CONTROL IS LIKELY TO BE A FUTURE MEASURE RELATING TO THE CULVERT.
MITIGATION: WITHIN THE DESIGN METHOD ADOPTED BY THE ARCHITECT.
MANGEMENT: WITHIN THE DESIGN METHOD ADOPTED BY THE ARCHITECT.

PRODUCT INFORMATION

SURVEYOR DECLARATION

COMPANY PROFILE

CUSTOMER CARE

We take customer care very seriously because our clients are the fundamental foundation of our business as the users of our products.

Should you be unhappy with any part of our service or product delivery, you should in the first instance contact the author of the product supplied to you. Their contact details are displayed below. Having conversed with the author and should you remain unhappy with the response, our complaints procedure is available on demand from info@surveyroberts.co.uk It provides information on progression. However, you should be aware that should a complaint be formalised, our insurers will become your point of contact as they will prohibit us from further correspondence relating to your issue.

SURVEYOR DECLARATION

This report is produced by a professionally qualified surveyor who supplies an objective and mostly evidence-based opinion on the condition of the subject property, which the named client and their contracted advisors, can rely on and use in any transaction of the stated property. You should be aware, that should you decide to act contrary to the advice as stated in the report, you do so at your own risk.

Steven G Roberts is a member of the Chartered Association of Building Engineers, the Residential Property Surveyors Association, the Institute of Fire Engineers and Elmhurst Energy Systems for the production of energy performance certification and Building Regulation Compliant calculations.

Douglas J Roberts is a member of the Royal Institute of Chartered Surveyors, The Residential Property Surveyors Association and the Institute of Occupational Safety and Health

I confirm that I have inspected the subject property for the named client on the day stated. STEVEN G ROBERTS