


PROPOSED
SINGLE STOREY EXTENSION
AT
20 WADDOW VIEW
WADDINGTON

320171124P

FLOOD RISK ASSESSMENT STATEMENT

DECEMBER 2017

 20/12/17

LOCATION

The property is within and central of the village boundary (Policy G4) is defined in the Ribble Valley District Local Plan and also within the flood risk area (Policy G7)

DESCRIPTION

The property is the end terrace house on the east side of Waddow View and the west side of Clitheroe Road.

SURROUNDING AREA

On the opposite (east) side of Clitheroe Road there is a stream that runs through the village centre in a north – south direction within an average invert 1500mm deeper than the adjacent highway surface enclosed by masonry walls.

The stream runs under Waddow bridge which forms a highway access from Clitheroe Road onto Waddow Grove housing estate. The bridge is approximately 25m south of the application property.

There are two steps from Clitheroe Road to the floor level of the floor level of the application property .

Approximately 100m further down stream there is another bridge namely Brookehouse Bridge providing access into "Fields Farm"

ASSESSMENT

In recent times the stream would overflow "Brookehouse Bridge" breaching the side masonry walls and flooding the highway down stream towards Clitheroe.


There is no Historical evidence the flood water flooded the highway north of "Brookehouse Bridge" towards the application site and central to Waddington.

From April to August 2004 the Environmental Agency appointed Civil Engineering contractors to carry out structural improvements to the river bed in mitigation against future flooding.

As a direct consequence the remedial works have proven a success

SUMMARY

Under the circumstances there is no possibility the proposed extension can compromise , those remedial works against flooding.

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