

Flood Risk Assessment

Your reference
33 BB7 2RZ

Location (easting/northing)
373740/442099

Created
24 January 2026

The site location is in flood zone 1 as identified with the environment flood map with the above grid reference as an area with a low probability of flooding.

Site Address – 33 Shipton Road, Clitheroe, Lancashire, BB7 2RZ

This flood risk assessment is to support the planning application for the part conversion of the detached garage at the above address. There is a small risk within the property boundary this does not affect the proposal area.

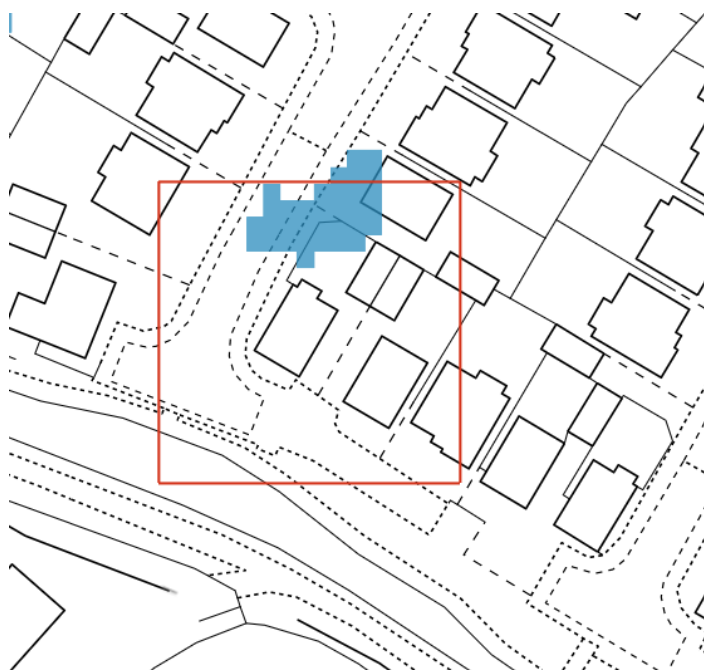
Flood Risk to site – The annual risk of surface water flooding within the property boundary is 1 – 30 (3.3%). The risk of surface water flooding to the proposed area is 1 – 1000 (0.1 %) There is no change long term to the chance / percentage.

There is no flood risk from rivers or sea.

The property is outside of the ground water flood alert area.

The floor to the development would be approximately 200mm above outside ground level. The front of the garage has acorn drainage installed.

Flooding within the property boundary 1 -30



Flooding to the proposed area 1 – 1000




Flood map for planning

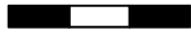
Your reference
33 shipton

Location (easting/northing)
373740/442099

Scale
1:2,500

Created
24 Jan 2026 16:11

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m