

1.0 PROPOSAL

1.1 The proposal is for the demolition of part of a MOT/vehicle repair property attached to an existing SPAR convenience and petrol filling station. A new end gable wall is to be built at the end of the reduced building and the former site receive a tarmac finish and internal fencing and security gate installed to prevent unauthorized access to the rear of the premises.

2.0 DESCRIPTION

2.1 The site comprises of a red brick building located centrally on the site, part of which will be demolished and the site cleared with a tarmac finish leaving a smaller MOT/vehicle repair property and the existing store and petrol filling station. Three former residential and commercial properties at the front of the site have received planning approval for their demolition and use of this part of the site as extended car parking provision for the SPAR store (planning permission 22/0361). There are predominantly residential properties opposite the site



Properties already approved for demolition

Part of building to be demolished

SPAR store and petrol filling station

3.0 FLOOD RISK

3.1 This Flood Risk Assessment (FRA) has been produced for the proposed use having regard to the flood risk for the location, the classification of the area to receive a hard surface as less vulnerable development and advice within the NPPF and Environment Agency Standing Advice.

3.2 The following forms of flood risk are relevant to the site:

Flood Risk from Rivers

3.3 The Government mapping service shows the site to be within the Flood Zone 3 (high probability of flooding) from rivers, which is relation to the site, is Lee Brook which runs to the east of the site, as shown on the map below:



Source: flood map for planning service.gov.uk

Flood Risk from Surface Water

3.4 Surface water flooding occurs where high rainfall events exceed the drainage capacity in the area and can lead to serious flooding of property and/or from sewer flooding. The Government mapping service shows the site within an area of high risk from surface water flooding with the adjacent car park to the south to be within an area of medium risk for surface water flooding as shown below



Source: flood map for planning service.gov.uk

3.5 The depth of the surface water assessed is shown on the following map:



Low Risk

Source: flood map for planning service.gov.uk

Flood Risk from Reservoirs

3.6 Due to the location of the site, the residual risk of the possibility of flooding from catastrophic reservoir failure would also be possible although the risks of this are low. The Government mapping service shows the site to be at risk from reservoir flooding as shown on the map over:



Source: flood map for planning service.gov.uk

4.0 Flood Risk Policy and Guidance

- 4.1 Paragraph 167 and 168 of the NPPF requires site specific flood risk assessments are submitted with planning applications. Further advice is set out with the accompanying Practice Guidance.
- 4.2 Flood Risk Assessments are to identify flood risk for a site and where appropriate, to show that development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning.
- 4.3 In accordance with the NPPF, Rossendale Council have carried out a Strategic Flood Risk Assessment which was updated in 2016. This follows the recommendations of the Environment Agency and NPPF practice guidance particularly in relation to flood risk assessments.
- 4.4 Flood risk zones are defined as:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.(Land shown in dark blue on the Flood Map)
Zone 3b Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

source: Planning Practice Guidance

- 4.5 Vulnerability of the development/uses and flood zone compatibility are set out as:

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

source: Planning Practice Guidance

- 4.6 The former area of the demolished part of the building will be hard surfaced and part of the existing

yard area to the rear of the premises, as such this is a less vulnerable classification in zone 3 and there is no requirement for the flood risk sequential test or exception test.

- 4.7 In relation to minor development, the Environment Agency prepared Flood Risk Standing Advice for Local Authorities in determining planning applications and to assist developers. The following follows the advice set out at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

5.0 PROPOSED FLOOD RISK RESISTANCE AND RESILIENCE MEASURES

- 5.1 From the above information and maps, the site is within a high risk for flooding from rivers, within an area of mapped surface water flood risk area and at risk from reservoir flooding.
- 5.2 The proposed development of hard standing would be classed as a 'low vulnerability' use. The following flood risk measures, and recognising the effects of climate change on flood risk events, should be incorporated into the scheme and the operation of the business:

Safe access and egress – there would be no additional requirement for this as a result of the partial demolition of the existing building and installation of tarmac finish with security fencing.

Flood warnings and alerts – There is no additional risk to any users or staff on the site as a result of these proposals to demolish part of the building but the Environment Agency operates an emergency flood warning system and flood alert system in the area which can be sent to owners/staff by phone, text or email should the remaining building be occupied. This is a free to use service and businesses and individuals can be easily signed up at: <https://www.gov.uk/sign-up-for-flood-warnings>

Warning signs are to be displayed in the new car parking area previously approved (and adjacent to the area of the partially demolished building) to warn of the potential risks

Other protection measures – this includes having a business flood plan. Advice and a template is provided at: *Would your business stay afloat? A guide to preparing your business for flooding* is available for any future occupier of the remaining building at:

"https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/410606/LIT_5284.pdf. This provides advice and actions, equipment and preparations that can be taken to make sure that the business is as well prepared as possible for flooding.