

Ms Kathryn Hughes
Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2025/117140/03-L01
Your ref: 3/2025/0873
Date: 06 March 2026

Dear Ms Hughes

**CONSTRUCTION OF 6 DETACHED DWELLINGS WITH ASSOCIATED PARKING
AND LANDSCAPING AT LAND OFF SPRINGWOOD DRIVE.**

LAND AT SPRINGWOOD DRIVE, WHALLEY, BB7 9XL

Thank you for re-consulting us on the above application on 18 February 2026, following the submission of additional and amended information.

In our letter dated 28 November 2025 and referenced NO/2025/117140/01-L01, we objected to this application due to an inadequate flood risk assessment (FRA). On 3 February 2026, we maintained our objection because the topographical survey included as Appendix D of the revised FRA remained illegible.

We have now been re-consulted on the following amended documents:

- Flood Risk Assessment and Drainage Strategy prepared by Reford Consulting Engineers Limited (Ref: 24.1491, Revision: A; Date: January 2026)
- Existing Site Layout / Site Survey prepared by TriCAD Solutions Ltd (Drawing No.: TRI-4353-01/02, Revision: 0; Date: 15 January 2024)
- Proposed Topographic Site Plan prepared by Cassidy Ashton (Drawing No.: SWD-CAA-ZZ-ZZ-D-A-1005, Revision: P1; Date: 04 February 2026)

Environment Agency position

We appreciate the submission of additional information. However, the revised FRA does not satisfactorily address our earlier concerns that the development would be safe without exacerbating flood risk elsewhere.

We therefore maintain our objection set out in our response dated 28 November 2025.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- **Adequately consider how a range of flooding events (including extreme events) will inundate the site**

The FRA has not satisfactorily demonstrated that the site will not flood during the design flood (0.1% event used as a proxy for the 1% plus climate change event). The applicant must provide a sufficiently detailed/dense/concentrated/continuous survey which demonstrates adequately that there is no low spot which would cause flooding from Wiswell Brook. Consideration should especially be given to any riparian vegetation which could conceal low spots. We do not yet believe the applicant has demonstrated beyond reasonable doubt that there is no low spot in the right/western bank of Wiswell Brook, which would cause inundation to the site during a design flood.

Potential low spots, which cause flooding onsite, are corroborated by both our Whalley 2017 model and our New National Modelling – hence our position on this matter. Attention must especially be given to the stretch of bank where overtopping is shown to occur on the Whalley 2017 model, at the South-East of the site. In the latest FRA, the applicant has provided evidence which suggests inundation is possible for the 0.1 event (which is being used as a ‘proxy’ for the 1% plus climate change design flood) – for example, the 0.1% design flood level for 1d Nodes 931669 and 931620 is higher than their next respective downstream bank levels; this gives a plausible overtopping flowpath.

Furthermore, the applicant has not considered bank levels outside (i.e. south-east) of the red line boundary near 1d Node 931695 – the modelled 2d grid from our Whalley 2017 model shows a potential flowpath near this node, which could inundate the site in the 0.1% AEP event (which is being used as a ‘proxy’ for the 1% plus climate change design flood).

- **Increasing flood risk elsewhere and compensatory storage**

The FRA has not adequately demonstrated no increase in fluvial flood risk elsewhere as a result of the development (e.g. through any built development or ground level changes which may reduce flood storage / displace flood waters / affect flow routes).

The FRA has not adequately demonstrated whether flood storage compensation is required for any development/ground level raising within the future floodplain, accounting for climate change (i.e. the 0.1% AEP extent used as a ‘proxy’ for the 1% AEP plus climate change extent).

With regards to future floodplain encroachment at the south of the site (which is informed by the Whalley 2017 ‘local model’) – should the applicant be unable to demonstrate that the site will not inundate during a design flood, they must reconsider compensatory storage requirements (i.e. for ground level raising which will take place in the south of the site, in addition to any built development, which could displace flood waters and increase flood risk to properties southwards). Alternatively, the developer could follow a sequential approach to the site layout and avoid raising ground

levels/building in future floodplain (using Flood Zone 2 as a proxy in this instance).

With regards to potential future floodplain encroachment north-west of the site (which is informed by the New National Model) – the FRA states “*The route of this overland flow will not be obstructed by the proposed development, ground levels within this area of the site remaining existing*”. The applicant should provide a site plan (with appropriate topographic information) overlayed with Flood Zones (namely Flood Zone 2 which is being used as a ‘design flood proxy’ as demonstration.

Section 6.16 of the updated FRA states “a retaining wall is to be installed inside the development site parallel to the western bank of the Wiswell Brook with an upstand of minimum 300mm height to prevent the site from flooding should water levels within the Wiswell Brook breach the western bank” – the proposal is corroborated by Section B-B from drawing No.: SWD-CAA-ZZ-ZZ-D-A-1004 (Rev: P4, Date: 08/01/2025). We understand that some management of the perched riverbank may be necessary (i.e. ensuring stability/structural integrity to manage any residual flood risk) – however, management which involves ground level raising (with the construction of a retaining wall with upstand) must not increase flood risk elsewhere – demonstration to this effect must be provided (this is imperative if the site floods in the design event, as shown by EA modelling). Further sectional drawings, with appropriate engineering details (e.g. maximum height of retaining walls of upstands), should be provided to aid the demonstration.

We remind you that the Flood Zone 3 extent on/surrounding the site is currently included as draft Flood Zone 3b for Ribble Valley’s Level 1 Strategic Flood Risk Assessment (albeit using FZ3 as a proxy for FZ3b).

- **Raised Finished Floor Levels (FFLs)**

Preparing a flood risk assessment: standing advice Planning Practice Guidance states: “Finished floor levels should be a minimum of whichever is higher of 600mm above the:

- average ground level of the site
- adjacent road level to the building
- estimated river or sea flood level.

Where there is a high level of certainty about your estimated flood level, it may be appropriate to reduce this to 300mm. If there is a particularly high level of uncertainty it may need to be increased.”

We still question the “certainty” of the estimated flood levels onsite given that Wiswell Brook is perched to the east, and given that there are unknowns with regards to low spots of the perched river bank. FFL proposals should be reconsidered in light of the above.

- **Other comments**

It is unclear whether the “Proposed Topographic Site Plan” (Drawing No.: SWD-CAA-ZZ-ZZ-D-A-1005, Revision: P1, Date: 04/02/2026) is indeed showing the proposed, or existing topo because it is overlayed on the existing site plan. We presume it is a typo and is actually showing the existing survey. Provide an appropriate proposed topographic survey (e.g. using contour lines with 200mm intervals), demonstrating how levels are proposed to change. The proposed topo should continuous maximum levels for the proposed retaining wall/upstand to aid the Flood Risk Assessment (such levels

could be incorporated into the Proposed Site and Roof Plan of appendix D).

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Flood risk assessment data (also known as Product 4) – advice to applicant:

We realise that in the 'Product 4' dataset issued to the applicant (Appendix B in the FRA which was created 17 December 2025), node numbers have not been provided for the modelled 2d grid due to an error (e.g. see page 59 of the FRA PDF). Thus, the applicant will not be able to correspond a 2d node on the 'floodplain' with a 2d flood level/depth (e.g. see pages 60-65 of FRA PDF). Please use the modelled 2d "Flood risk assessment data" attached (created 04 March 2026) to inform the updated FRA.

Flood alert and emergency response - advice to LPA

As per our previous letter:

"Section 7.3 of the FRA states that access/egress/evacuation would take place "north onto Springwood Drive and then to the east." This initially seems sensible/logical given that the route is Flood Zone 1.

The Environment Agency is aware and has evidence that Springwood Drive (directly north of the site and along the access/egress/evacuation route) flooded on 31 December 2024 / 01 January 2025, following the blockage of a debris screen upstream of the Springwood Drive culvert. We understand that flood flows then travelled north-west before joining Clitheroe Road. This is not currently reflected in Recorded Flood Outline polygon, but we will be updating this as soon as possible. The debris screen has since been removed.

The above has been acknowledged in the latest FRA. However, the FRA could have considered the implications of such residual flood risks on safe/dry access and escape from site.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood alerts (and flood warnings) to occupants/users covered by our flood alert (and flood warning) network.

Planning practice guidance (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood alerts (or flood warnings) would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their

decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 of the NPPF and the guiding principles of the PPG.

Our comments do not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

Yours sincerely

Mrs Dana Binns
Sustainable Places Planning Advisor

E-mail clplanning@environment-agency.gov.uk

Flood risk assessment data



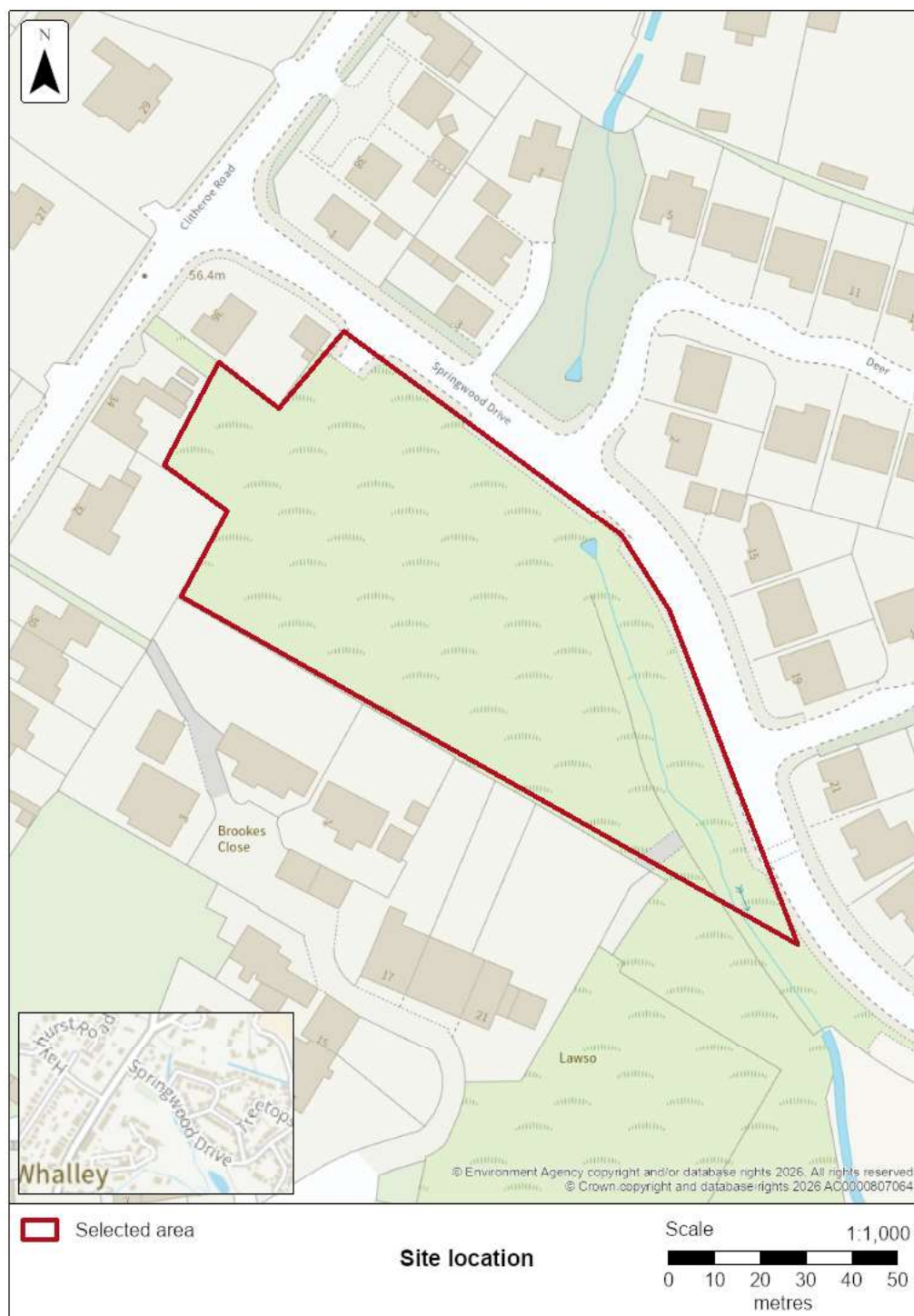
Location of site: 373564 / 436590 (shown as easting and northing coordinates)

Document created on: 4 March 2026

This information was previously known as a product 4.

Customer reference number: JX3RB31KY2AH

Map showing the location that flood risk assessment data has been requested for.





Defended modelled fluvial extent and height

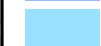
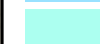
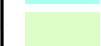
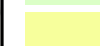
Location (easting/northing)
373564/436590

Scale Created
1:1,000 4 Mar 2026

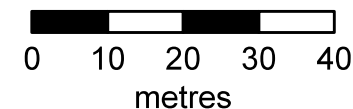
Model name
Whalley 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  52 - 52.875
-  52.875 - 53.75
-  53.75 - 54.625
-  54.625 - 55.5
-  55.5 - 56.375
-  56.375 - 57.25
-  57.25 - 58.125
-  58.125 - 59.0
-  59.0 - 59.875

This map shows the
0.1% AEP height data



Sample point data

Defended

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height
1	373615	436513	NoData	NoData	NoData	NoData	NoData	56.74
2	373639	436513	NoData	NoData	57.46	57.49	57.55	57.73
3	373591	436537	56.21	56.24	56.25	56.26	56.27	56.31
4	373615	436537	NoData	NoData	NoData	NoData	NoData	NoData
5	373639	436537	NoData	NoData	NoData	NoData	NoData	57.79
6	373543	436561	55.35	55.36	55.38	55.39	55.40	55.41
7	373567	436561	55.80	55.83	55.87	55.89	55.90	55.93
8	373591	436561	NoData	NoData	NoData	NoData	NoData	NoData
9	373615	436561	NoData	57.98	58.12	58.14	58.17	58.26
10	373495	436585	NoData	NoData	NoData	NoData	NoData	NoData
11	373519	436585	55.04	55.03	55.10	55.14	55.14	55.22
12	373543	436585	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height
13	373567	436585	NoData	NoData	NoData	NoData	NoData	NoData
14	373591	436585	NoData	NoData	NoData	NoData	NoData	NoData
15	373615	436585	NoData	NoData	NoData	NoData	NoData	NoData
16	373495	436609	NoData	NoData	NoData	NoData	NoData	NoData
17	373519	436609	NoData	NoData	NoData	NoData	NoData	NoData
18	373543	436609	NoData	NoData	NoData	NoData	NoData	NoData
19	373567	436609	NoData	NoData	NoData	NoData	NoData	NoData
20	373591	436609	NoData	NoData	NoData	NoData	NoData	NoData
21	373495	436633	NoData	NoData	NoData	NoData	NoData	NoData
22	373519	436633	NoData	NoData	NoData	NoData	NoData	NoData
23	373543	436633	NoData	NoData	NoData	NoData	NoData	NoData
24	373567	436633	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height
25	373543	436657	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			57.82	58.19	58.33	58.36	58.40	58.45

Data in this table comes from the Whalley 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth
1	373615	436513	NoData	NoData	NoData	NoData	NoData	0.05
2	373639	436513	NoData	NoData	0.05	0.08	0.14	0.32
3	373591	436537	0.02	0.05	0.07	0.07	0.09	0.13
4	373615	436537	NoData	NoData	NoData	NoData	NoData	NoData
5	373639	436537	NoData	NoData	NoData	NoData	NoData	0.05
6	373543	436561	0.01	0.02	0.04	0.04	0.05	0.06
7	373567	436561	0.04	0.06	0.10	0.12	0.13	0.16
8	373591	436561	NoData	NoData	NoData	NoData	NoData	NoData
9	373615	436561	NoData	0.02	0.12	0.14	0.17	0.26
10	373495	436585	NoData	NoData	NoData	NoData	NoData	NoData
11	373519	436585	0.00	0.00	0.04	0.08	0.08	0.16
12	373543	436585	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth
13	373567	436585	NoData	NoData	NoData	NoData	NoData	NoData
14	373591	436585	NoData	NoData	NoData	NoData	NoData	NoData
15	373615	436585	NoData	NoData	NoData	NoData	NoData	NoData
16	373495	436609	NoData	NoData	NoData	NoData	NoData	NoData
17	373519	436609	NoData	NoData	NoData	NoData	NoData	NoData
18	373543	436609	NoData	NoData	NoData	NoData	NoData	NoData
19	373567	436609	NoData	NoData	NoData	NoData	NoData	NoData
20	373591	436609	NoData	NoData	NoData	NoData	NoData	NoData
21	373495	436633	NoData	NoData	NoData	NoData	NoData	NoData
22	373519	436633	NoData	NoData	NoData	NoData	NoData	NoData
23	373543	436633	NoData	NoData	NoData	NoData	NoData	NoData
24	373567	436633	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth
25	373543	436657	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			0.12	0.16	0.18	0.22	0.23	0.32

Data in this table comes from the Whalley 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defended climate change modelled fluvial extent and height

Location (easting/northing)
373564/436590

Scale Created
1:1,000 4 Mar 2026

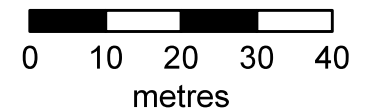
Model name
Whalley 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  52 - 52.875
-  52.875 - 53.75
-  53.75 - 54.625
-  54.625 - 55.5
-  55.5 - 56.375
-  56.375 - 57.25
-  57.25 - 58.125
-  58.125 - 59.0
-  59.0 - 59.875

This map shows the
1% AEP +15% height data



Sample point data

Defended climate change

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
1	373615	436513	NoData	NoData
2	373639	436513	57.54	0.14
3	373591	436537	56.27	0.09
4	373615	436537	NoData	NoData
5	373639	436537	NoData	NoData
6	373543	436561	55.40	0.05
7	373567	436561	55.90	0.13
8	373591	436561	NoData	NoData
9	373615	436561	58.17	0.17
10	373495	436585	NoData	NoData
11	373519	436585	55.14	0.08
12	373543	436585	NoData	NoData

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
13	373567	436585	NoData	NoData
14	373591	436585	NoData	NoData
15	373615	436585	NoData	NoData
16	373495	436609	NoData	NoData
17	373519	436609	NoData	NoData
18	373543	436609	NoData	NoData
19	373567	436609	NoData	NoData
20	373591	436609	NoData	NoData
21	373495	436633	NoData	NoData
22	373519	436633	NoData	NoData
23	373543	436633	NoData	NoData
24	373567	436633	NoData	NoData

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
25	373543	436657	NoData	NoData
Max value in selected area:			58.40	0.22

Data in this table comes from the Whalley 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

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Defences removed modelled fluvial extent and height

Location (easting/northing)
373564/436590

Scale Created
1:1,000 4 Mar 2026

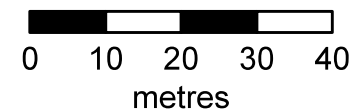
Model name
Whalley 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  52 - 52.875
-  52.875 - 53.75
-  53.75 - 54.625
-  54.625 - 55.5
-  55.5 - 56.375
-  56.375 - 57.25
-  57.25 - 58.125
-  58.125 - 59.0
-  59.0 - 59.875

This map shows the
0.1% AEP height data



Sample point data

Defences removed

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height
1	373615	436513	NoData	NoData	NoData	NoData	NoData	56.74
2	373639	436513	NoData	NoData	57.46	57.49	57.55	57.73
3	373591	436537	56.21	56.24	56.25	56.26	56.27	56.31
4	373615	436537	NoData	NoData	NoData	NoData	NoData	NoData
5	373639	436537	NoData	NoData	NoData	NoData	NoData	57.79
6	373543	436561	55.35	55.36	55.38	55.39	55.40	55.41
7	373567	436561	55.80	55.83	55.87	55.89	55.90	55.92
8	373591	436561	NoData	NoData	NoData	NoData	NoData	NoData
9	373615	436561	NoData	57.98	58.12	58.14	58.17	58.26
10	373495	436585	NoData	NoData	NoData	NoData	NoData	NoData
11	373519	436585	55.05	55.05	55.10	55.14	55.14	55.21
12	373543	436585	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height
13	373567	436585	NoData	NoData	NoData	NoData	NoData	NoData
14	373591	436585	NoData	NoData	NoData	NoData	NoData	NoData
15	373615	436585	NoData	NoData	NoData	NoData	NoData	NoData
16	373495	436609	NoData	NoData	NoData	NoData	NoData	NoData
17	373519	436609	NoData	NoData	NoData	NoData	NoData	NoData
18	373543	436609	NoData	NoData	NoData	NoData	NoData	NoData
19	373567	436609	NoData	NoData	NoData	NoData	NoData	NoData
20	373591	436609	NoData	NoData	NoData	NoData	NoData	NoData
21	373495	436633	NoData	NoData	NoData	NoData	NoData	NoData
22	373519	436633	NoData	NoData	NoData	NoData	NoData	NoData
23	373543	436633	NoData	NoData	NoData	NoData	NoData	NoData
24	373567	436633	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height
25	373543	436657	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			57.82	58.19	58.33	58.36	58.40	58.45

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'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth
1	373615	436513	NoData	NoData	NoData	NoData	NoData	0.05
2	373639	436513	NoData	NoData	0.05	0.08	0.14	0.32
3	373591	436537	0.02	0.05	0.07	0.07	0.09	0.13
4	373615	436537	NoData	NoData	NoData	NoData	NoData	NoData
5	373639	436537	NoData	NoData	NoData	NoData	NoData	0.05
6	373543	436561	0.01	0.02	0.04	0.04	0.05	0.06
7	373567	436561	0.04	0.06	0.10	0.12	0.13	0.16
8	373591	436561	NoData	NoData	NoData	NoData	NoData	NoData
9	373615	436561	NoData	0.02	0.12	0.14	0.17	0.26
10	373495	436585	NoData	NoData	NoData	NoData	NoData	NoData
11	373519	436585	0.01	0.01	0.04	0.08	0.08	0.15
12	373543	436585	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth
13	373567	436585	NoData	NoData	NoData	NoData	NoData	NoData
14	373591	436585	NoData	NoData	NoData	NoData	NoData	NoData
15	373615	436585	NoData	NoData	NoData	NoData	NoData	NoData
16	373495	436609	NoData	NoData	NoData	NoData	NoData	NoData
17	373519	436609	NoData	NoData	NoData	NoData	NoData	NoData
18	373543	436609	NoData	NoData	NoData	NoData	NoData	NoData
19	373567	436609	NoData	NoData	NoData	NoData	NoData	NoData
20	373591	436609	NoData	NoData	NoData	NoData	NoData	NoData
21	373495	436633	NoData	NoData	NoData	NoData	NoData	NoData
22	373519	436633	NoData	NoData	NoData	NoData	NoData	NoData
23	373543	436633	NoData	NoData	NoData	NoData	NoData	NoData
24	373567	436633	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth
25	373543	436657	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			0.13	0.16	0.18	0.22	0.23	0.32

Data in this table comes from the Whalley 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defences removed climate change modelled fluvial extent and height

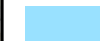
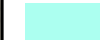
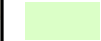
Location (easting/northing)
373564/436590

Scale Created
1:1,000 4 Mar 2026

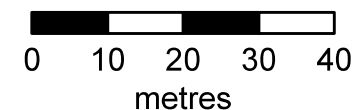
Model name
Whalley 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  52 - 52.875
-  52.875 - 53.75
-  53.75 - 54.625
-  54.625 - 55.5
-  55.5 - 56.375
-  56.375 - 57.25
-  57.25 - 58.125
-  58.125 - 59.0
-  59.0 - 59.875

This map shows the
1% AEP +15% height data



Sample point data

Defences removed climate change

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
1	373615	436513	NoData	NoData
2	373639	436513	57.54	0.14
3	373591	436537	56.27	0.09
4	373615	436537	NoData	NoData
5	373639	436537	NoData	NoData
6	373543	436561	55.40	0.05
7	373567	436561	55.90	0.13
8	373591	436561	NoData	NoData
9	373615	436561	58.17	0.17
10	373495	436585	NoData	NoData
11	373519	436585	55.14	0.08
12	373543	436585	NoData	NoData

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
13	373567	436585	NoData	NoData
14	373591	436585	NoData	NoData
15	373615	436585	NoData	NoData
16	373495	436609	NoData	NoData
17	373519	436609	NoData	NoData
18	373543	436609	NoData	NoData
19	373567	436609	NoData	NoData
20	373591	436609	NoData	NoData
21	373495	436633	NoData	NoData
22	373519	436633	NoData	NoData
23	373543	436633	NoData	NoData
24	373567	436633	NoData	NoData

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
25	373543	436657	NoData	NoData
Max value in selected area:			58.40	0.22

Data in this table comes from the Whalley 2017 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.