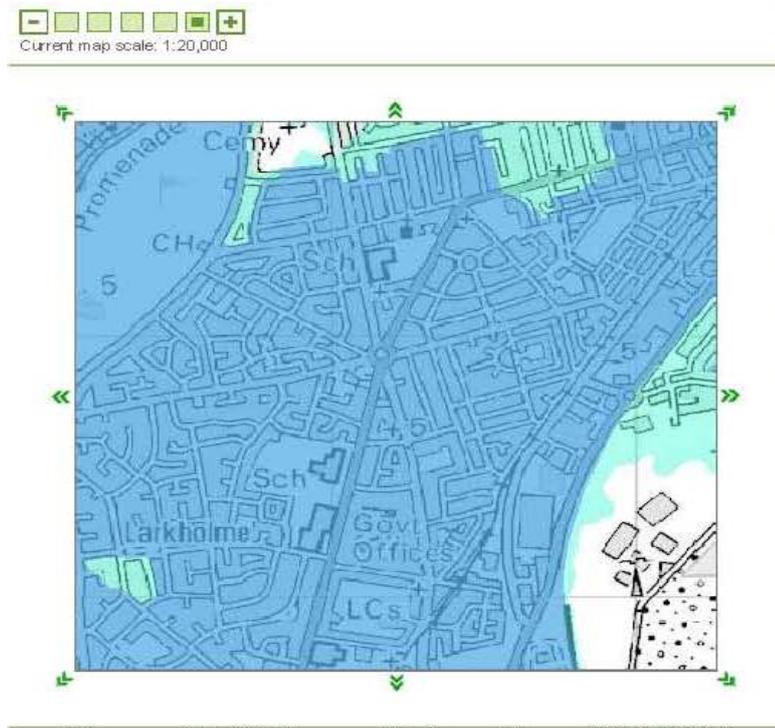


Langwood Courts, Fleetwood Flood Risk Assessment

Project Description Sheet



Flood maps [more](#)

Flood maps [more](#)
Click [Learn more](#) to see details.

Flooding from rivers or sea without defences

Extent of extreme flood

Flood defences

Areas benefiting from flood defences

[Click here to find out what else is in your backyard.](#)

Location

Fleetwood, Lancashire

Client

Marlborough Court
Developments Ltd

Completed

Ongoing

Key Project Elements

Flood Risk Assessment

PSA Design were commissioned to undertake a flood risk assessment to support a recent planning application submission. The site was to be developed for residential properties.

Wyre Borough Council have been unable to validate the submitted planning application as recent changes to the procedures have required that a flood risk assessment be submitted with any new applications for sites that fall within identified flood zones.

The site was within the indicative flood risk area as detailed on the Environment Agency Flood Zone Maps issued to the Council. The proposed development site lies within Flood Zone 3, as described in paragraph 30 of Planning Policy Guidance Note 25 (PPG25): 'Development and Flood Risk.

Flood Zone 3 is a high risk area with an annual probability of flooding of 1.0% or greater from rivers and 0.5% or greater from the sea. Paragraph 60 of PPG25 (Development and Flood Risk) requires planning applications in those areas shown to be at risk of flooding should be accompanied by a flood risk assessment, which should comply with criteria laid down in Appendix F of the PPG.

PSA Design conducted a desk study to identify the level of flood risk, with liaison with the Environment Agency and Local Authority, carried out the risk assessment and provided recommendations for mitigation measures should the current flood defence works fail.