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23 July 2018

Planning Department
Ribble Valley Borough Council
Church Walks
Clitheroe

320180750P

Dear Sir/Madam

Re: Flood Risk Report for Twitter Bridge Barn, Twitter Lane, Waddington

Further to the letter from Harriet McCartney (Ref RV/2017/ENQ/00003) we have now assessed the flood risk for this location and surrounding area from reviewing information provided on the Government website (copies enclosed) and local knowledge.

It is our opinion that Twitter Barn is in a low flood risk area from surface water. There is no history of flooding to the barn in local memory.

The catchment area for surface water is small and the stream falls moderately fast reducing any risk of flood. The road near Wetters Bridge is 150 metres away from the barn on the lower side and does suffer minor flooding, however this is due to the banking around the road and not from the river overflowing its banks.

The level of the adjacent stream is 1.5 metres below the proposed new floor level and it could be planned to incorporate a flood gate into the rear door and from the garage area to reduce any possible risk of water ingress.

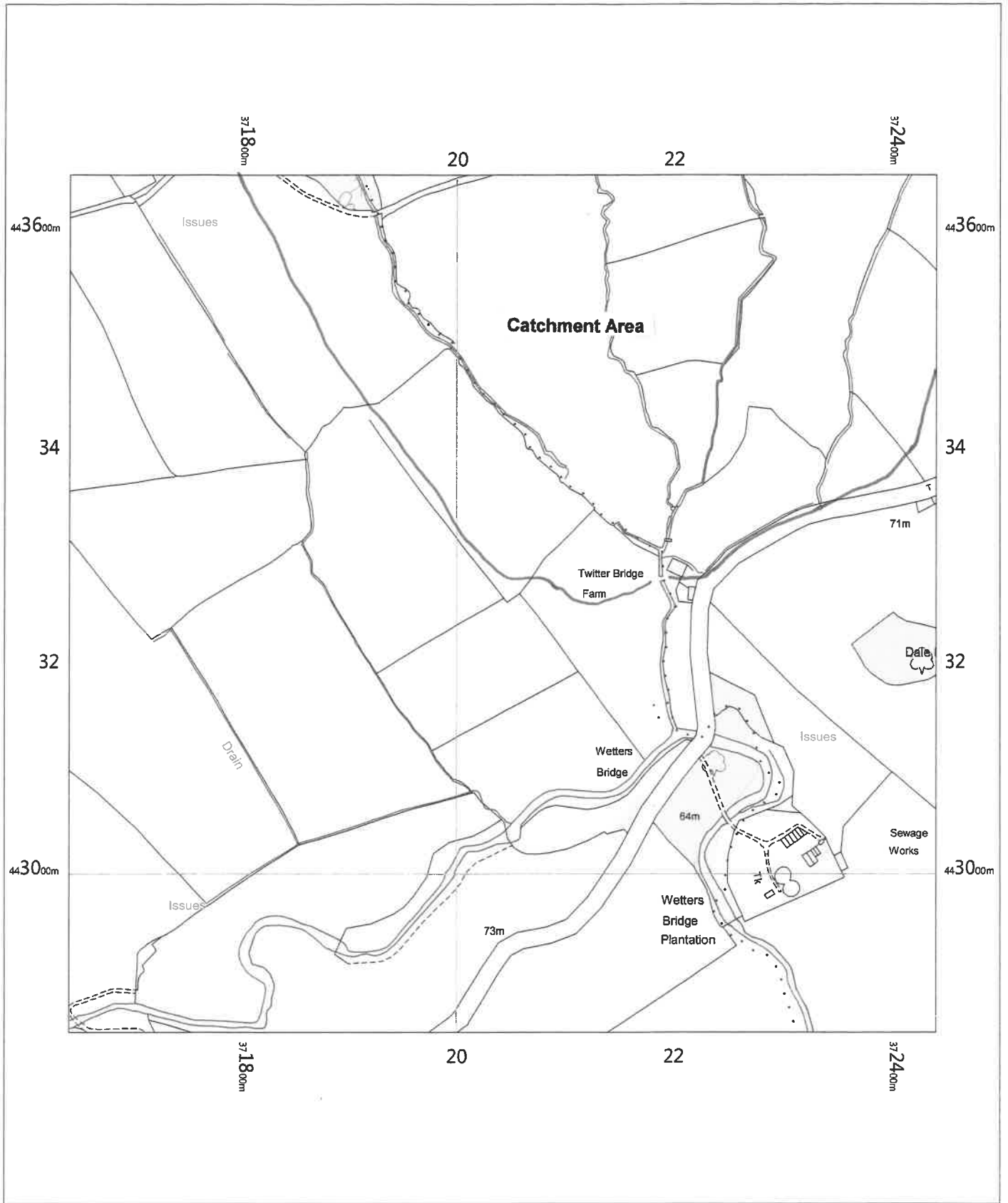
With kind regards.

Yours faithfully,



Jeff Marshall

Enc. OS map 1:5000 scale
Govt. Flood Risk Area Reports



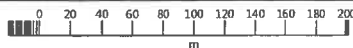
**Extent of ownership of land
Flood Risk Assessment**

Twitter Bridge Farm
Twitter Lane
Waddington
Clitheroe
BB7 3LG

OS VectorMap Local - Landplan Style
Wednesday, February 14, 2018, ID: MDP-00690535
www.malcolmhughes.co.uk

1:5000 scale print at A4, Centre: 372042 E, 443252 N

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415/2/2

Scale 1:5000



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Flood risk from surface water

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Flood risk from surface water

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Basic view Detailed view

Location

Flood risk from rivers or the sea

Extent of flooding

Flood risk from surface water

Extent of flooding

Flood risk from reservoirs

Extent of flooding

