

# FLOOD RISK ASSESSMENT

FOR THE PROPOSED DOG EXERCISE FIELD:  
LAND WITHIN THE CURTILAGE OF SHAW HOUSE FARM,  
CLITHEROE ROAD,  
WHALLEY,  
BB7 9AD

Job No. 5563

Version: 1.1



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## 1.0 INTRODUCTION

This Flood Risk Assessment (FRA) has been prepared by Sunderland Peacock and Associates to support the proposed use of a field located to the north of the main farmhouse at Shaw House Farm, Whalley, BB7 9AD as a dedicated dog exercise field within the curtilage of the property. The purpose of this assessment is to identify and evaluate any potential flood risk issues related to the site and to demonstrate that the proposed use is appropriate in accordance with national planning policy and recognised flood risk guidance. A FRA is required where changes of use or development may be affected by flooding or may influence local flood risk.



Figure 1 - Location Plan showing the location of the dog exercise field, Shaw House Farm, Whalley, (not to scale).

## **2.0 SITE DESCRIPTION**

The site comprises an area of land immediately north of Shaw House Farm. It has historically been used as a horse paddock but is currently unused. The field is enclosed by approximately 1800 mm high fencing that incorporates privacy screening. Access to the field is available through both a pedestrian gate and a vehicle gate.

The surrounding area consists mainly of agricultural and rural land. No built structures are proposed as part of this application, and the field will remain largely unchanged in terms of physical layout and ground permeability.

Whalley lies within proximity to the River Calder, which has experienced notable flood events in previous years. National and local flood mapping should be consulted to confirm the exact flood zone classification of the site using Environment Agency Flood Map for Planning data. Initial checks indicate no active flood warnings for Whalley at the time of this assessment.

## **3.0 FLOOD RISK SUMMARY**

The potential sources of flood risk at this location include river flooding from the River Calder and surface water flooding during periods of intense rainfall. However, the field is situated within an area that is generally associated with low flood risk, as demonstrated by the Government's Flood Map for Planning, an image of which is included within this document. There is no evidence to suggest a significant risk of groundwater or sewer-related flooding at the site.

The field retains its existing natural topography and permeability, with no proposed changes to ground levels, surfacing, or drainage characteristics. As a result, there will be little to no change to current site conditions, and the proposal will not alter established drainage patterns or increase surface water runoff to surrounding land. Importantly, the development will not worsen the existing flood risk situation either on-site or elsewhere.

## Key

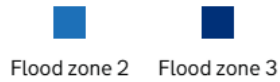


Figure 2 - Flood zone map showing the location of the proposed site.

The proposed use as a dog exercise field is a low-vulnerability, water-compatible land use that is well suited to locations of low flood risk. Given the absence of built development and the retention of natural drainage features (natural soak away of land), no specific flood mitigation measures are required beyond standard good site management. Overall, the proposal maintains the current situation and does not introduce any additional flood risk.

In terms of flood risk management, the development is considered neutral, with no worsening of the existing situation either on-site or in relation to neighbouring properties. No obstruction to flood routes or increase in impermeable surfaces beyond the current condition is proposed. As such, the scheme is in accordance with the principles set out in the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance, which seek to ensure that flood risk is not increased elsewhere as a result of development.

**Flooding from the Sea** – The site is located a significant distance inland and is elevated well above predicted extreme tide levels. Consequently, the risk of flooding from this source is considered to be negligible and therefore, the impacts of flooding from the sea are not considered further in this appraisal.

**Flooding from Land (overland flow and surface water runoff)** – Overland flooding typically occurs in natural valley bottoms as normally dry areas become covered in flowing water and in low spots where water may pond. This flooding mechanism can occur almost anywhere but is likely to be of particular concern in any topographical low spot, or where the pathway for runoff is restricted by terrain or man-made obstructions.

**Flooding from Ordinary or Man-made Watercourses** – Natural watercourses that have not been examined and man-made drainage systems such as irrigation drains, sewers or ditches could potentially cause flooding.

**Surface Water Drainage** - Surface water runoff from the dog exercise field will continue to be managed in its existing manner. No alterations or development are proposed, and there will be no increase in impermeable surfaces. As such, the current drainage arrangements are considered adequate, and there is no anticipated change to surface water runoff patterns or volumes as a result of the proposal.

## Surface Water Analysis:

(Taken from: <https://check-long-term-flood-risk.service.gov.uk/risk#>)

**Surface water** [More about your surface water flood risk](#)

**Yearly chance of flooding**

Very low **Low** Medium High

**Yearly chance of flooding between 2040 and 2060**

Very low Low **Medium** High

**What surface water is**

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▶ [Why surface water flooding is a problem](#)

## 4.0 CONCLUSION

This Flood Risk Assessment confirms that the proposed dog exercise field at Shaw House Farm is a low-vulnerability, low-impact use that does not change the existing site conditions. No works are proposed, and there will be no buildings or increase in impermeable surfaces. As a result, there will be no change to existing drainage or surface water behaviour and no increase in flood risk on or off site.

The Environment Agency Flood Map for Planning is included in this Flood Risk Assessment for reference and shows that the site is not within an area of high flood risk. As the proposal involves no physical changes to the land, it is considered acceptable in flood risk terms and will not worsen the existing situation.