

FLOOD RISK ASSESSMENT

PROPOSED CONVERSION OF
76 WHALLEY ROAD
CLITHEROE
LANCASHIRE
BB7 1EE

Version 2.0



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1.0 INTRODUCTION

- 1.1 This Flood Risk Assessment has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, in support of a planning application for the conversion of 76 Whalley Road, Clitheroe, Lancashire, BB7 1EE.
- 1.2 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out Government policy aims on development and flood risk for England. The aim is to ensure flood risk is considered at all stages of the planning process, to avoid inappropriate developments in areas at risk of flooding, and to direct development away from areas of highest risk.

2.0 THE APPLICATION SITE

- 2.1 76 Whalley Road sits at NGR SD 74174 41204 at the south end of the small market town of Clitheroe, within the Ribbles Valley Borough of Lancashire. The site lies on the west side of Whalley Road, opposite the junction with St James Street to the west.
- 2.2 The building occupies a prominent roadside position on the west side of Whalley Road and is located to the south corner of the application site. The site access is present to the north side of the building and is comprised of two large stone gate piers, flanked by stone dwarf walling with metal railings above. On entering the site, the ground level to the north falls westwards towards the rear of the site before sweeping southwards and around the rear of the building. The land to the north and west is comprised of car parking, with a small area of grass located to the west edge of the site. Stone boundary walls are present to the north and south extents of the site. Immediately to the rear of the building is a metal fire escape which leads to a raised patio area at the same level as the internal ground floor level of the listed building. A set of flagged steps leads down to the level of the car park from the north side of the patio. A further set of steps leads from car park level down to the basement level.

3.0 DEVELOPMENT PROPOSALS

- 3.1 The development proposals involve the conversion of the existing building which is currently vacant following the cessation of its former use as a restaurant. The building is to be converted to uses under Use Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (As Amended). This will also encompass a number of internal alterations and improvements; however no new structures i.e. extensions, are to be built as part of the proposals.
- 3.2 Given that the proposal is for the change of use of the existing building and outbuildings, and with no new buildings being constructed, the existing surface water drainage system on site will be utilised and is to remain as existing and unchanged. Subsequently, this will not cause any increased risk / worsening of any flooding that might occur within the site.

4.0 FLOOD RISK ASSESSMENT

- 4.1 As can be seen from the flood mapping, an area at the north west end of the site, currently comprised of car parking, combined with tarmac hardstanding and a grassed area, is shown to be located within Flood Zones 2 and 3. The main building and the outbuildings to the rear are shown not to be within the flood zones. Planning Policy Guidance (PPG) has been reviewed and assessed as below.

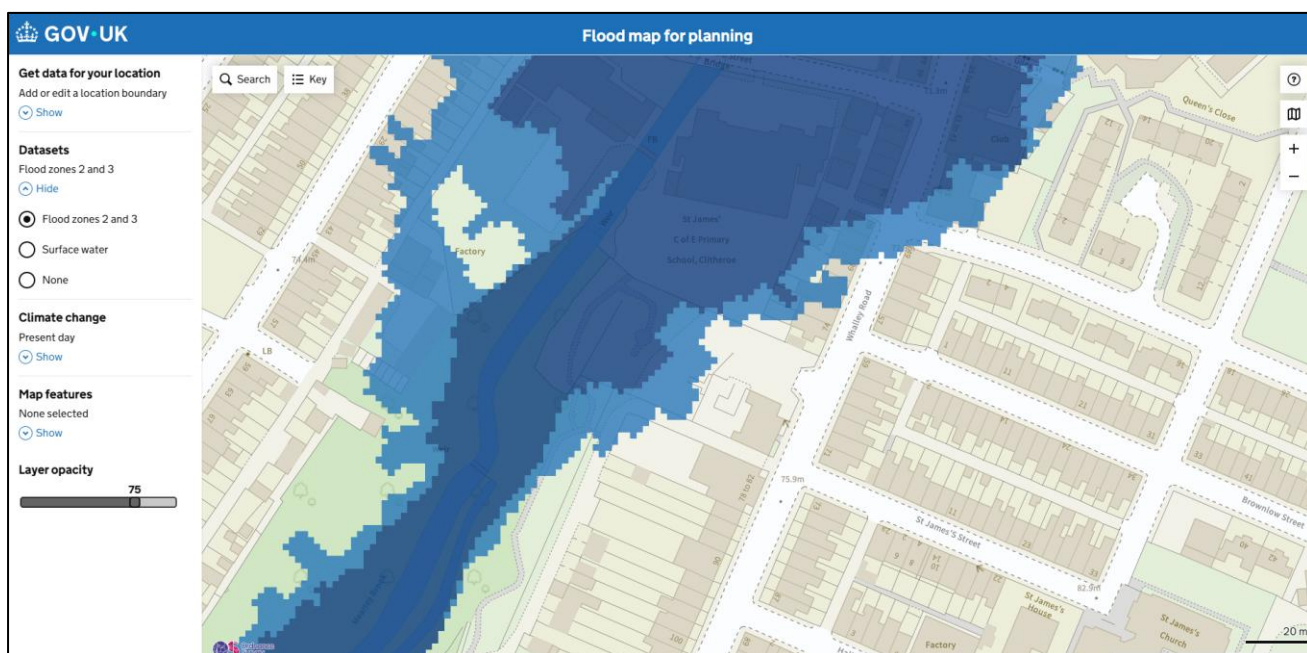


Fig 01: Extract from the Flood map for planning showing the relevant flood zones within the application site.

Table 1: Flood Zones	
Flood Zone	Definition
Zone 1 - Low Probability	Land having less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning - all land outside Zones 2, 3a and 3b).
Zone 2 - Medium	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and a 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a - High probability	Land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b - The Functional Flood Plain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional flood plain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise; - Land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or - Land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more recent extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the flood map).

Fig 02: Table 1: Flood Zones extract from the National Planning Practice Guidance NPPG).

- 4.2 **Vulnerability** - With reference to Annex 3 of the National Planning Policy Framework (Flood Risk Vulnerability Classification), both the existing / former use (restaurant) and proposed uses (offices / business) of the building would fall within the "Less Vulnerable" category. It could therefore be argued that flood risk will not be increased as the vulnerability classification will remain the same. With reference to Table 2 from NPPG, if the site lies within Flood Zones 2 and 3, it would be deemed "appropriate".
- 4.3 There will therefore be no requirement for a Sequential Test or Exception Test to be carried out for this application.

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	✓*
✓ Exception test is not required X Development should not be permitted					

Fig 03: Table 2: Flood Zones extract from the National Planning Practice Guidance NPPG).

- 4.4 Notwithstanding the above, aside from fluvial and coastal flood risk, NPPF sets out that risk of flooding from all sources should be considered. This is discussed in more detail below.
- 4.5 **Coastal Flood Risk** - Given that the inland location of the site there is no risk of coastal flooding.
- 4.6 **Fluvial Flood Risk** - With reference to online flood risk mapping, the risk of flooding to the building by the nearby water courses is perceived to be "very low risk".
- 4.7 **Surface Water Flood Risk** - With reference to online surface water flood risk mapping shows the site at "very low" risk.

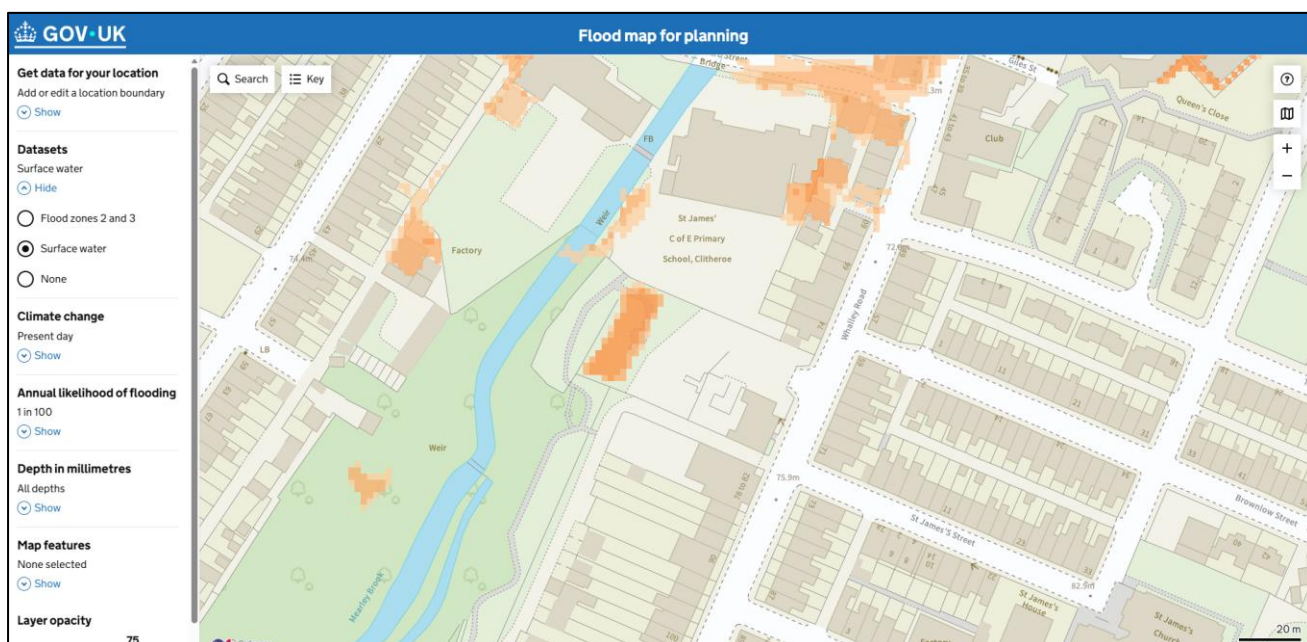


Fig 04: Extract from the Flood map for planning showing areas of surface water flooding.

Ground Water Flood Risk – The site is located outside of any groundwater flood alert areas.

Reservoir Flood Risk – Flooding from reservoirs is considered unlikely in this location as no reservoirs are located nearby.