

Our Reference : G3472-FRA-01  
Your Reference :

03 June 2021

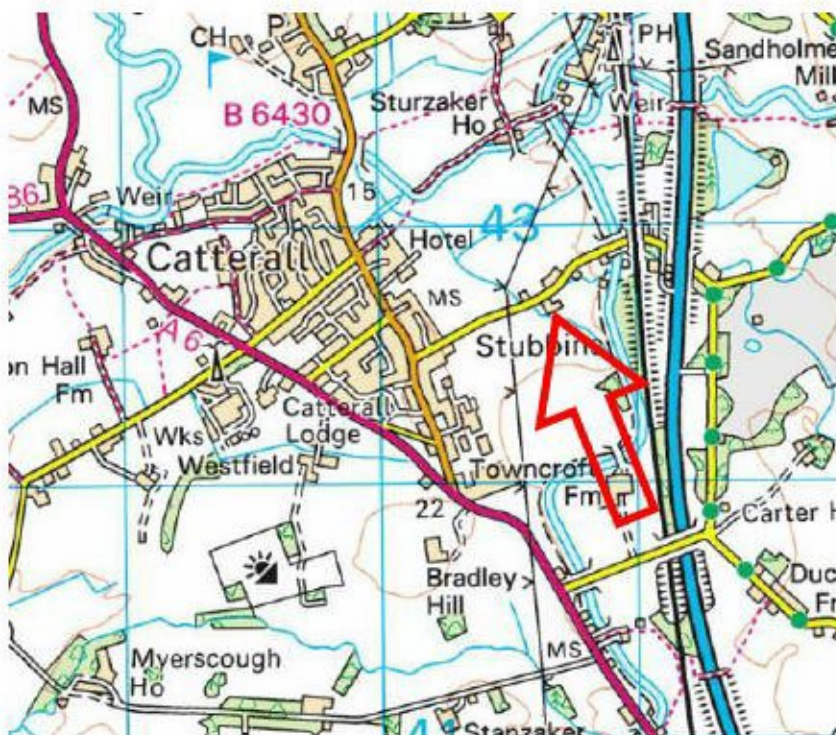
JWS Development  
Bellfold Depot  
Moorside Lane  
Woodplumpton  
PR4 0TB

Dear Sirs,

**Stubbins House, Stubbins Lane, Claughton-on-Brock  
Flood Risk Assessment.**

### Introduction

PSA Design Ltd has been commissioned to prepare a Flood Risk Assessment in support of a planning application for the conversion of a former agricultural building to two residential dwellings. This application is a resubmission of a previously approved application "17/00860/COUQ" which was granted 5<sup>th</sup> April 2018. The current application is understood to be identical to that previously approved.



The site is located at Stubbins House, Stubbins Lane, Claughton-on-Brock, Preston, PR3 0PL. NGR: 350668E, 442683N.

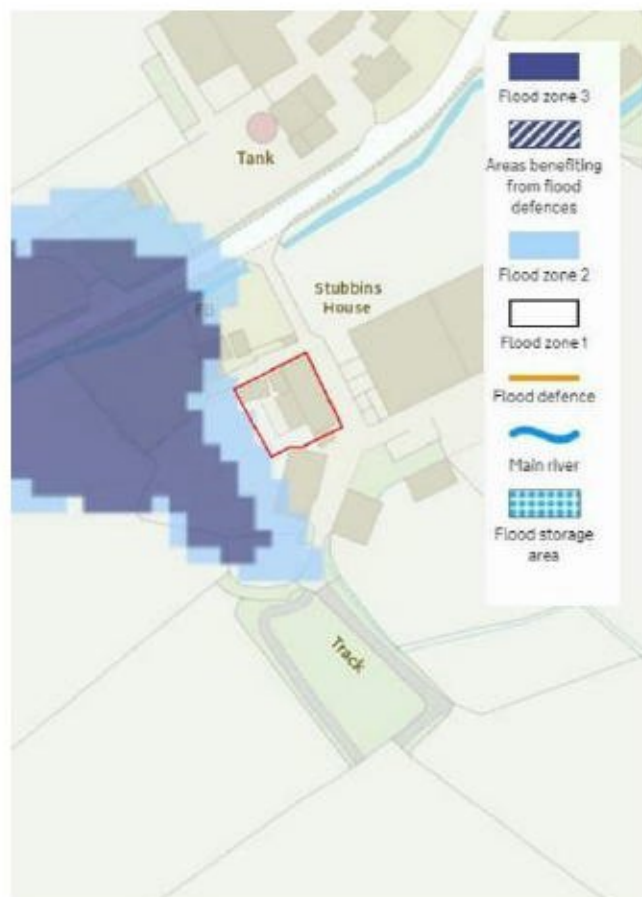
The site location is indicated on the map adjacent. Other location and site plans are included at **Annex A** for reference.

The Old Bank House  
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Longridge  
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The redline boundary of the site is illustrated on the aerial photo adjacent.



Reference to the EA online mapping (extract adjacent) shows that the vast majority of the site (including the buildings) are located within Flood Zone 1. EA mapping identifies the site to be in an area at “Very Low” risk of flooding. There is however a very small area along the redline boundary at the western end of the site which falls within Flood Zone 2

## Proposals

The proposals seek permission to convert the existing barn building into 2 residential dwellings. There are a few existing outbuildings that will be removed as part of the development to enable the provision of the associated parking spaces.

## Flood Risk Assessment

The majority of the site is shown to be located within Flood Zones 1 with a very small area of Flood Zone 2 along the western boundary. This area is well away from the proposed dwellings.

Planning Practice Guidance (PPG) has been reviewed and assessed as below.

With reference to Table 2 from PPG, a development consisting of dwellings would naturally fall within the “More Vulnerable” category. Such development within Flood Zone 1 is deemed to be appropriate and by definition it therefore satisfies the sequential and exception tests.

In terms of the small area of car parking at the western end of the site which falls within Flood Zone 2, although not specifically mentioned within PPG, it is taken that car parking would fall within the ‘Less Vulnerable’ development classification. Therefore, this would be deemed appropriate development in Flood Zone 2 and accordingly sequential and exception tests would not be required. In any event, given this area lies on the extremities of the flood zone, it is safe to assume that any flooding would be very shallow.

### **Surface Water Management & Drainage Strategy**

The existing barn benefits from an existing drainage system with gutters and rainwater pipes. There will be no additional drains constructed as part of the conversion and the site will drain as existing.

Any new external hardstanding areas to create the parking provision will be built from permeable block paving or loose gravel. There will be no additional surface water run-off from these areas.

As outlined above, there are no proposals to alter or amend any of the site in context to the surface water drainage regime. There will therefore be no material impacts in relation to flood risk from surface water as a direct result of the proposals.

**It is therefore concluded, that in relation to Flood Risk, there appears to be no reason why the site cannot be safely re-developed and meet the requirements of NPPF/PPG.**

Yours sincerely,

A large black rectangular box redacting the signature of Graham Sanderson.

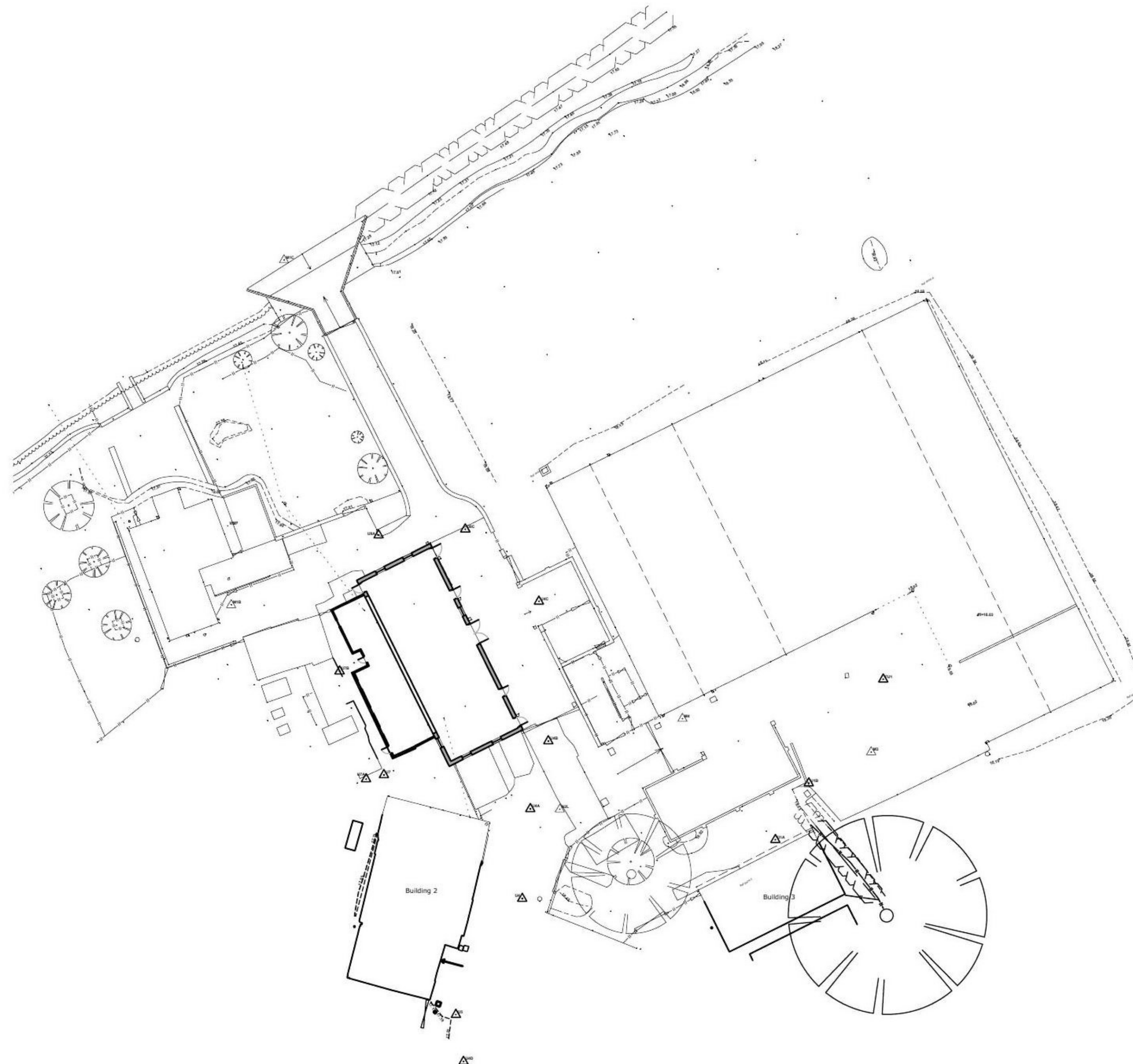
**Graham Sanderson**  
PSA Design Ltd.

## **Annex A – Architects Plans**



#### Health & Safety Notes

- Contractor must ensure that all work on site is carried out in a safe & satisfactory manner, in accordance with Health & Safety At Work Act 1974, COSHH Regulations 2002 & requirements of C.D.M



P1	First Issue	18.09.2017
Rev.	Description	Date

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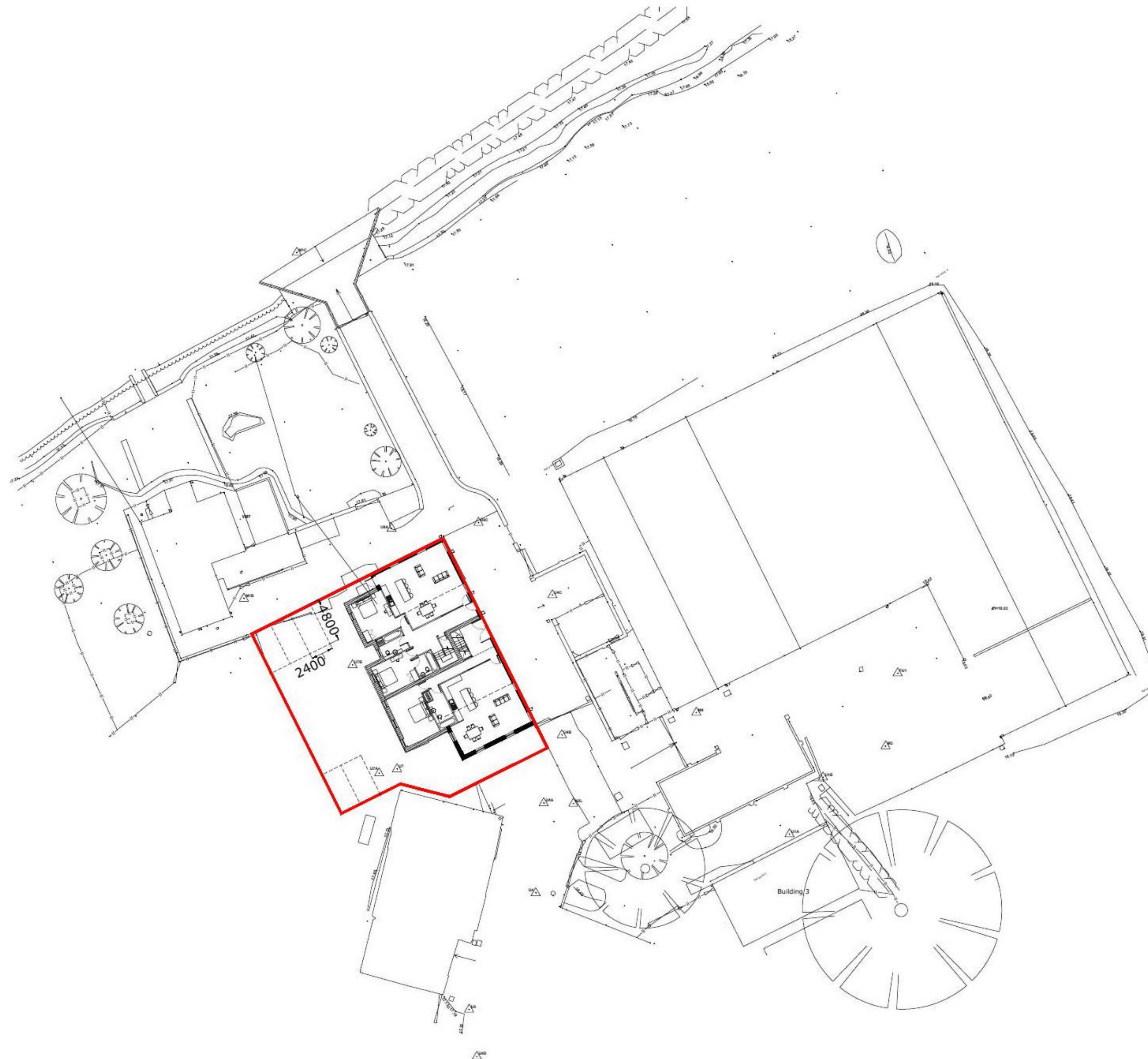
Client	Mr & Mrs Thompson
Project	Mixed Use Residential And Employment Scheme

Drawing Title			
Existing Site Plan			
Drawn by	JP	Checked by	ND
Date		18.09.2017	
Status	PRELIMINARY	Scale @ A3	1:500
Job no.	Dwg.no.		Rev.
9009	L03		P1



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B	Boundary line amended	05.04.2018
A	Parking areas and spaces revised	03.11.2017
P1	First Issue	18.09.2017
Rev.	Description	Date

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Client <b>Mr &amp; Mrs Thompson</b>
Project <b>Mixed Use Residential And Employment Scheme</b>

Drawing Title <b>Proposed Site Plan</b>			
Drawn by <b>JP</b>	Checked by <b>ND</b>	Date <b>18.09.2017</b>	
Status <b>PRELIMINARY</b>	Scale @ A3 <b>1:500</b>		
Job no. <b>9009</b>	Dwg.no. <b>L06</b>	Rev. <b>B</b>	