

FLOOD RISK ASSESSMENT

PROPOSED APPLICATION

AT

LOWER COCKHILL FARM, HOTHERSALL LANE, HOTHERSALL, PR3 2XB

JULY 2026

JOB NUMBER: 7399 VERSION: FRA - 1.01

1.0 Site address:

Lower Cockhill Farm, Hothersall Lane, Hothersall, PR3 2XB

1.1 Vulnerability classification

More vulnerable - residential dwelling with sleeping accommodation at first floor.

1.2 Flood zone incompatibility

Not located in flood zone 2 or 3. Located in surface water flood area only - refer to mapping.

1.3 Local Plan policies and SFRA recommendations

The Planning Practice Guidance (PPG) sets out that the sequential test does not need to be applied for when the application seeks to erect an extension (some exceptions). As such it is considered that a flood risk sequential test is not required as part of this planning application.

The PPG (Parag 20825) states that minor developments are unlikely to raise significant harm less they would adversely effect on a watercourse, or they would impede access to flood defence and management facilities, or where the cumulative impact of such development would have a significant effect on local flood storage capacity.

The proposed extension would be classed as a minor development as per the PPG.

As the current application involves a single storey extension, it will marginally increase the footprint of the existing dwelling. As such, it is not expected to exacerbate flooding in the area.

2.1 Assess flood risk

Not located within flood zones - refer to mapping.

2.2 Fluvial flood risk

Not applicable.

2.3 Tidal flood risk

Not applicable.

2.4 Surface water flood risk

Site has not been affected by past surface water flooding.

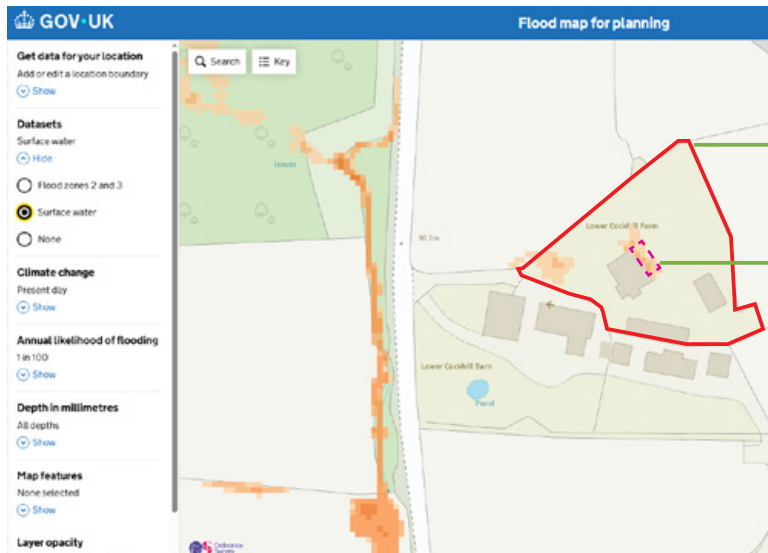
Site is located within surface water flood area - refer to mapping.

The impact on existing flood areas will be low given the existing hardstanding nature of the site. The development will not further impact the surface water flooding.

3.0 Risk Review

Whilst the site is located within a surface water area, the use of the site is not changing with minor additional surface area being created. The floor level will match existing and drainage dealt with as existing. The flood risk is no greater than existing with associated drainage provided to reduce impact on the property to surrounding area.

SURFACE WATER MAP



APPROXIMATE RED LINE
BOUNDARY OF SITE

MAGENTA DASHED LINE
ILLUSTRATES APPROXIMATE
EXTENSION POSITION.

FLOOD MAP REF: ENVIRONMENTAL AGENCY.GOV, JULY 2026

<https://flood-map-for-planning.service.gov.uk/map?cz=362165.1,436389.5,19.503668&seg=sw,pd,mr,depthAll>

CONCLUSION

Whilst the site is located within a surface water area, the use of the site is not changing. The floor level will match existing and will include a small increase in floor area through the proposed works. All drainage will be dealt with as existing. The flood risk is no greater than existing with associated drainage provided to reduce impact on the property to surrounding area.