

Flood Risk Assessment for Precious ideals
Proposed
Housing development at Oakhill, Whalley

The site is in zone 1 on the environment agency map which is enclosed with this assessment, the site is an area of low flood risk as per the enclosed EA documents

The site has been designed with 3.5litre per second run off into the stream on site, this is the equivalent of grassland run off and designed to mitigate the impact of the development on Whalley which has previously suffered major flooding. The scheme has also been designed with a 40% allowance for future climate change, again to help mitigate its impact.

Each property will be provided with attenuation sized in accordance with the calculations provided with this assessment; the attenuation will be created using either buried crates or a pond in the rear gardens to the houses. The attenuation for the roadway will be via oversized pipes buried under the roadway. The attenuation has again been sized with a run off rate of 3.5 litres per second and 40% allowance for climate change.

Flood map for planning

Your reference
Oakhill

Location (easting/northing)
373822/436916

Created
22 Jan 2019 3:53

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Flood map for planning

Your reference

Oakhill

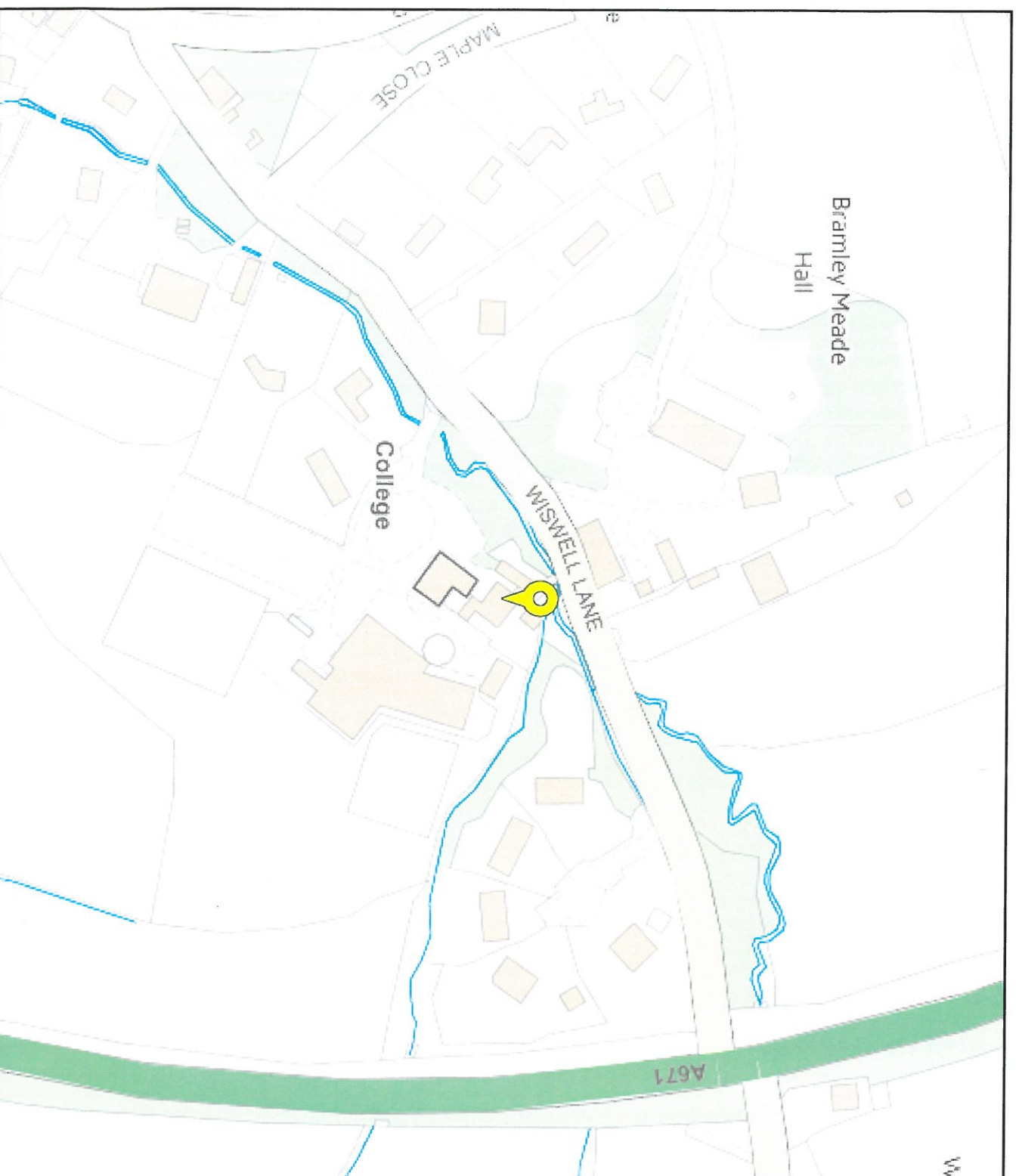
Location (easting/northing)
373822/436916

Scale

1:2500

Created

22 Jan 2019 3:53



 Selected point

 Flood zone 3


 Flood zone 3: areas
benefiting from flood
defences

 Flood zone 2

 Flood zone 1

 Flood defence

 Main river

 Flood storage area





OAKHILL COLLEGE
WISWELL LANE
WHALLEY
CLITHEROE
BB7 9AF

This location is in an area at very low risk of flooding

Even if flooding doesn't threaten your location directly, it may still affect:

- transport
- power
- communications networks

All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. This service uses computer models to assess an area's long term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.

Detailed flood risk information for this area



The flood risk from rivers or the sea is very low

What this means

Very low risk means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.

How to use this information

You can use this information to see which areas are more likely to flood first, deepest, or most often.

Planning a development

This information is not suitable for use in land-use planning. If you're planning a development, you must use the Risk of Flooding for Land-Use Planning (Rivers and Sea) for England or Development Advisory Map for Wales. This is information based on flooding without defences.



The flood risk from surface water is very low

What this means

Very low risk means that each year this area has a chance of flooding of less than 0.1%. 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.

Surface water flood risk information is not suitable for identifying whether an individual property will flood. It gives an indication of the broad areas likely to be affected but is imprecise due to national assumptions made about rainfall, surface water run-off, topography and the stormwater drainage network.

Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk.

How to use this information

You can use this information to [see the approximate areas that would flood, and which parts would be shallower or deeper.](#)

This information is suitable for identifying which parts of counties or towns are at risk, or have the most risk. It's also suitable for identifying the approximate extent of flooding and the shallower and deeper areas of flooding. It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

Additional information

Lead Local Flood Authority

Lancashire

Created 22 January 2019

Basic view

Detailed view

Location

Enter a place or postcode in England

Q





Learn more about this area's flood risk

You can [learn more about the ways we describe flood risk](#). Alternatively select a legend item or feature from the map for an explanation of that flood risk.

'Detailed view' shows more technical information.

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From the list below, select the information you're interested in. The map view will then update.



Extent of flooding ▼



Flood risk

High

Medium

Low

☐ Very low

Location you selected

► Accuracy of surface water flood risk information

View the flood risk information for the location you originally searched for

[View the flood risk information for another location](#)

[Go to the national flood information service](#)

► [Other ways of getting this information](#)

22 January 2019

This information meets the requirements of the EU Floods Directive 2007/60/EC

**GOV.UK**

Long term flood risk information

Learn more about this area's flood risk

You can [learn more about the ways we describe flood risk](#). Alternatively select a legend item or feature from the map for an explanation of that flood risk.

'Detailed view' shows more technical information.

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From the list below, select the information you're interested in. The map view will then update.



Extent of flooding





Flood risk

Maximum extent of flooding

Location you selected

► Accuracy of surface water flood risk information

[View the flood risk information for the location you originally searched for](#)

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