

FLOOD RISK ASSESSMENT

PROPOSED APPLICATION

AT

**BLACKBURN ROVERS ACADEMY TRAINING GROUND, BROCKHALL
VILLAGE, OLD LANGHO, BB6 8BA**

JULY 2026

JOB NUMBER: 7445 VERSION: FRA - 1.01

1.0 Site address:

Blackburn Rovers Academy Training Ground, Brockhall Village, Old Langho, BB6 8BA

1.1 Vulnerability classification

Low vulnerable - external facilities with no enclosed areas. Small proportion of site located in the flood zone area which is the position of a flood light.

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 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 proposal is to provide associated flood lights and spectator structure to an existing pitch. The spectator structure is not enclosed and set at a higher level and with step access. The only part of the red line boundary is to the west section of site which will cover a flood light position. This will have not impact on the flood area, the flood water will continue as existing onto the ground. No structure or occupiers will be impacted by the flood risk.

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

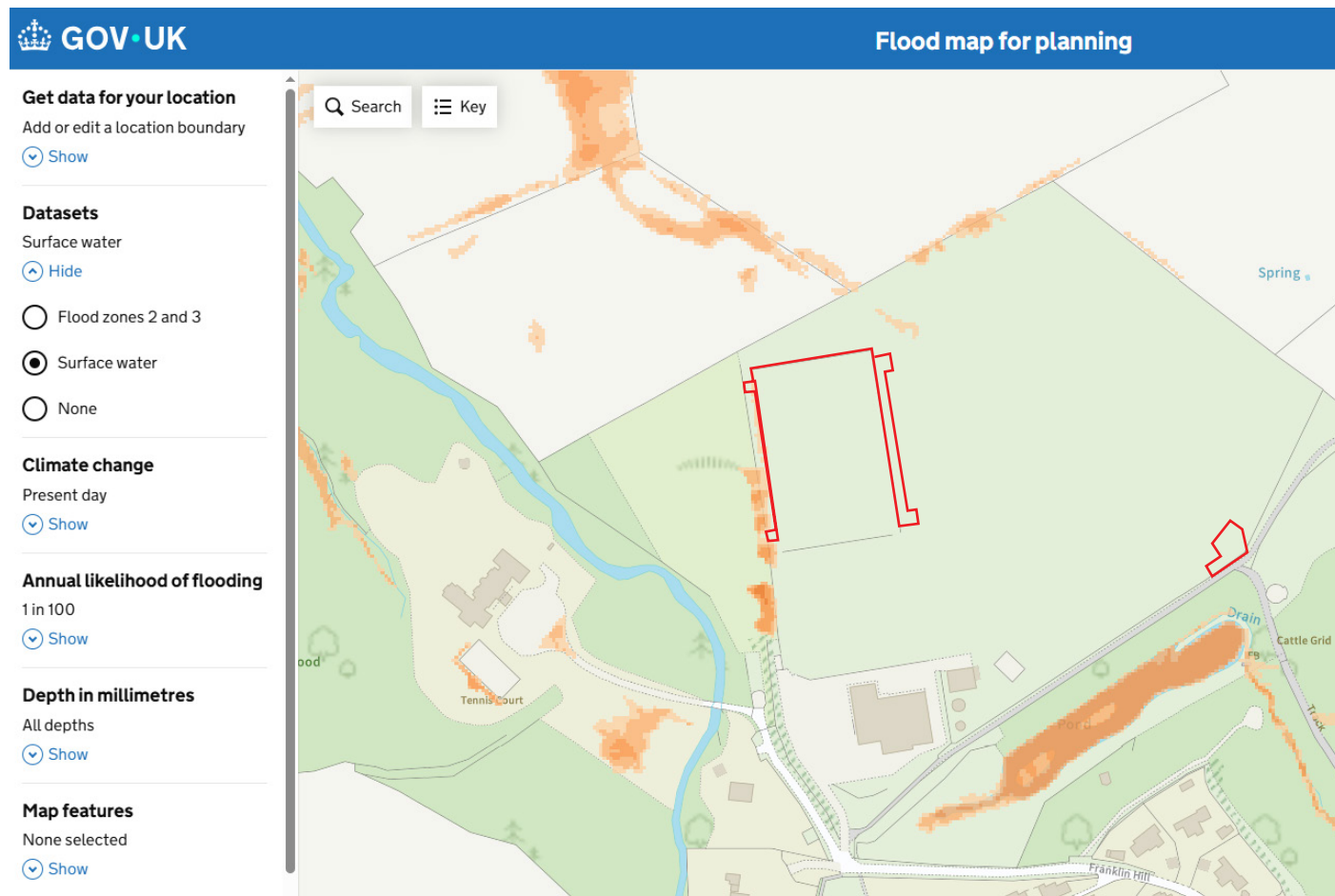
Site has not been affected by past surface water flooding.

A small section of the site is located within surface water flood area - refer to mapping.

The impact on existing flood areas will be low given there will be a small additional section of hardstanding for a flood light.

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 flood risk is no greater than existing with associated drainage which is naturally soaked away to the ground.



FLOOD MAP REF: ENVIRONMENTAL.AGENCY.GOV, JULY 2026

<https://flood-map-for-planning.service.gov.uk/map?cz=369989.8,436917.6,17.9632&seg=sw,pd,mr,depthAll>

CONCLUSION

Whilst a small section of the site is located within a surface water area, the use of the site is not changing and surface water drainage will continue as existing.