

ML PLANNING CONSULTANCY LTD

FLOOD RISK ASSESSMENT

HOSKINSHIRE FARM

LANCASTER ROAD

OUT RAWCLIFFE

PRESTON

LANCASHIRE

Slurry tank storage tank with a canopy (concrete ring store)

SCOPE OF THE ASSESSMENT

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 in areas of lower flood risk where possible, and stresses the importance of preventing increases in flood risk off site 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.

In investigating the flood risk relating to the site, the Environment Agency flood mapping has been reviewed and has confirmed that the site lies within Flood Zone 3. Flood Zone 3 is identified as land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The flood zones categorisation refers to the probability of river and sea flooding, ignoring the presence of defences.



The site is identified on the Environment Agency's flood mapping as lying within Flood Zone 2.

The main risk of flooding is fluvial.

The site lies within a flood warning area where free flood warnings are issued to homes and businesses when flooding is expected.

RISK OF FLOODING TO PROPOSED DEVELOPMENT

Tidal Flood Risk

The risk of tidal flooding on the site is low.

Fluvial Flood Risk

The SFRA states the area is susceptible to flooding from fluvial sources due to the close proximity of the River Wyre.

The risk of fluvial flooding is therefore considered to be the highest risk on this site.

Canals, reservoirs and other sources

The risk of flooding from canals, reservoirs and other sources is low.

Groundwater

There are no recorded incidents of flooding associated with groundwater levels within the site. BGS data states there is limited potential for groundwater flooding to occur within the site. Therefore the flood risk from groundwater is low.

Sewer Flooding and Pluvial Runoff

Due to the nature of the adjoining areas there is only limited potential for pluvial runoff from heavy rainfall events to be conveyed towards the site. As such the risk is low.

The Environment Agency Risk of Flooding from Surface Water map indicates the site is at a very low risk of surface water flooding, and there is a low to medium risk of surface water flooding confined to within the drainage ditch along the site's southern boundary. As such the risk from sewer flooding and pluvial runoff is low.

PREDICTED IMPACTS & MITIGATION

This section of the FRA sets out the mitigation measures recommended to reduce the risk of flooding to the proposed development and outlines any residual impacts.

Site arrangements

Finished levels

As the site of the proposed building is just slightly within Flood Zone 2 it is considered that no special measures are required and the proposed building can be constructed to match the adjacent building it will form the extension to.

Safe access and egress

Access to the site will be from Lancaster Road. The southern access point to the farm is located within flood zone 2, however there are numerous other vehicular & domestic access points to the farm outside flood zone 2. The majority of the farmland to the west is within the applicant's ownership & not at risk from flooding. Therefore, it is considered that in the event of an extreme flood safe access / egress / refuge can be achieved.

CONCLUSIONS & RECOMMENDATIONS

The access to the site lies within Flood Zone 2.

The site of the proposed development is partially within Flood Zone 2.

The risk of fluvial flooding is the main threat in this location.

The tidal flood risk is low.

The risk of flooding from canals, reservoirs and other sources is low.

The flood risk from groundwater is low.

The risk from sewer flooding and pluvial runoff is low.

Development drainage will not change the flood risk up stream or downstream of this location and as the impact of surface water flow from the site will be mitigated with minimal effect to the surrounding area, the risk of flooding from the development drainage is low.

As the proposed building is not located within an area at risk from flooding, it is considered that the proposed development should be considered acceptable.