



ML Planning Ltd.

Flood Risk Assessment

In Support of a Planning Application for

1No New Agricultural Building

**Hole House Farm
Billington
Clitheroe
Lancashire**

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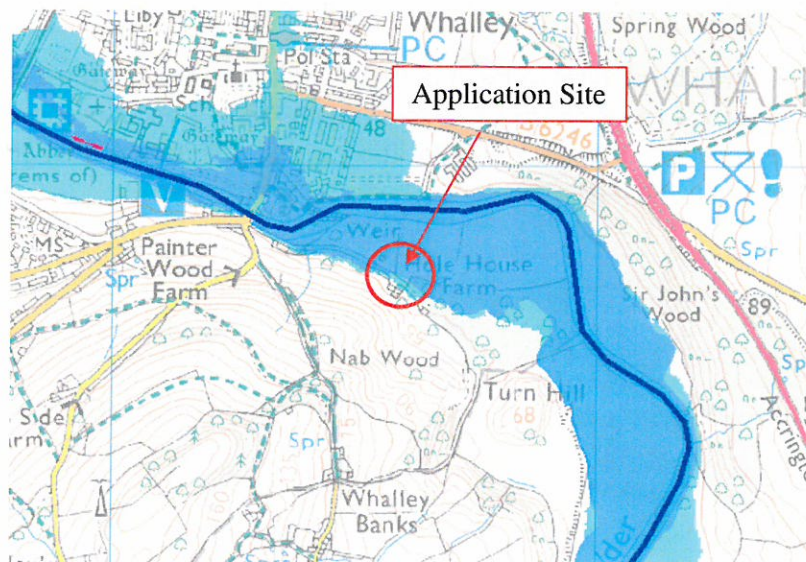
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Introduction

ML Planning Services Ltd have been instructed to prepare a Flood Risk Assessment for the application site at Hole House Farm, Billington, in support of a planning application for a new agricultural building.

Flood Risk

From the Environment Agency's Flood Map shown below it can be seen that the application site has a moderate chance of flooding. The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.



Existing Drainage

Run off water will drain into the existing network on site. There is no where within the site that water could collect due to the natural topography. There will not be any increase in surface water as a result of this planning application.

Proposed Development

The proposed development includes the erection of a new agricultural building.

Mitigating Measures

Although the site lies within a flood risk zone, it is unlikely that any fast flowing water will affect the application site in the event of a flood due to its location and the nature of flooding in the area.

Due to the nature of the flood risk, good warning is likely to be available prior to any serious flooding and evacuation of people will be possible via the network of adjacent roads. Registration with the Environment Agency's Early Flood Warning system is possible in this area and subscription to that service would be recommended to the applicant.

The following factors should be noted in relation to this application:

- There will be no displacement of flood water as a result of the development
- The ground levels on site will remain unaltered as a result of the development
- The applicant is aware of the location within a flood risk area and will plan site movements and construction techniques accordingly.