



Mr C Marsden

Coulthurst Farm, Bashall Eaves

Flood Risk Assessment

D4801-R-01

Jan 2026

PSA Design Ltd
Consulting Engineers
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Tel. 01772 786066
Fax. 01772 786265

www.psadesign.co.uk
mail@psadesign.co.uk

Document Control Sheet

Coulthurst Farm, Bashall Eaves

Flood Risk Assessment

Job	Date	Issue	Copy
D4801	12 Jan 2026	Original	

Originator.....G Sanderson.....

Checker.....D Wallbank.....

Approver..... G Sanderson

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1. Introduction

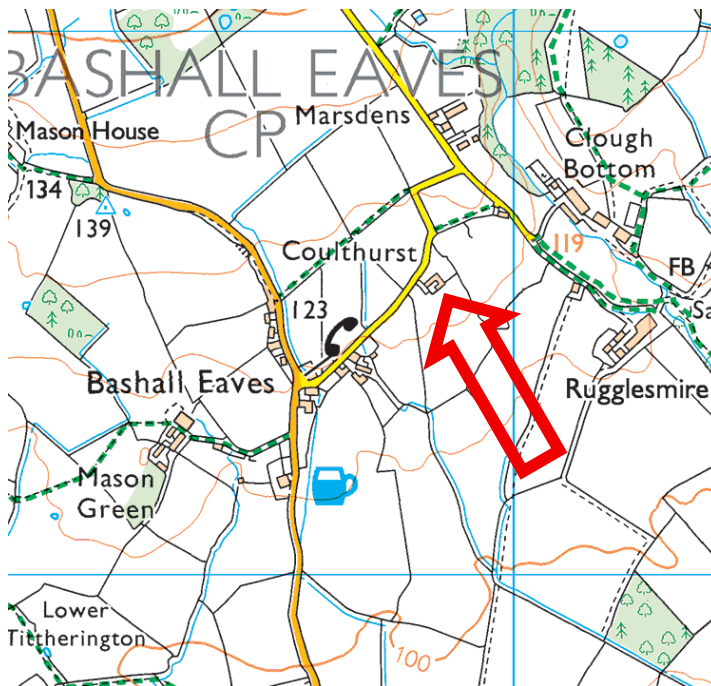
PSA Design have been commissioned by Mr C Marsden to undertake a Flood Risk Assessment (FRA) in support of a householder application for proposed alterations to their existing property off Talbot Bridge Road in Bashall Eaves.

Location

The site is located at:

Coulthurst Farm,
Old Vicarage Lane,
Bashall Eaves,
Clitheroe, BB7 3DB

The general location of the site is shown below. It can also be seen on the Architects plans, included as **Appendix A**.



Existing Site & Usage

Coulthurst Farm is situated to the southeast of Old Vicarage Road and stands within a large plot. The north-west elevation faces the road and there is a large area of hard surfacing for parking cars. Surrounding this is a low stone retaining wall, behind which is a garden which

extends up to the road. Opposite the west gable is an area of hard surface where bins are stored. On the south-eastern side of the dwelling the curtilage comprises a garden with a lawn and flowers, an area of hard surfacing and a detached outbuilding. To the northeast is a small field which belongs to the applicant

The house is a traditional stone building. At the north-eastern end is a large attached single storey garage. The garage has a pair of doors on the northwest elevation. The internal floor of the garage is higher than the main house by some 300 – 400mm.

2. Development Proposals

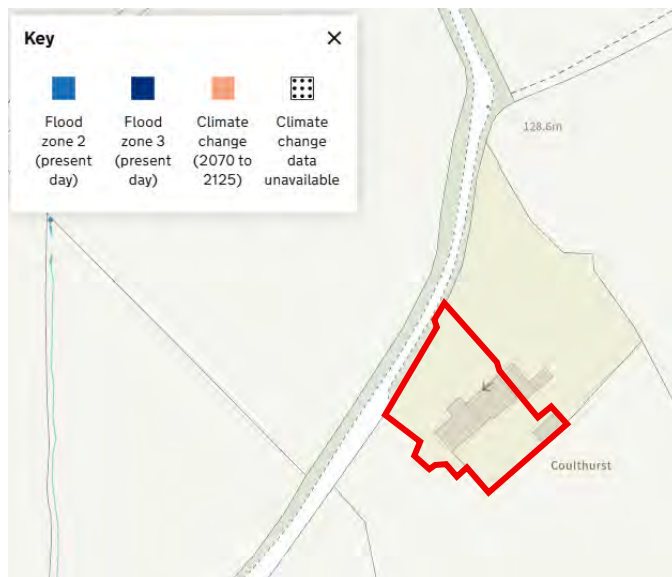
The proposal is to convert the existing garage (which was formerly a shippon) into a kitchen/dining room with a boot room and utility. This will include the removal of the garage doors and the building up of the opening with stone, the provision of two windows in the north west elevation. The window surround in the gable is retained with the opening blocked in stone to match the existing. A single large opening is proposed in the southeast elevation with the render replaced with new sand and cement render. Two roof lights are proposed in the southeast facing roof slope.

A detached garage is proposed within the garden and parking area on the north west side of the house. The garage has a footprint of circa 50sqm. It has sufficient space to park two cars and store cycles.

The Architects' proposed plans are included in **Appendix A**.

3. Flood Risk

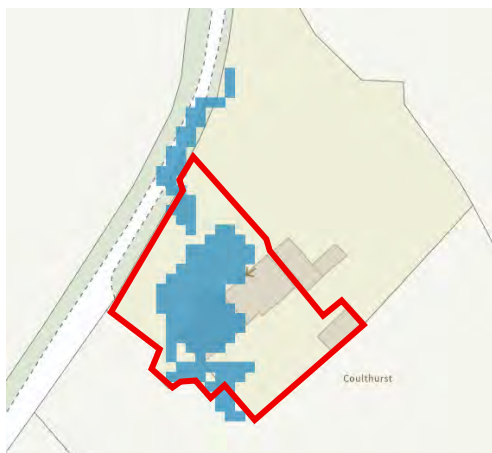
The site lies within Flood Zone 1 and thus outwith an area at risk of flooding from fluvial and coastal sources. An extract of the flood map is shown below with the property bound in red.



Surface Water (SW) Flood Risk

Reference to online surface water flood risk mapping shows the site is at risk of surface water flooding.

Extracts of the 1 in 100yr SW flood risk maps are reproduced below.

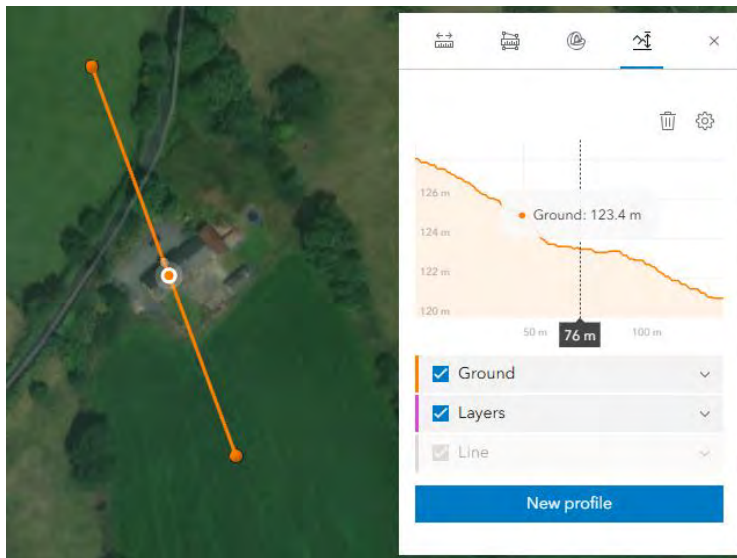


SW Flood Risk 1 in 100yr

The online surface water flood risk map indicates the chance of flooding at the site is "low".

The maps above are produced using national-scale modelling and are based on a Digital Terrain Model (DTM). In order to make a more rational assessment of site-specific surface

water flood risk, it is useful to see the local topography in context. The extract below shows the local topography across the site.



It can be seen from the section above, the site is located on the land falling north to south. Levels drop from circa 128mAOD to 121mAOD over 140m, with the existing property being at 123.4mAOD. Given a steady 1 in 15 fall from north to south, it is therefore safe to assume that any overland surface water flood flows would be very shallow in nature with no natural areas to facilitate ponding. This supports why the site is at low risk of surface water flood risk.

This is also supported when reference is made to the local topographical survey (**Appendix A**). Levels are again shown to fall from the northeast to southwest indicating little opportunity for surface water to pond prior to continuing overland to the south.

Notwithstanding the above, the proposed works also falls within the remit of “Minor Development”. Flood risk guidance defines minor development as:

- householder development: for example, sheds, garages, games rooms etc. **within the curtilage of the existing dwelling**, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling (e.g. subdivision of houses into flats) or any other development with a purpose not incidental to the enjoyment of the dwelling.

As set out in the section 3 above, proposed works involve refurbishment of an existing garage. The existing garage floor level is raised 450mm above the remaining existing property levels and it will accommodate a kitchen / dining area, together with associated utility and boot room.

The existing garage directly adjoins the existing dwelling and currently has large open doorways down to ground level. The proposals involve building up these doors to provide traditional raised windows along the north face façade. Thus improving flood risk for the whole dwelling by removing a potential direct flood flow pathway

In any event, the existing garage refurbishment, and the new detached garage are both generally located outwith the area shown to be at risk of surface water flooding and located to the easy, on land topographically higher than the remaining existing dwelling.

It can also be seen from the existing and proposed floor plans that it is proposed to reduce the existing number of bedrooms from 4 to 3, thus effectively reducing the likely number of people inhabiting the dwelling.

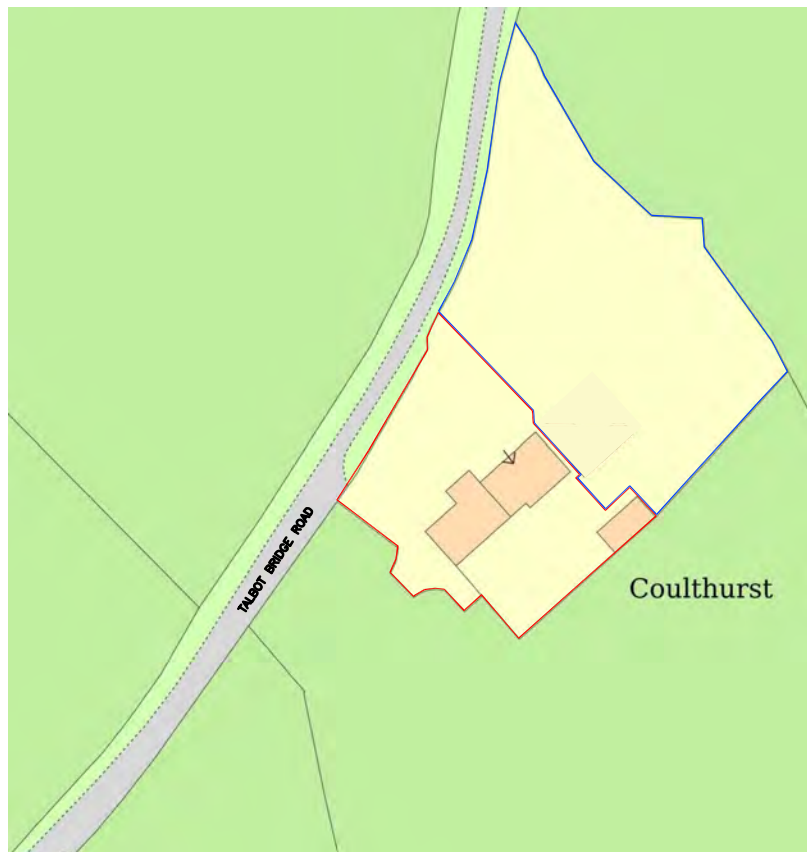
4. Conclusion

The site is located in Flood Zone 1 and thus, in flood risk terms, is at no risk from coastal / fluvial flooding.

Surface water flood risk has been analysed and assessed on a site-specific basis. The site is shown to be at “low” risk of SW flooding.

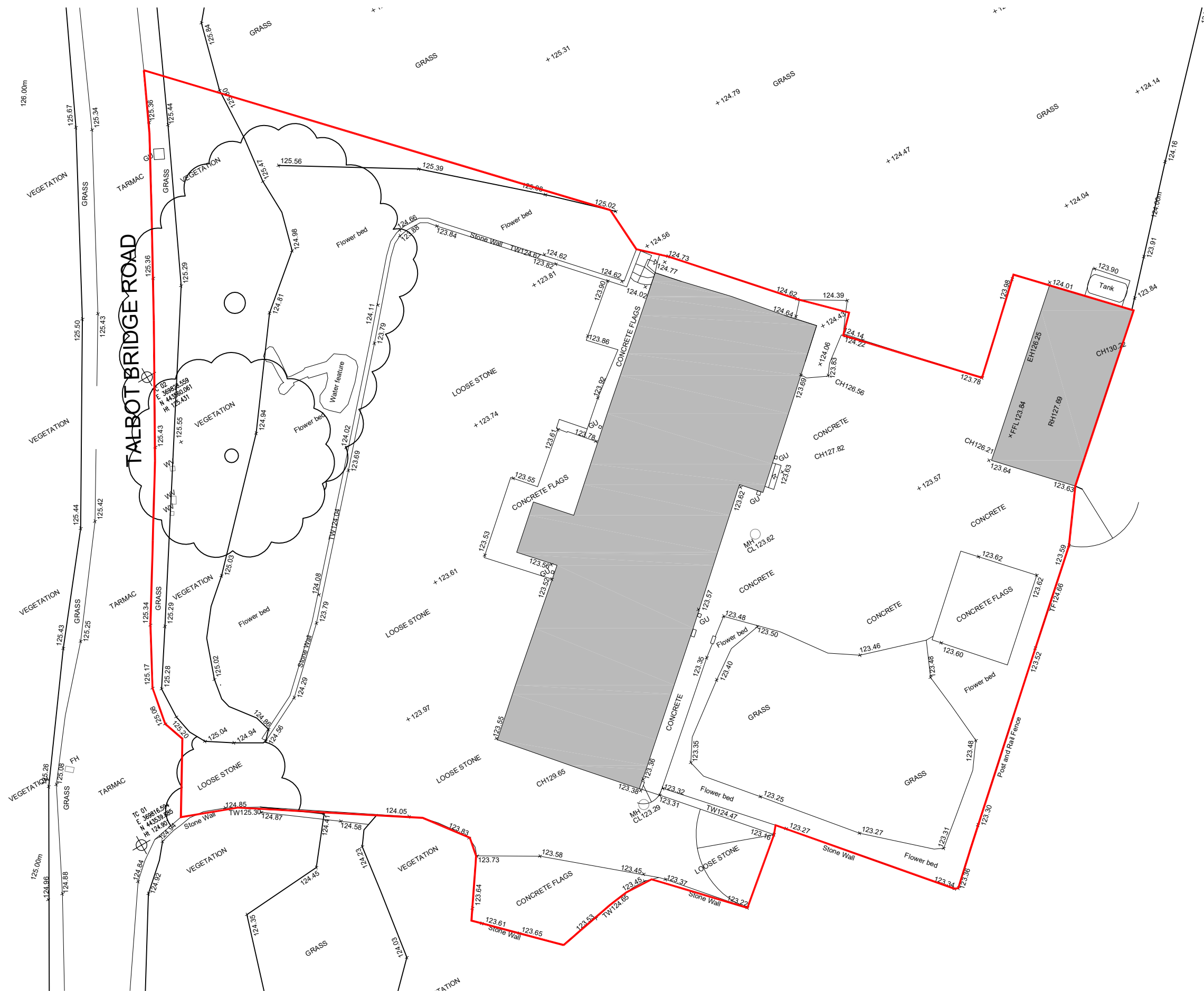
The results of this assessment indicate there is no reason planning permission can not be granted as the proposals comply with relevant NPPF flood risk policies and if anything will reduce flood risk on site.

Appendix A
Architects Plans

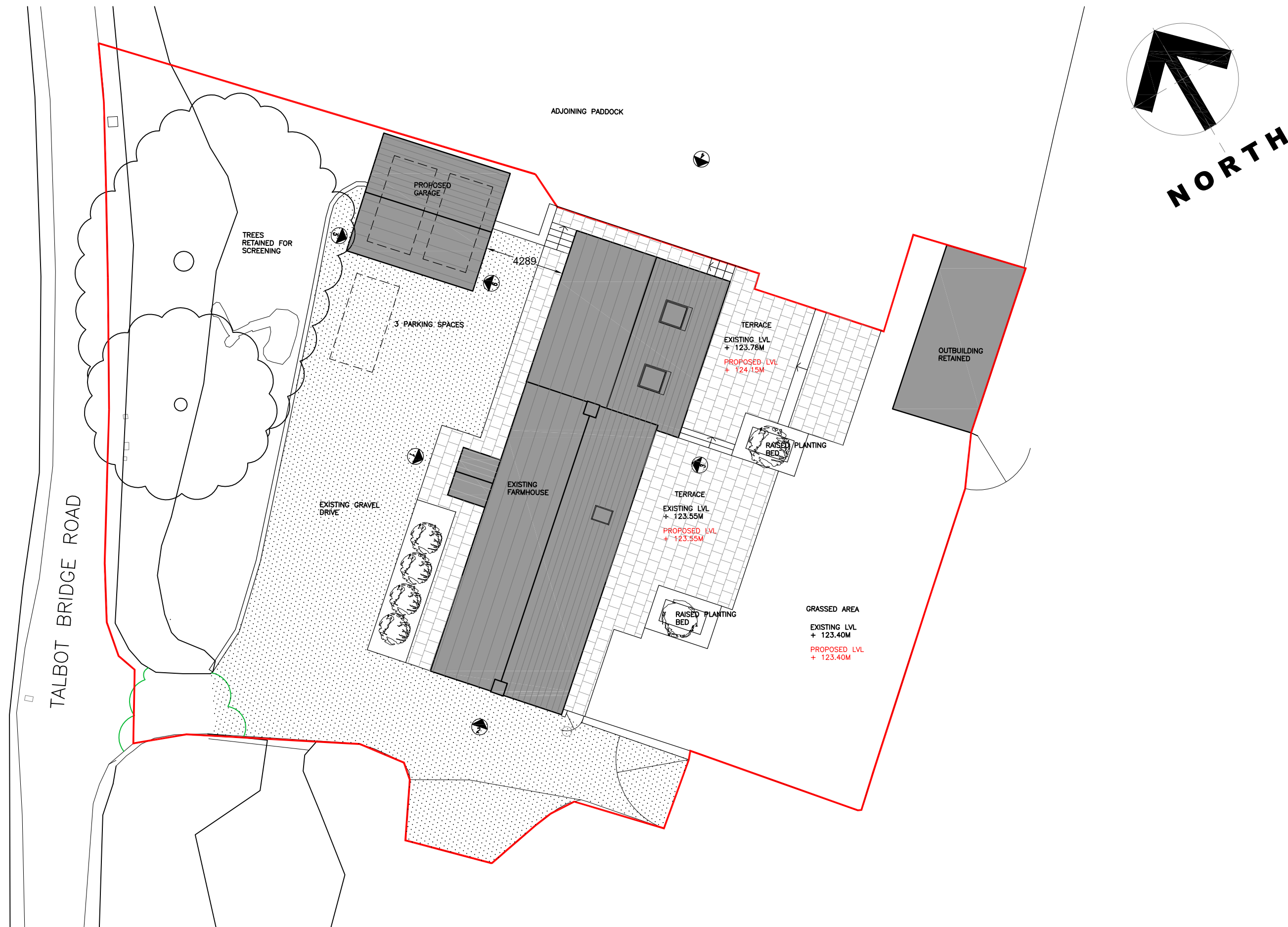


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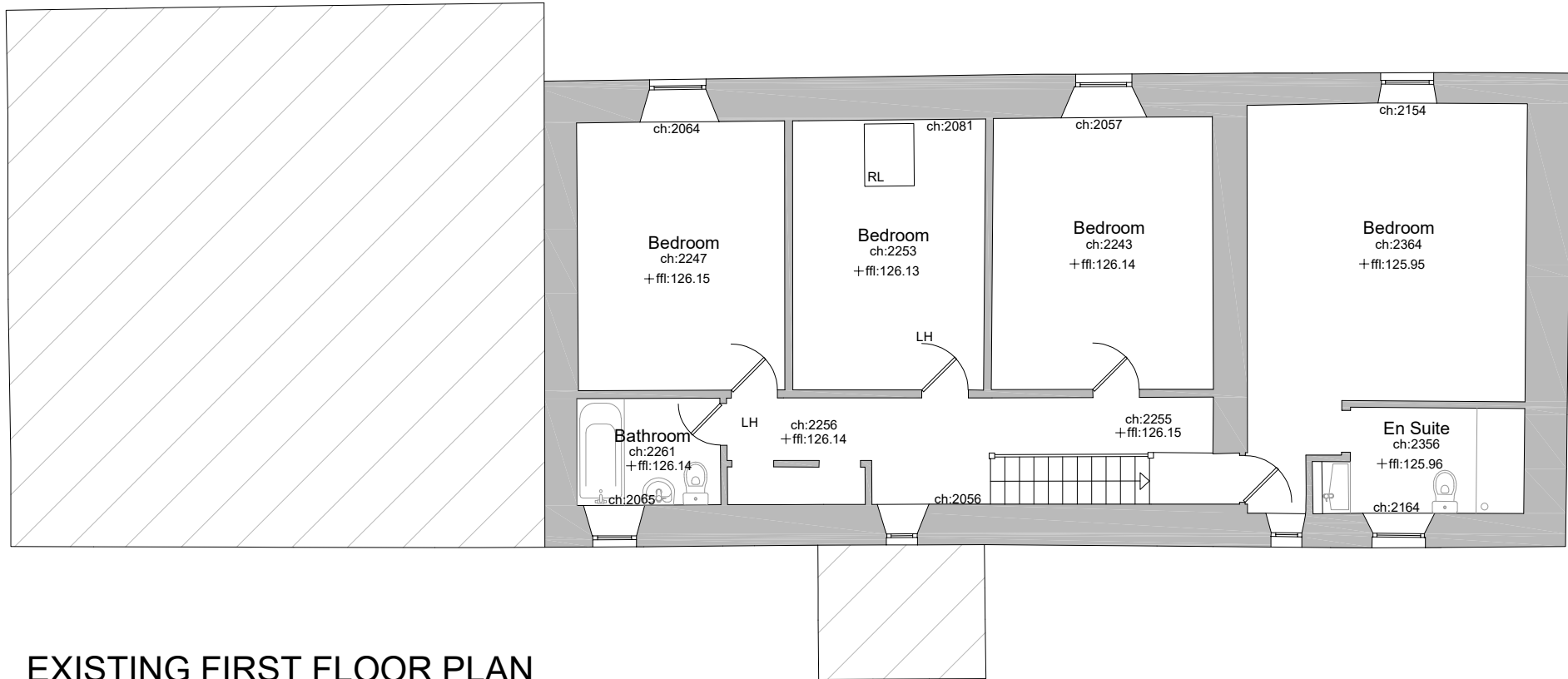


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Drawing Number PL02	Revision A	First Issue -

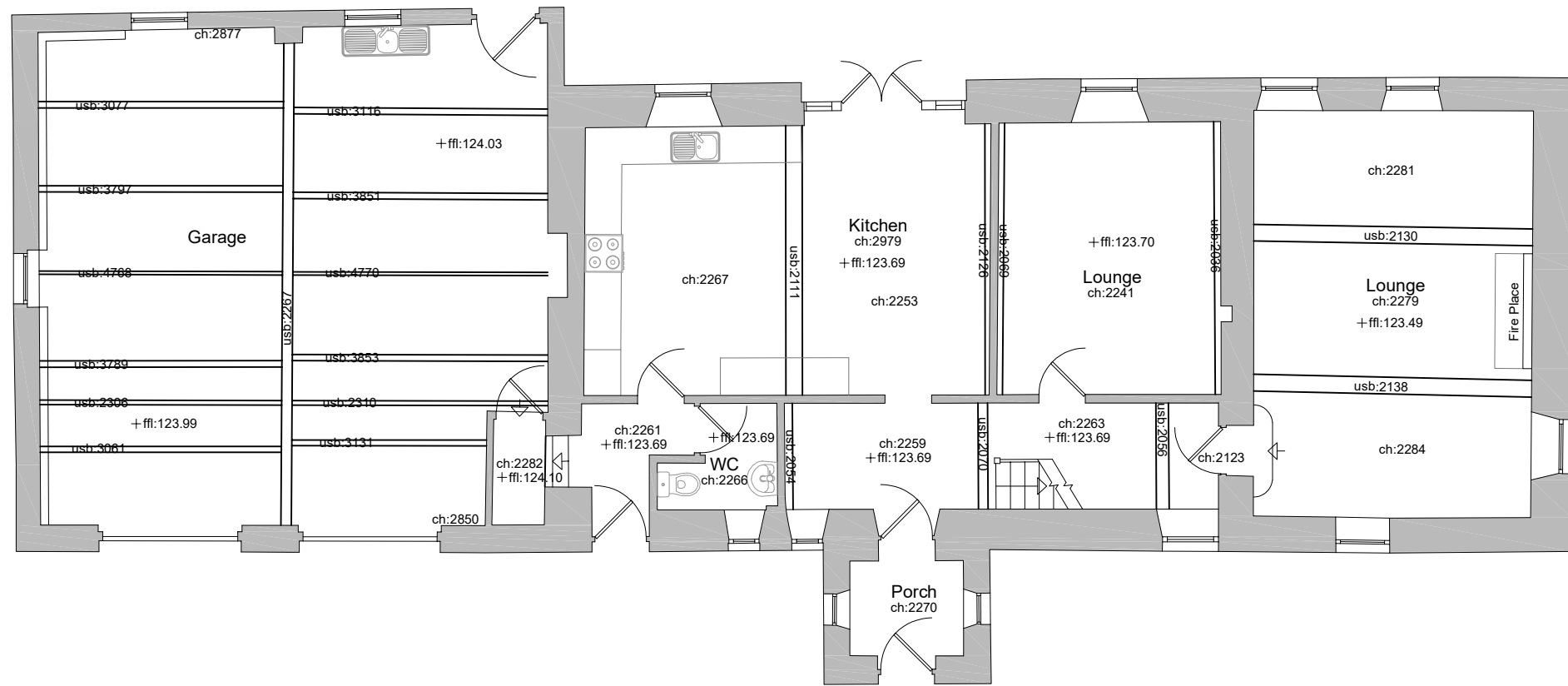


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	Project COULTHURST FARM TALBOT BRIDGE RD, BASJALL EAVES		Drawing Title PROPOSED SITE PLAN	Drawing Status PLANNING	Drawing Number PL06	Revision B	First Issue -



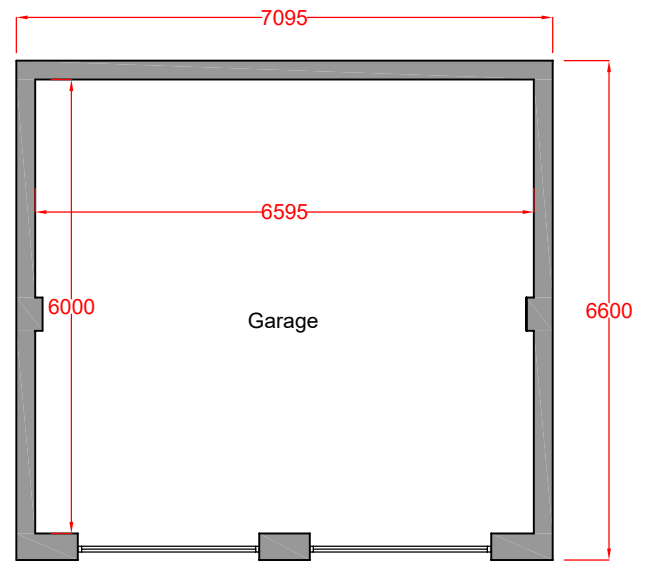
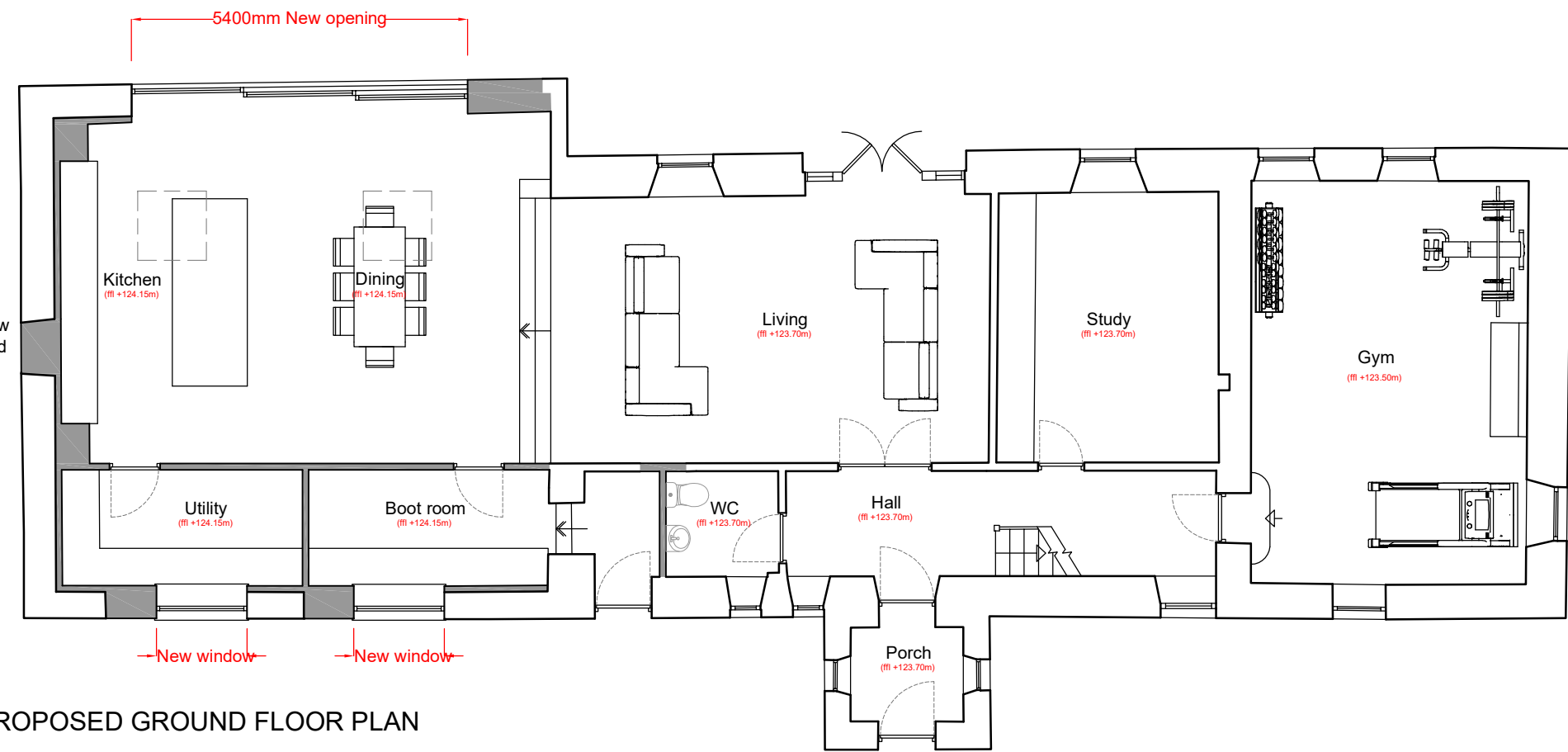
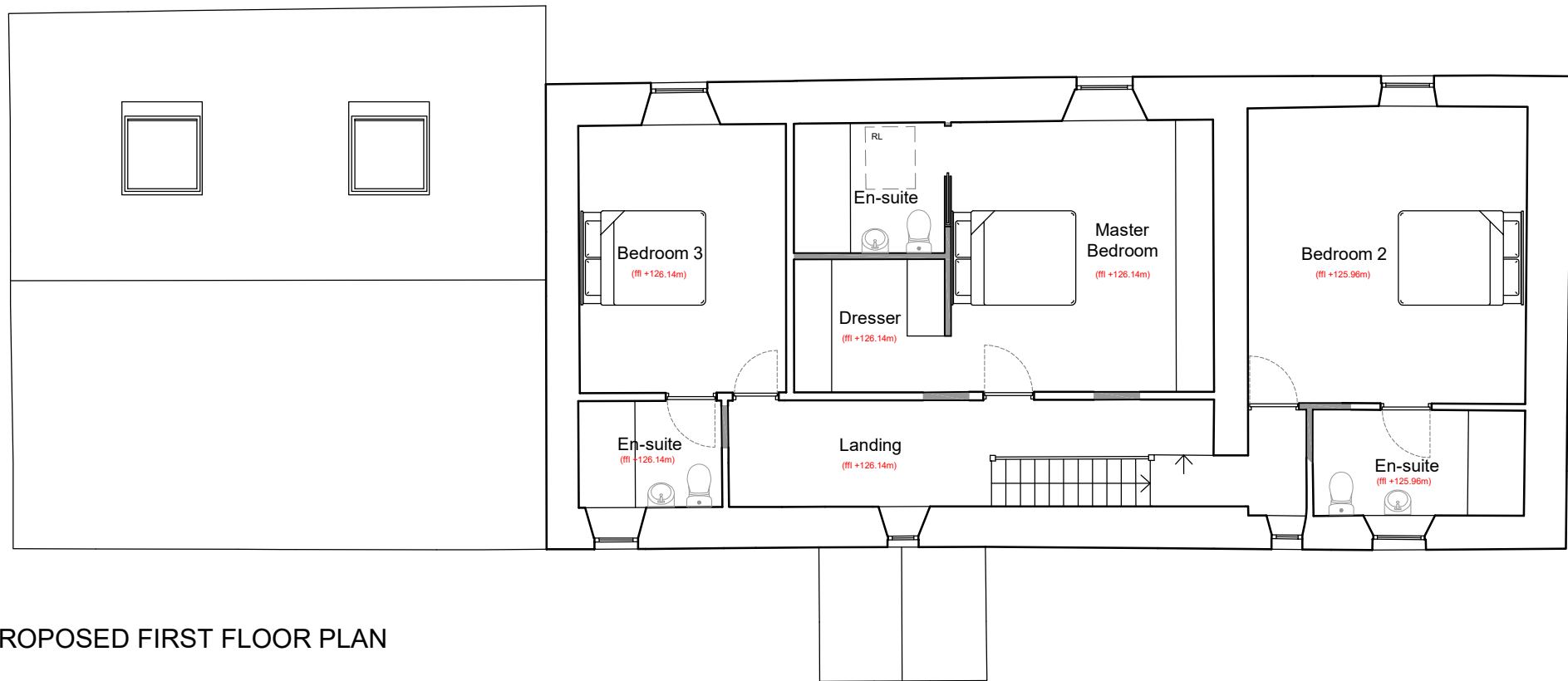
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

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