FLOOD RISK ASSESSMENT

LOCATION:
Higher Road, Longridge

CLIENT:
Hill Leisure UK Ltd

DOCUMENT REF:
26618-FRA-001

DATE:
10/07/2026

DART ENGINEERS LTD
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Revision	Description	Date	Author	Checked
A	First Issue	July 2026	O Mountain	A Dyson

1.0 INTRODUCTION

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of Hill Leisure UK Ltd in respect of a planning application for the proposed commercial development at Higher Road, Longridge.

Site Name	Higher Road, Longridge
Location	Beacon Fell View Holiday Park, 110 Higher Road, Longridge, PR3 2TF
Application Site Area (ha)	0.191 ha
Development Type	Commercial
NPPF Vulnerability	Low
EA Flood Zone	Flood Zone 1
EA Office	Cumbria & Lancashire
Local Planning Authority	Ribble Valley Council

Table 1.1 - Site Summary

1.1 SOURCES OF DATA

The report is based on the following information:

i. Site Location Plan
ii. Proposed Site Layout
iii. Proposed Elevations
iv. Environment Agency information
v. Ribble Valley Council Strategic Flood Risk Assessment

1.2 EXISTING SITE

The site in question is located to the south-east of Longridge, approximately 1.1km away from the town centre. The site is approximately 0.191ha in size and is bounded by residential developments (Lodges) to the north, south, east & west.

From Appendix A it can be considered that the development area is relatively flat. In the far-west region of the site, the highest level is approximately 160.695 AOD. Contrastingly, in the far east area, the level is approximately 160.129 AOD. Therefore, there is only a 0.57m change in levels on this site.

There are several waterbodies within the neighbouring areas of the site. Approximately 115m to the north of the proposed site lies Dilworth Upper Reservoir. Furthermore, 500m to the south of the proposed site lies both Spade Mill Reservoir 1 & Spade Mill Reservoir 2.



Figure 1.1 - Site Location

1.3 PROPOSED DEVELOPMENT

The proposed development is not set to consist of a change of class of the existing building. The proposed development is set to be a first-floor extension of the existing commercial development & enhancements to the existing leisure facilities.

1.4 FLOOD RISK PLANNING POLICY

National Planning Policy Framework

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

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

This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance.

Flood Zones

The Flood Zone Map for Planning has been prepared by the Environment Agency. This identifies areas potentially at risk of flooding from fluvial or tidal sources. An extract from the mapping is included as Figure 1.2.

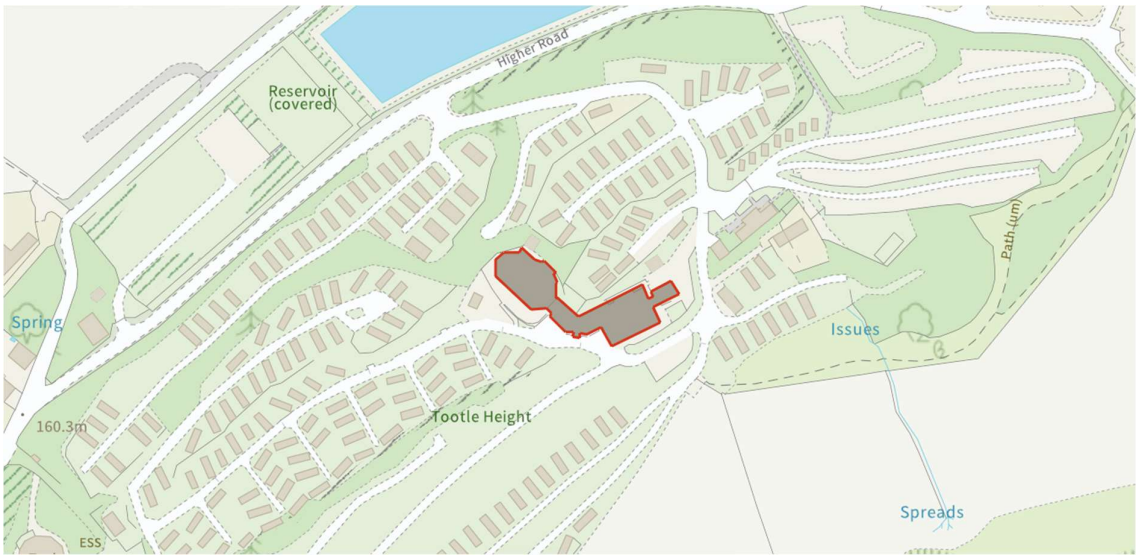


Figure 1.2 - Environment Agency Flood Zone Mapping

The site is shown to be located entirely within Flood Zone 1 (Low Probability) therefore, the site is considered to be low risk of flooding. Flood Zone 1 is defined as land assessed as having less than a 0.1% annual probability of flooding from fluvial and tidal sources.

Table 2 of the Planning Practice Guidance classifies land use. Under these classifications the proposed commercial development is considered to be 'More Vulnerable' to the potential impacts of flooding.

Table 3 of the Planning Practice Guidance identifies that any development is considered appropriate within Flood Zone 1.

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable
Flood Zone 1	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception test required	✓
Flood Zone 3a	Exception test required	✓	**x**	Exception test required
Flood Zone 3b	Exception test required	✓	**x**	**x**

1.5 OTHER RELEVANT POLICY AND GUIDANCE

Strategic Flood Risk Assessment

The Ribble Valley Borough Council Strategic Flood Risk Assessment (SFRA) was prepared to review flood risks on a much wider scale to assess the potential for new development within the study area. The SFRA was used as an evidence base for Local Development Frameworks for each Local Planning Authority.

The SFRA therefore aims to bring together all available flood risk information from a variety of sources to provide a robust assessment. The SFRA, therefore, is useful for this site-specific FRA by highlighting available data and instances of known flooding in the area. Although written under the guidance of Planning Policy Statement 25, the SFRA is still considered to include relevant information.

2.0 POTENTIAL SOURCES OF FLOOD RISK

The table below identifies the potential sources of flood risk to the site, and the impacts which the development could have in the wider catchment prior to mitigation. These are discussed in greater detail in the forthcoming section. The mitigation measures proposed to address flood risk issues and ensure the development is appropriate for its location are discussed within Section 3.0.

Flood Source	Potential Risk				Description
	High	Medium	Low	None	
Fluvial			X		The site is located in flood zone 1.
Tidal				X	There are no tidal influences affecting the site.
Canals				X	None present.
Groundwater			X		Ground conditions are not conducive to fluctuating groundwater levels.
Reservoirs and waterbodies				X	The site is shown to fall outside of the catchment for reservoir and waterbodies flooding.
Sewers			X		The site in question is higher than the surrounding sewers; therefore, there is a very low risk.
Pluvial runoff		X			An area of the site is within a medium-risk area of surface water flooding.
Effect of Development on Wider Catchment		X			The impermeable area of the site is being altered.

Table 2.1 - Pre-Mitigation Sources of Flood Risk

2.1 FLUVIAL FLOOD RISK

As previously mentioned, the site is shown to be within Flood Zone 1 and therefore poses a low risk to the proposed development.

The risk of flooding posed to the proposed development is low. This is because there is only one watercourse near the site that can pose a threat. However, the watercourse is 75m away from the site and is it a lower level.

Mitigation measures to address the residual risk posed by the watercourses surrounding the site are discussed within Section 3.0 of this report.

2.2 GROUNDWATER FLOOD RISK

Subject to completion of site investigation to confirm we would assume that natural ground water level is located well below the site surface and the nature of the strata means it is unlikely that there will be perched water above this level.

We therefore do not consider there is a risk of groundwater flooding affecting the development subject to final confirmation upon completion of suitable site investigation.

2.3 FLOOD RISK FROM RESERVOIRS & LARGE WATERBODIES

Reservoir failure flood risk mapping has been prepared by the Environment Agency, this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst-case scenario and is only intended as a guide. An extract from the mapping is included as Figure 2.1.

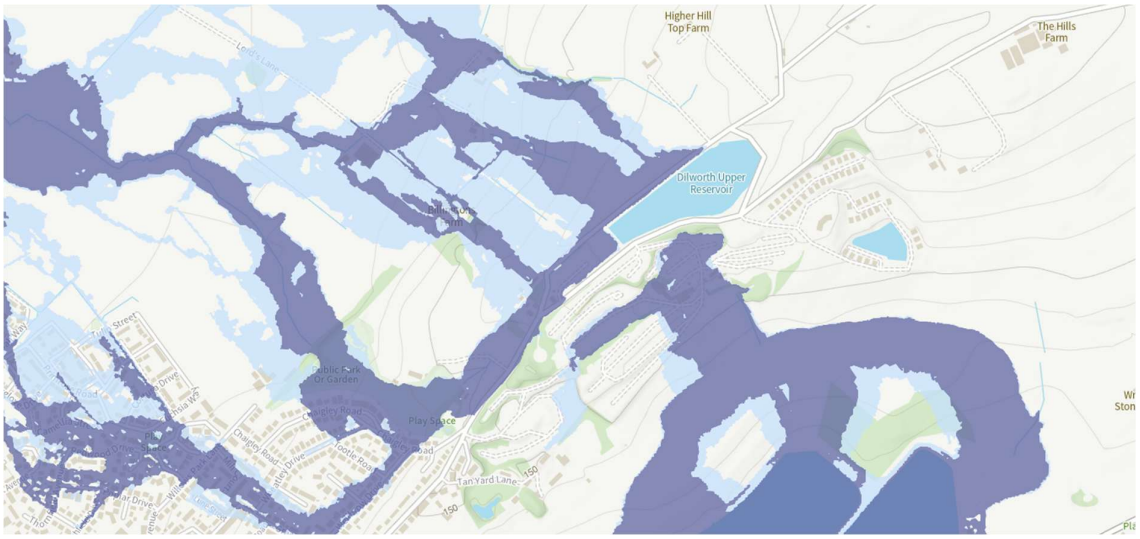


Figure 2.1 - Environment Agency Reservoir Failure Flood Risk Map

Mapping demonstrates that the site is within the flood extent associated with flooding from large reservoirs. A review of Ordnance Survey mapping shows areas of reservoir flooding encroach on the site.

The site is located between several reservoirs and, according to the Environment Agency's Risk of Flooding from Reservoirs mapping, is shown to be within an area that could be affected by flooding in the unlikely event of a reservoir failure.

The surrounding reservoirs are managed and maintained by United Utilities in accordance with the relevant statutory requirements. As a result, the likelihood of flooding from these sources is considered to be extremely low, with the residual risk arising only in the event of a very rare breach or uncontrolled release.

Consequently, reservoir flooding is not considered to present a significant constraint to the proposed development.

2.4 FLOOD RISK FROM SEWERS

The site in question lies above any main roads which is potentially where any United Utilities sewers will lie.

As such, it is considered that there is no risk of flooding from sewers.

2.5 PLUVIAL FLOOD RISK

Risk of flooding from surface water mapping has been prepared by the Environment Agency, this shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. An extract from the mapping is included as Figure 2.

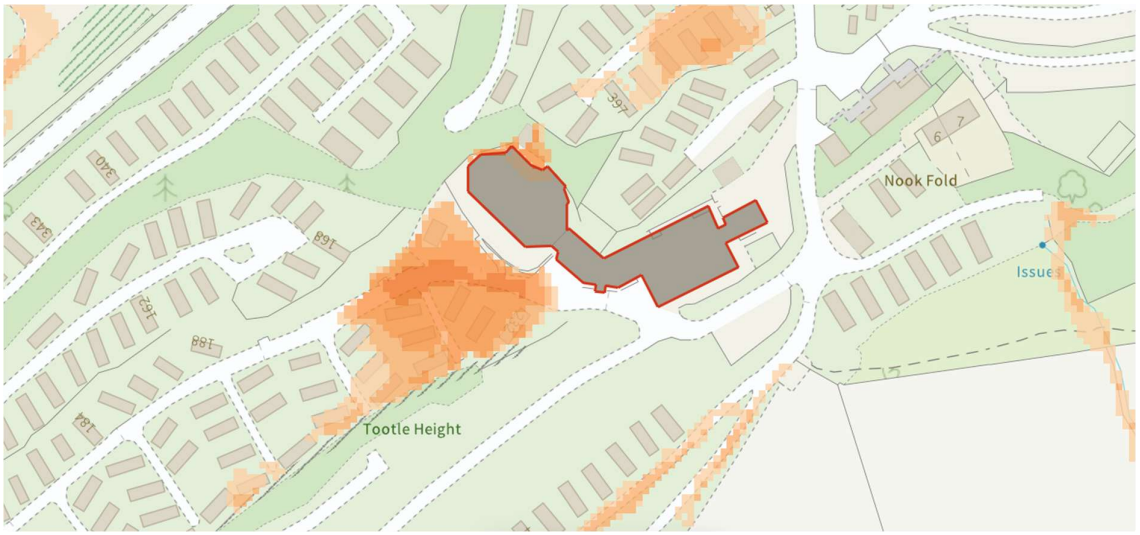


Figure 2.2 - Risk of Flooding from Surface Water Mapping

The mapping produced by the Environment Agency shows that a small area of the site is at risk of surface water flooding. These areas do not encroach the existing building and therefore will not affect the altered building and extension.

Therefore, the risk posed by this threat is considered negligible.

2.6 EFFECT OF DEVELOPMENT ON WIDER CATCHMENT

2.6.1 Development Drainage

The current site is considered to be a brownfield. The amount of impermeable area will be altered. Therefore, a combination of the existing drainage systems alongside a new drainage strategy for the proposed extension development will be suitable to discharge the surface water from the site.

3.0 FLOOD RISK MITIGATION

Section 2.0 has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. This section of the FRA sets out the mitigation measures which are to be considered within the proposed development detail design to address and reduce the risk of flooding to within acceptable levels.

3.1 SITE ARRANGEMENTS

3.1.1 Sequential Arrangement

The Flood Zone mapping shows the site to be located within flood zone 1.

3.1.2 Finished Levels

Given the site's location within Flood Zone 1, there are no specific requirements for finished floor levels with regard to flood risk. The existing ground level of the building is suitable and will remain.

Although the Environment Agency's Risk of Flooding from Reservoirs mapping indicates that the site could be affected by flooding in the highly unlikely event of a reservoir failure, the proposed development comprises a first-floor extension. As no additional ground-floor accommodation or built development is proposed, the development would remain above any potential flood level associated with such an event. Furthermore, the reservoirs surrounding the site are managed and maintained by United Utilities in accordance with the relevant statutory requirements.

As a result, the likelihood of reservoir flooding is considered to be extremely low, with the mapped risk representing a residual risk associated with a very rare reservoir breach or uncontrolled release. Consequently, reservoir flooding is not considered to pose a significant constraint to the proposed development.

With regard to surface water flooding, the Environment Agency mapping indicates that only a small area of the existing building footprint and surrounding area is affected. As previously stated, the proposed development comprises a first-floor extension only and, therefore, would not be impacted by any surface water flooding at ground level. Furthermore, the mapped surface water depths surrounding the existing building do not exceed 300 mm, indicating that vehicular access and egress to and from the site would be maintained during such an event. Consequently, the proposed development is not considered to increase the risk of flooding or be adversely affected by surface water flood risk.

4.0 CONCLUSIONS AND RECOMMENDATIONS

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of Hill Leisure UK Ltd.

This report demonstrates that the proposed development is not at significant flood risk, and simple mitigation measures have been recommended to address any residual risks that may remain. The identified risks and mitigation measures are summarised within Table 4.1.

Flood Source	Proposed Mitigation Measure
Fluvial	The site is shown to be in Flood Zone 1.
Impact of the Development	A strategic surface water drainage strategy prepared for wider development will ensure a sustainable approach to surface water management.

Table 4.1 - Summary of Flood Risk Assessment

In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.

5.0 APPENDICES

Appendix A – Site Location Plan

Appendix B – Proposed Site Layout

Appendix C – Proposed Elevations

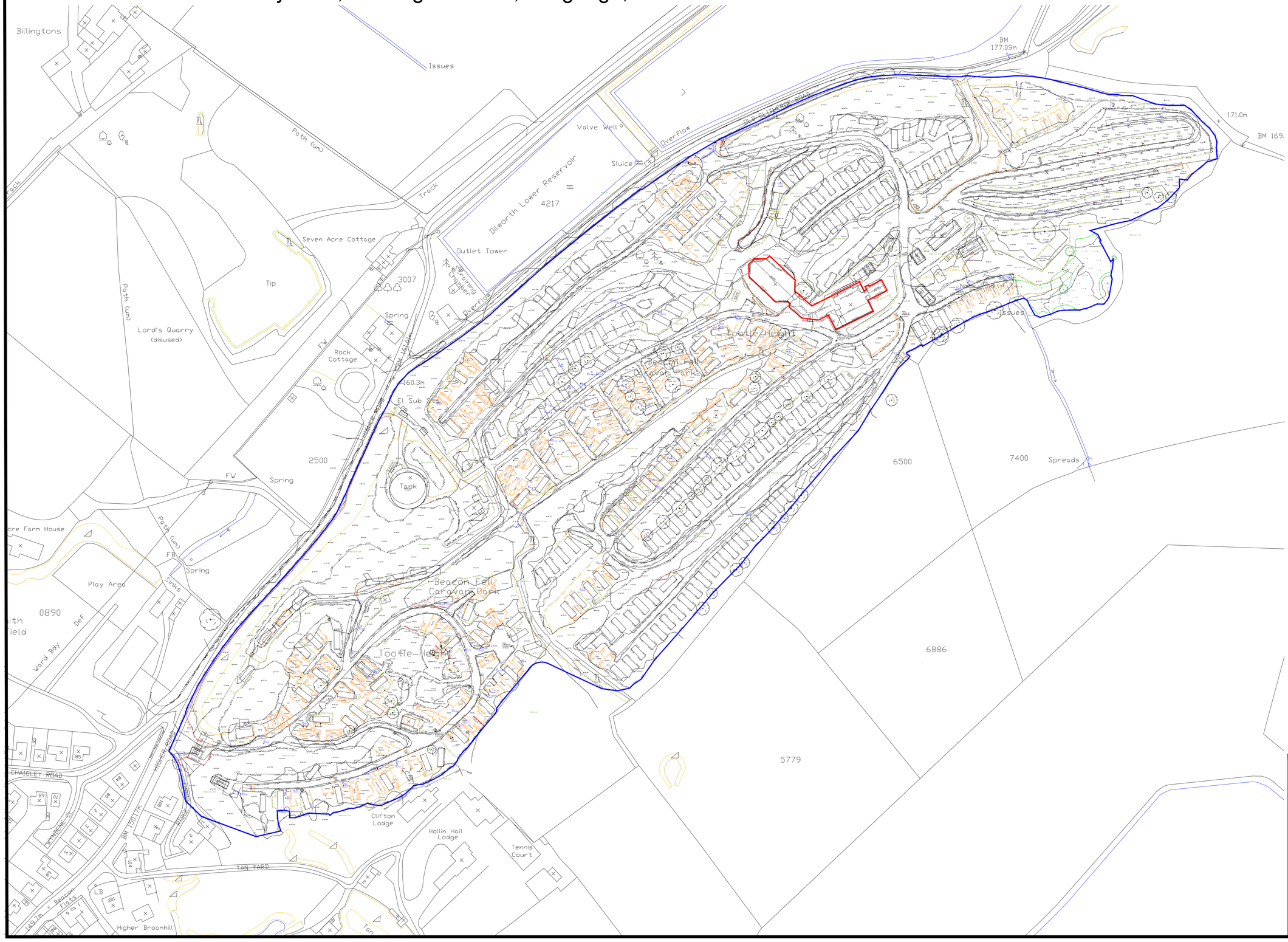
Appendix A

Site Location Plan

LOCATION PLAN

Beacon Fell View Holiday Park, 110 Higher Road, Longridge, PR3 2TF

SCALE m 0 12.5 25 50 75 100 125
1:1,250



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DRAWING TITLE / PROJECT:
LOCATION PLAN

Beacon Fell View Holiday Park, 110 Higher Road, Longridge, PR3 2TF

DRAWING No:	SCALE(S):	DATE:
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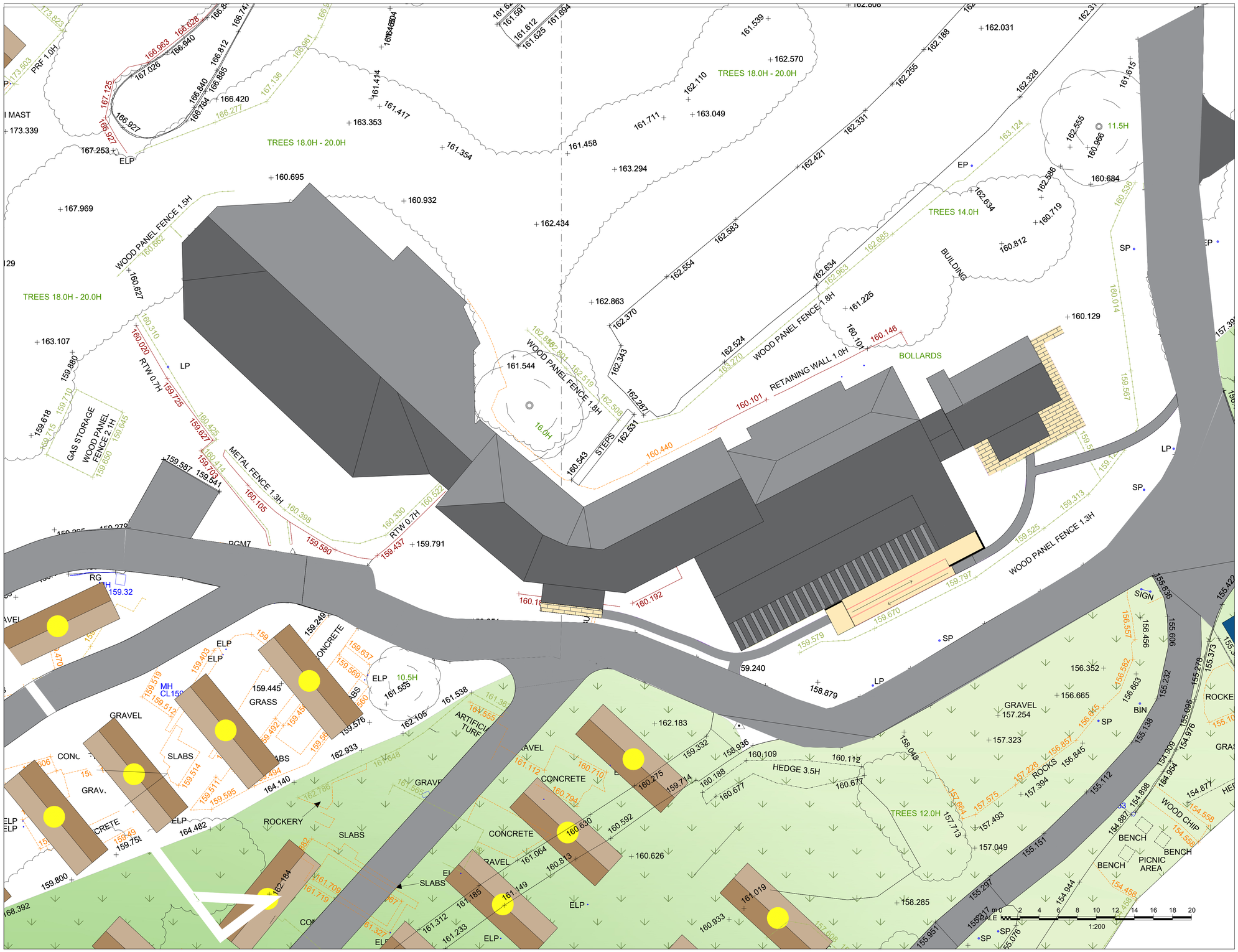
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Appendix B

Proposed Site Layout

PROPOSED DRAFT MASTER PLAN

Beacon Fell View Holiday Park, 110 Higher Road, Longridge, PR3 2TF



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DWG STATUS: PLANNING PURPOSES ONLY

DRAWING TITLE: **PROPOSED DRAFT MASTER PLAN : Beacon Fell View Holiday PArk, 110 Higher Road, Longridge, PR3 2TF**

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SCALE: 1: 200(A1)

DATE: SEP 24

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Appendix B

Proposed Elevations