

Our Ref: GA3191

Planning Services
Wyre Borough Council
Civic Centre Breck Road
Poulton-le-Fylde
Lancashire

Flood Risk Assessment

THE PROPOSAL: Garage at Clarets Barn.

Introduction

This Flood Risk Assessment has been produced in support of a planning application for ancillary garaging and home office space at Clarets Barn, Garstang Road, Church Town.

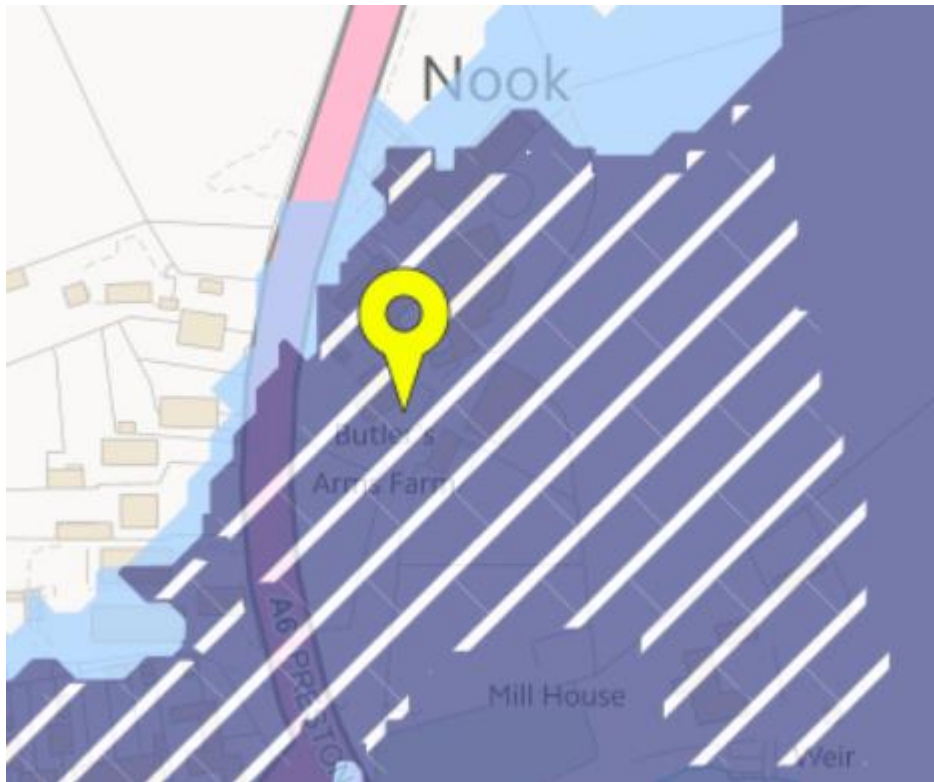
The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Supporting Planning Practice Guidance is also available.

The NPPF sets out the vulnerability to flooding of different land uses. It encourages development to be located away from areas at highest risk (whether existing or future), and states that where development is necessary in such areas, the development should be made safe for its lifetime. It also stresses the importance of preventing increases in flood risk offsite to the wider catchment area.

The NPPF also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.

As set out in the NPPF, local planning authorities should only consider development in flood risk areas appropriate where informed by a site-specific Flood Risk Assessment. This document will identify and assess the risk associated with all forms of flooding to and from the development. Where necessary it will demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.

This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance in relation to Flood Risk and Coastal Change. In investigating the flood risk relating to the site, the Environment Agency flood mapping has been reviewed and shows that the site lies within Flood Zone 3 defended. An extract from the Environment Agency's flood zone map for planning is shown below:



Potential Sources of Flood Risk

The main risk of flooding within the area is from the adjacent watercourse associated as shown on the EA map extract. The site lies within an Environment Agency flood warning area.

Conclusion

To protect the development the following mitigation measures are to be implemented:

- The finished floor levels of the proposed building will be set no lower than 12.80 AOD.
- The application of storm dry additives to mortar and masonry cream to limit penetrating water to external masonry.
- Flood protection door barriers.
- High level sockets.
- UPVC skirtings / architraves internally