



Flood Risk Assessment for 69 King Street, Whalley, Clitheroe, BB7 9SW.



Jo Hales, BSc Hons

February 2026

Report QA Number 26/01a

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Flood Risk Assessment (FRA) template

Please enter text in the boxes provided.

1 Site description

1.1 Site address

69 King Street, Whalley, Clitheroe, Lancashire, BB7 9SW. Grid Ref: SD 73321 36237

1.2 Vulnerability classification

Ground Floor is commercial and therefore less vulnerable. First Floor is residential and therefore more vulnerable.

1.3 Flood zone incompatibility

Majority of ground floor is Flood Zone 1, with area adjacent to the road in Flood Zone 2/3. The vulnerability classification is appropriate for Flood Zone 3a.

1.4 Lifetime of development

As per guidance 75- 100 years. It should be noted that this is an existing building that has previously been a shop (commercial) on the ground floor and residential with six bedrooms on the first floor. The proposed development is a change of use to a bakery/ deli/ coffee shop on the ground floor (commercial) with residential with six bedrooms on the first floor.

1.5 Local Plan policies and SFRA recommendations

"POLICY DMR2: SHOPPING IN LONGRIDGE AND WHALLEY

10.29 PROPOSALS FOR NEW SMALL SCALE SHOPPING DEVELOPMENTS INCLUDING EXISTING FACILITIES WILL BE APPROVED ON SITES WHICH ARE PHYSICALLY CLOSELY RELATED TO EXISTING SHOPPING FACILITIES"

2 Assess flood risk

2.1 Existing site

See Appendix 3: Plan 1 and Plan 2. As well as the safe egress plan in Appendix 1.

2.2 Fluvial flood risk

2.2.1 Design flood event

The nature of the flooding of the site would be from rising flood waters on King Street flowing across the adjacent pavement and into the building. The proposed planters to demarcate the outdoor seating area on the adjacent pavement will be raised to prevent inhibiting the flow of any flood waters.

The 1% AEP plus 36% climate change allowance is 46.9772mAOD depth with a flow rate of 0.0272m³/s (see Appendix 1).

There are flood defences for the River Calder located downstream of the site as noted in Appendix 2.

The site is not on functional flood plain. Based on Appendix 2 the site has not flooded during the recorded flooding events. There are no known culverts within or adjacent to the site. There will be no loss of flood plain storage from the development or will it cause an increase elsewhere.

2.2.2 Residual fluvial risk

No increase in risk. The 0.1% AEP plus 36% climate change allowance is 47.018mAOD with a flow rate of 0.068m³/s (see Appendix 1).

2.3 Tidal flood risk

2.3.1 Design flood event

The site is not in Flood Zone 3b. Based on Appendix 2 the site has not been flooded during the recorded flooding events. The site is not in proximity to a source of tidal flooding. The 0.5% AEP plus 36% climate change allowance is 46.9908mAOD (see Appendix 1).

2.3.2 Residual tidal risk

The 0.1% AEP plus 36% climate change allowance is 47.018mAOD (see Appendix 1).

2.4 Surface water flood risk

2.4.1 Design flood event

The nature of the flooding of the site would be from rising flood waters on King Street flowing across the adjacent pavement and into the building. The proposed planters to demarcate the outdoor seating area on the adjacent pavement will be raised to prevent inhibiting the flow of any flood waters.

The 4% AEP level is 46.91m AOD and 0.00m³/s flow rate. The 1% AEP level is 46.97mAOD and 0.02m³/s flow rate.

The online EA data classified the site as having a very low yearly chance of flooding and the yearly chance of flooding between 2036- 2069 as very low.

The Flood Incident Register is not available on the Ribble Valley BC website as the linked page has only the heading Flooding and no other information or links. In lieu of this the Lancashire CC Ribble Valley District Flood Report (2017) was reviewed. It notes some flooding incidents in Whalley but cross referencing these dates with the EA product 4 data confirms that the site was not affected during these events.

There will be no loss of surface water storage as result of the development, no deflection or constriction of flows and no increase in risk to elsewhere. The development will not increase the roof area or increase the paved surface areas.

2.4.2 Residual risk

There will be no increased risk elsewhere due to this change of use. The 0.1% AEP level plus 36% climate change allowance is 47.018mAOD.

2.5 Sewer flood risk

There is no specific information relating to sewer flooding in the SFRA such as the DG5 register.

The Whalley DWMP (United Utilities, 2023) notes that the short-term plan for Whalley is to try and reduce service demand and the long-term plan is to create additional capacity.

The proposed development is a change of use with no increase in the number of residential bedrooms.

2.6 Groundwater flood risk

The online EA data confirms that this location is outside of a groundwater flood alert area. There is no additional sub- surface structures proposed as part of this application.

2.7 Reservoir flood risk

The EA online data indicates that the site is located within an area at risk of flooding from this source, based on the modelled maximum extent of flooding. The EA notes that these reservoirs are Dean Clough Lower and Dean Clough Upper.

However, it should be noted that the risk categorised by the EA maps is based on the risk of breaching or failure of reservoir outfalls. The SFRA states that reservoir flooding "is a theoretical risk which is very small. Under DEFRA guidelines, United Utilities, which own and manage some reservoir facilities in the area, are subject to strict controls on the publication of information relating to such matters and do not consider that potential reservoir related flooding issues would be used as ground to refuse planning permission".

The proposed change of use of this application will not increase the burden to the reservoir owner.

2.8 Canals and other artificial sources of flood risk

The Leeds and Liverpool canal is located 7km to the South of the site. Generally, as controlled water bodies, canals do not pose a direct flood risk.

2.9 Coastal erosion risk implications on tidal flood risk

DEFRA online information confirmed there are no units within 2km of the site postcode for coastal erosion or Shoreline Management Plans.

2.10 Interactions of various sources

The main source is fluvial.

2.11 Design flood level according to all the sources identified

1% AEP level plus 36% climate change allowance is 46.9772mAOD.

2.12 Exception Test

Paragraph 176 of the NPPF applies as this is a change of use to an existing building.

2.13 Summary of flood risks

See Appendix 1 for the required table of information.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

Paragraph 176 of the NPPF applies as this is a change of use to an existing building.

3.2 Sequential Approach

Paragraph 176 of the NPPF applies as this is a change of use to an existing building. The ground floor will be commercial, and the first floor will be residential as appropriate. There is a safe egress route to the Flood Zone 1 area on George Street as indicated in the safe egress route plan in Appendix 1.

4 Control flood risk

4.1 Proposed site levels

See the supplementary data and calculations in Appendix 1.

4.2 Flood flow route

The flood flow route would be that the ground floor is flooded. The ground floor is commercial. The kitchen area of the ground floor is towards the rear of the building/ furthest away from King Street.

The residential area is on the first floor with a FFL of 51.5m AOD which is well above any of the flooding scenarios levels including those with climate change allowances (see Appendix 1 for details)

4.3 Existing or proposed flood risk management infrastructure

The proposed application is a change of use so no increase to the flood risk infrastructure and therefore no financial or other contribution required.

5 Mitigate flood risk

5.1 Risk to people

Safe egress routes for ground floor and first floor via Flood Zone 1 on George Street.

5.2 Risk to property/building

Change of use so building already constructed. A removable flood barrier that can be fitted to the main entrance on King Street during flood warnings is recommended.

5.3 Risk to essential services

The proposed development is a change of use and will use the existing electricity supply and sewer connections.

Proposed development will not provide essential services for others.

5.4 Floodplain storage and conveyance compensation

Change of use to existing building. No loss of flood storage or increase in roof or hardstanding area run off.

5.5 Surface water management

Change of use to existing building. No loss of flood storage or increase in roof or hardstanding area run off.

6. Manage flood risk

6.1 Safe access and escape

See plan in Appendix 1.

6.2 Evacuation plan

Not required.

6.3 Residual flood risk

The 0.1% AEP level plus 36% climate change allowance is 47.018mAOD. The FFL of the residential first floor is 51.5mAOD. There is a safe egress route to Flood Zone 1 on George Street.

There is no additional burden on emergency planning provision as the ground floor will remain commercial and there is no increase to the number of bedrooms on the residential first floor.

6.4 Betterment provision

Not required.

7. Summary of measures

Control measures:

Ground floor is commercial with a 0.5228mAOD freeboard above the 1% AEP plus 36% climate change allowance level.

First floor is residential with a 4.5228mAOD freeboard above the 1% AEP plus 36% climate change allowance level.

Kitchen and toilets on ground floor located towards the rear of the building furthest away from the flood route from King Street.

Mitigation measures:

Safe egress route to Flood Zone 1 on George Street as indicated in plan in Appendix 1.

Recommend a temporary flood barrier for the main door on King Street so that this can be fitted during flood warnings and removed when not required.

Raised planters being used to demarcate the outdoor seating area on the pavement on King Street are raised so they won't impede flood water flow route.

Appendix 1

Supplementary Data and Calculations

The EA have provided flood data for the site and surrounding area which is included in Appendix 2. The EA have provided modelled data for a number of different scenarios as included in the table below and in Appendix 2. The below data is from node 11 which was a point located on the pavement adjacent to King Street and was chosen as it was the most suitable and most complete data set provided. These are listed below in order to make the comparison of the data easier:

Scenario	Annual Exceedance Probability (%)	Flow from Modelled Data (or calculated) (m ³ /s)	Level from Modelled Data (or calculated) (mAOD)
Defended	4	0.00	46.91
Defended	1	0.02	46.97
Defended	0.5	0.03	46.98
Defended	0.1	0.05	47.00
Defended with 15% Climate change	1	0.03	46.98
Defended with 36% Climate change	1	0.0272	46.9772
Defended with 36% Climate change	0.5	0.0408	46.9908
Defended with 36% Climate change	0.1	0.068	47.018

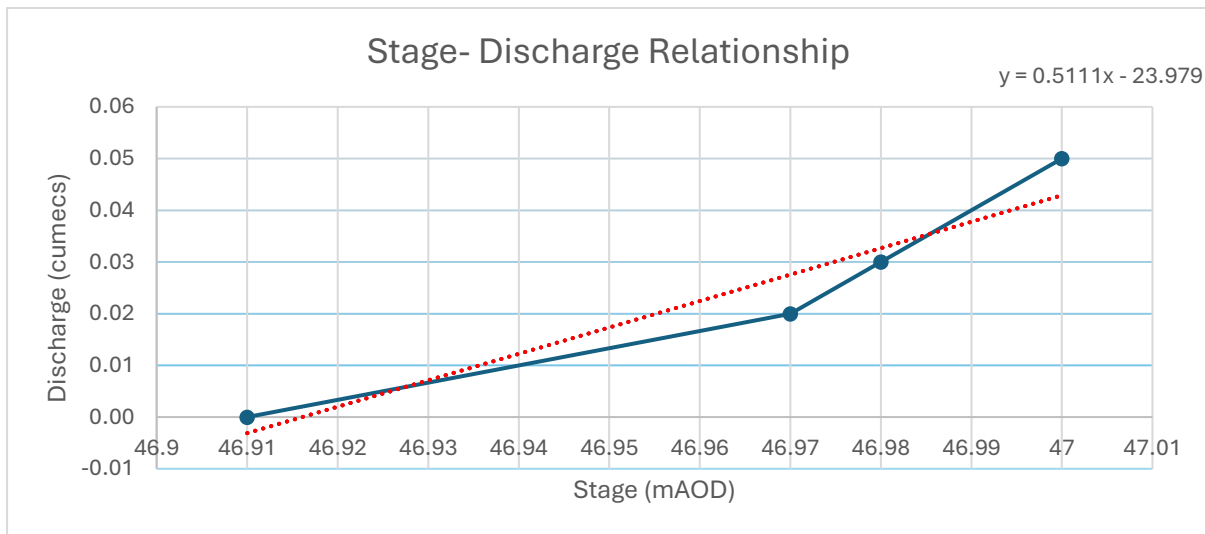
The following scenarios have been taken from the EA's model data:

- Defended 4% AEP
- Defended 1% AEP
- Defended 0.5% AEP
- Defended 0.1% AEP
- Defended 1% AEP with 15% Climate change

The following scenarios have been calculated using extrapolation from the following Stage Discharge Relationship:

- Defended 1% AEP with 36% climate change
- Defended 0.5% AEP with 36% climate change

- Defended 0.1% AEP with 36% climate change



The Peak River Flow Map tool was used to confirm the appropriate climate change allowances. The tool confirmed that the site was within the Ribble Management Catchment Peak River Flow Allowances:

	Central	Higher	Upper
2020's	16%	19%	27%
2050's	23%	29%	44%
2080's	36%	46%	71%

As the site is located in Flood Zone 1 and 2 and the vulnerability classification is less vulnerable (ground floor commercial) and more vulnerable (first floor residential) the Central allowance for 2080's has been used.

Generally, when considering the recommended Finished Floor Level (FFL) for the development the agreed practice is to use the 1:100 year (1%) plus climate change allowance data set, with the addition of a 0.3m to 0.6m freeboard, in order to provide additional safety above the estimated flood level:

1% AEP plus 36% CC allowance + 0.3m freeboard = recommended FFL

46.9772m AOD + 0.3m = 47.2772m AOD.

1% AEP plus 36% CC allowance + 0.6m freeboard = recommended FFL

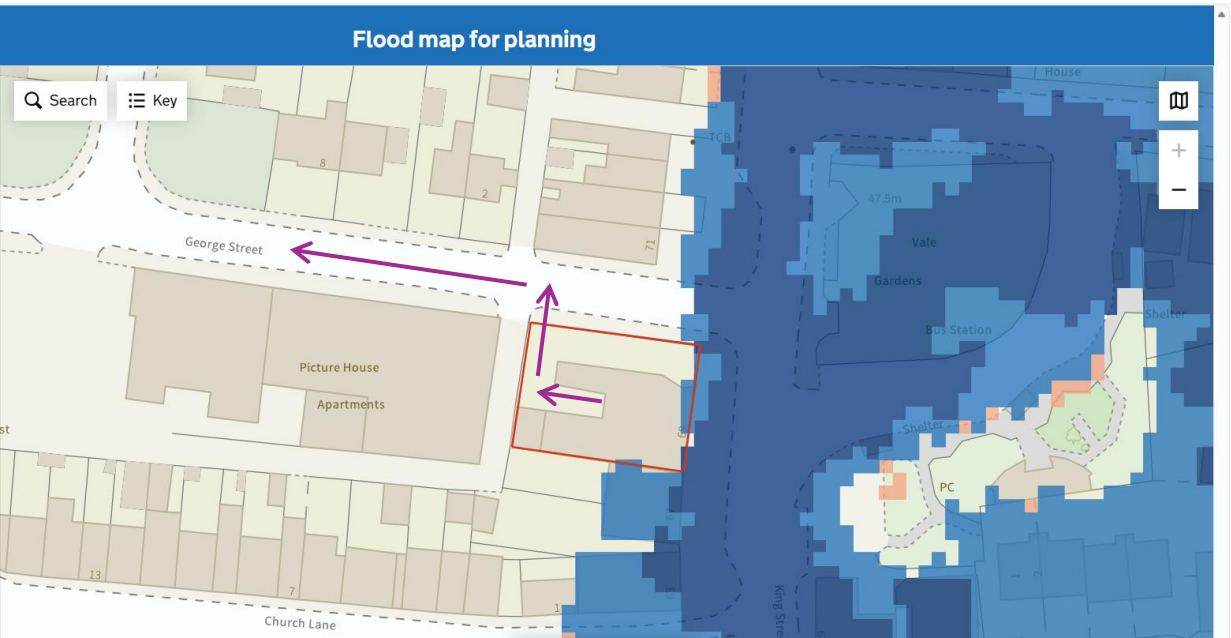
46.9772m AOD + 0.6m = 47.5772m AOD.

The proposed ground floor FFL is at a 47.5m AOD level. Therefore, the FFL has 0.5228m freeboard above the 1% AEP plus 36% CC allowance. The residential first floor has a FFL of 51.5m AOD, so a freeboard of 4.5228m AOD.

The Summary of Flood Risks as required for Section 2.13 of the FRA is as follows:

Sources of flooding that apply	Estimated flood level in the design flood	Estimated flood level in the residual risk event
Fluvial	The 1% AEP plus 36% climate change allowance is 46.9772mAOD depth with a flow rate of 0.0272m ³ /s	The 0.1% AEP plus 36% climate change allowance is 47.018mAOD with a flow rate of 0.068m ³ /s

Safe egress route as required for Section 6.1:



The site is outlined in red. With the safe egress route is demarcated in purple.

Appendix 2

From: CMBLNC Info Requests <Inforequests.cmblnc@environment-agency.gov.uk>
Sent: 06 January 2026 10:20
To: johales@maplebrook-environmental.com
Subject: FW: FOLLOW UP TO RESPONSE- Request for information - Ref: EIR2025/31446RI

Hi Jo,

Thanks for your email.

The teams confirm that this is the most up to date model.

Many thanks
Rosie

Rosie Irlam
Customer and Engagement Officer
Cumbria and Lancashire

02030255754

From: johales@maplebrook-environmental.com <johales@maplebrook-environmental.com>
Sent: 05 January 2026 17:08
To: CMBLNC Info Requests <Inforequests.cmblnc@environment-agency.gov.uk>
Subject: RE: RESPONSE- Request for information - Ref: EIR2025/31446RI

Warning: The sender of this message could not be validated. Please use caution when opening any message content such as attachments or links

Hi Rosie

Thank you for your email. There has been a bit of a delay on this project so I have only received the proposed plans for the site today. I'm mindful that you provided the model data three months ago so I wanted to check that this is still the most current version before I proceed with my flood risk assessment.

Thank you!
Jo

From: Cumbria and Lancashire Enquiries <inforequests.cmblnc@environment-agency.gov.uk>
Sent: 29 September 2025 08:53
To: johales@maplebrook-environmental.com
Subject: RESPONSE- Request for information - Ref: EIR2025/31446RI

Dear Jo Hales,

I am writing in response to your request for information, received 23 September 2025, regarding Request for Flood risk assessment data (product 4). Customer request reference D83YFTPFBATK.

We respond to requests for information under the Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2004 (EIR).

- The fluvial data has been taken from the Whalley 2017 model. For information on the latest climate change allowance, please visit: www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances
- Please be advised that the Environment Agency holds records of the site being in close proximity to flooding during the following events:
 - December 2024
 - February 2020
 - December 2015
 - June 2012
 - October 2000
 - December 1999

Please be aware that this does not necessarily mean that flooding has not occurred at other times at this site in the past as our records are not comprehensive. Your Lead Local Flood Authority may hold more details about previous flooding in the area, you may wish to contact them for more information.

- For all queries relating to flooding from surface water, ordinary watercourses and groundwater flooding, please contact the Lead Local Flood Authority, Lancashire County Council.

Flood Risk Assessment Template & guidance

- To increase the chances that your Flood Risk Assessment (FRA) will contain the right information, we encourage you to populate the template [here](#) and follow the associated [guidance](#).
- The template and guidance note can also be found on the Planning Portal website; [What to include in your Flood Risk Assessment](#)

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and FOI. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: casework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,

Rosie Irlam

CLA Area Customers and Engagement Team

Please tell us how we did

To help improve your experience as a customer we are currently gathering feedback. If you would like to take part in a short customer satisfaction survey, please click the link below:

[Environment Agency FOI Customer Satisfaction Survey](#)

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Flood risk assessment data



Location of site: 373305 / 436238 (shown as easting and northing coordinates)

Document created on: 23 September 2025

This information was previously known as a product 4.

Customer reference number: D83YFTPFBATK

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



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Lancashire County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Whalley 2017

Scenario(s): Defended fluvial, defences removed fluvial, defended climate change fluvial, defences removed climate change fluvial

Date: 11 August 2017

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

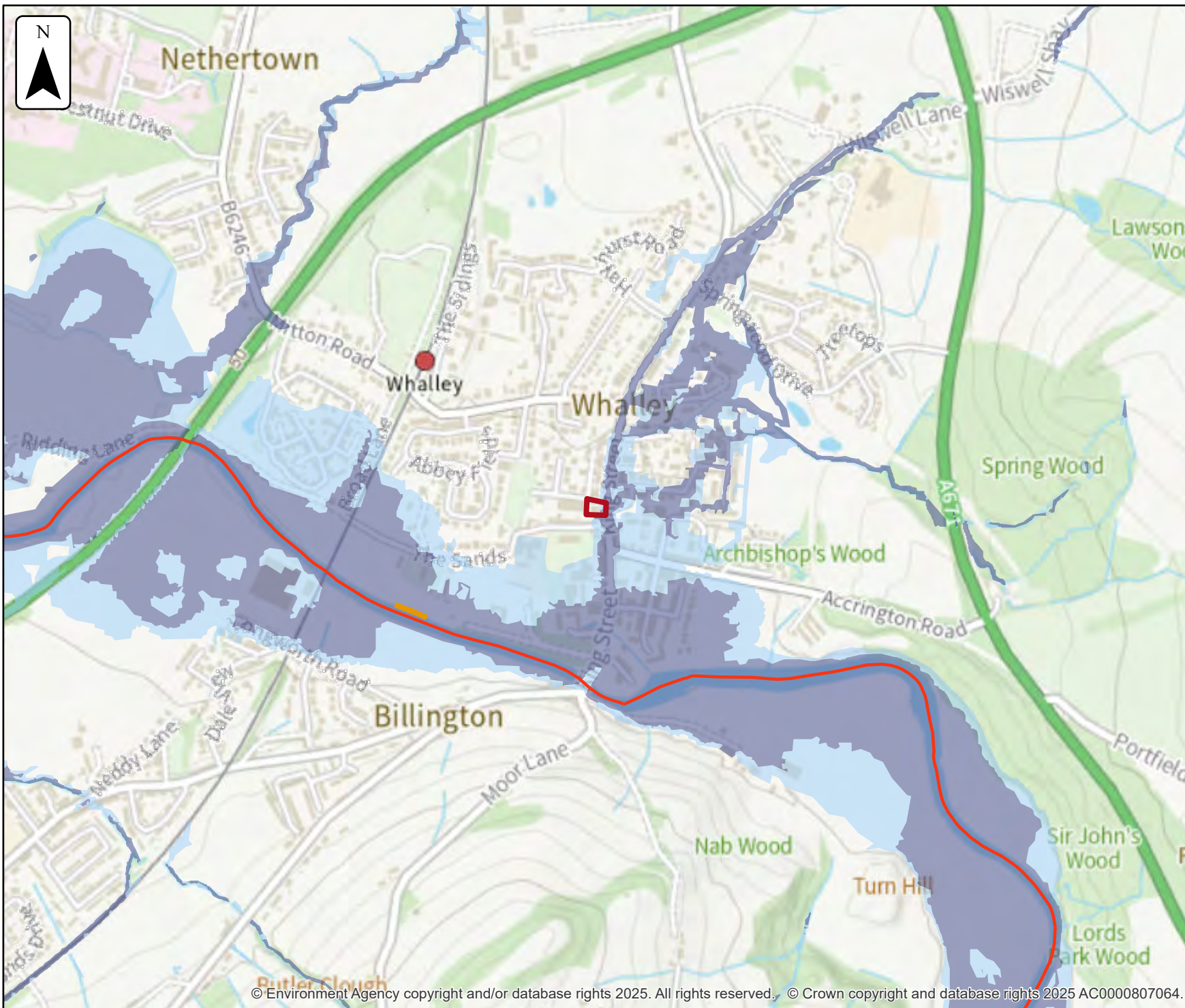
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



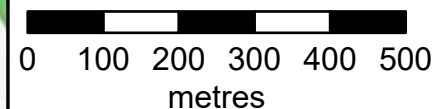
Flood map for planning

Location (easting/northing)
373305/436238

Scale
1:10,000

Created
23 Sep 2025

-  Selected area
-  Main river
-  Flood defence
-  Flood Zone 3
-  Flood Zone 2



Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

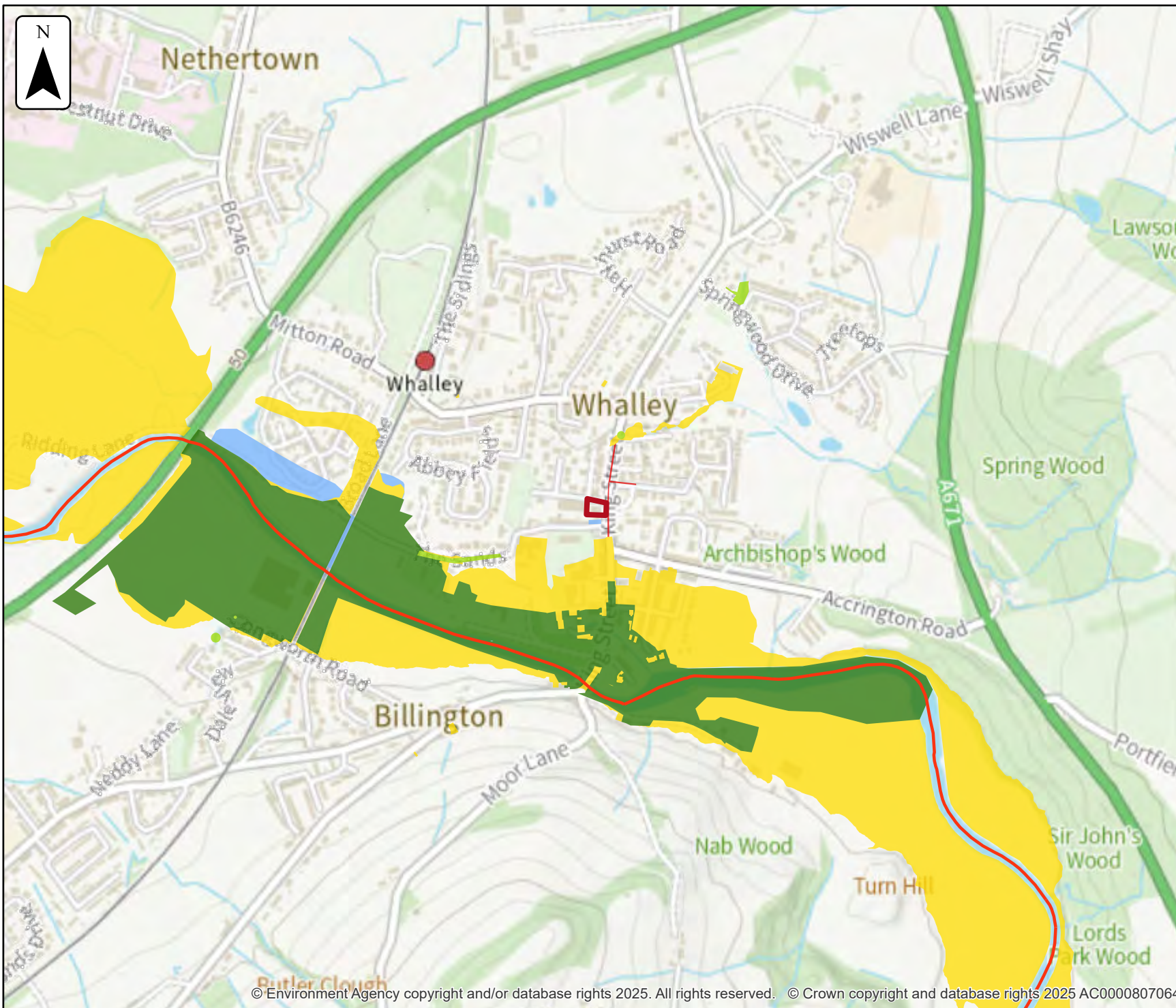
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Lancashire County Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



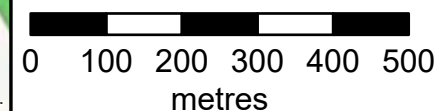
Past floods

Location (easting/northing)
373305/436238

Scale
1:10,000

Created
23 Sep 2025

-  Selected area
-  Main river
- Date of flood event
 -  December, 2024
 -  February, 2020
 -  December, 2015
 -  June, 2012
 -  October, 2000
 -  December, 1999



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
31 December 2024	1 January 2025	unknown	unknown	No
9 February 2020	10 February 2020	main river	overtopping of defences	No
26 December 2015	27 December 2015	main river	channel capacity exceeded (no raised defences)	No
22 June 2012	23 June 2012	unknown	local drainage/surface water	No
26 October 2000	27 October 2000	main river	channel capacity exceeded (no raised defences)	No
11 December 1999	12 December 1999	ordinary watercourse	obstruction/blockage - debris screen	No

Flood defences and attributes

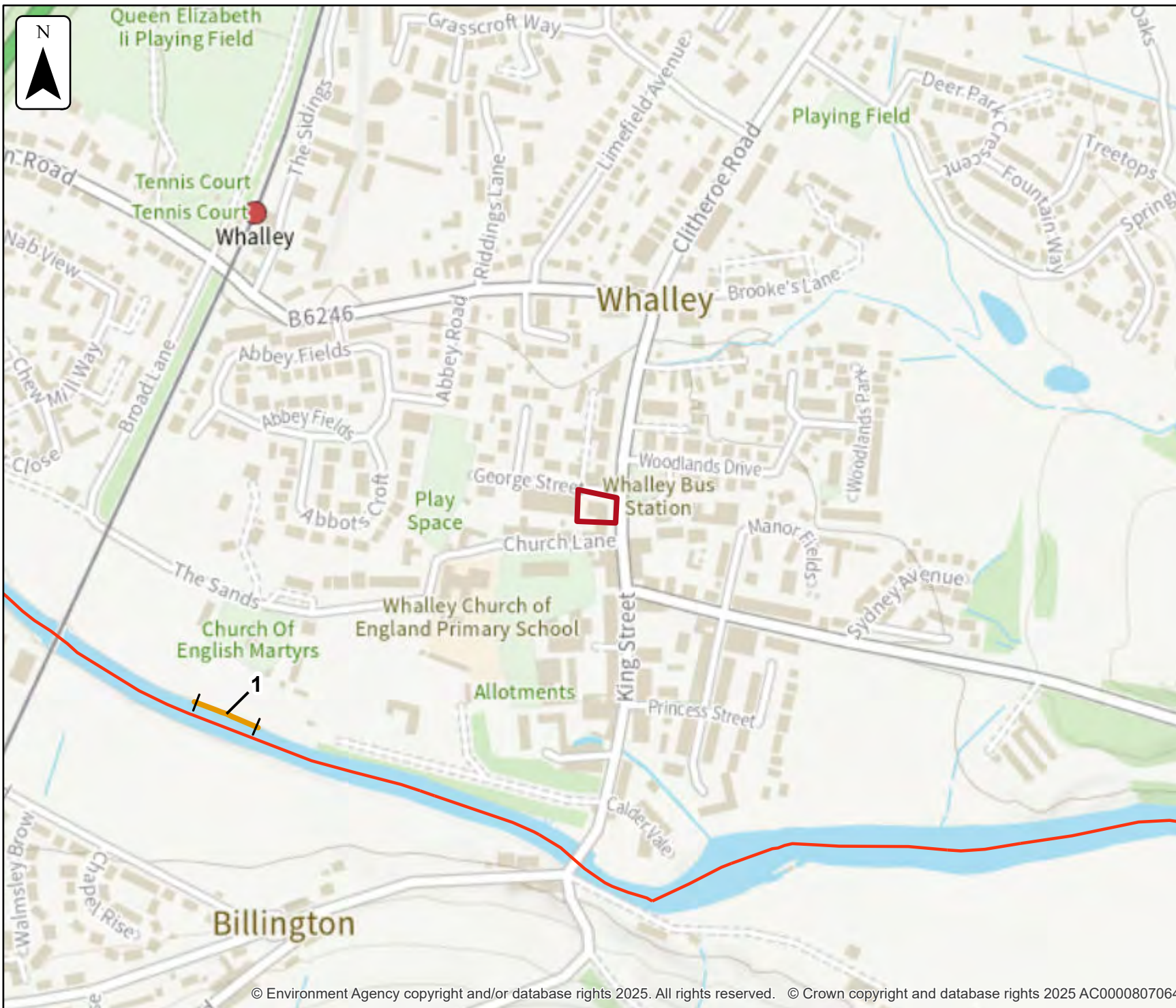
The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



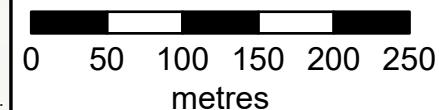
Flood defences

Location (easting/northing)
373305/436238

Scale
1:5,000

Created
23 Sep 2025

-  Selected area
-  Main river
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	64827	Embankment	5	Poor	43.90	43.90	43.90

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

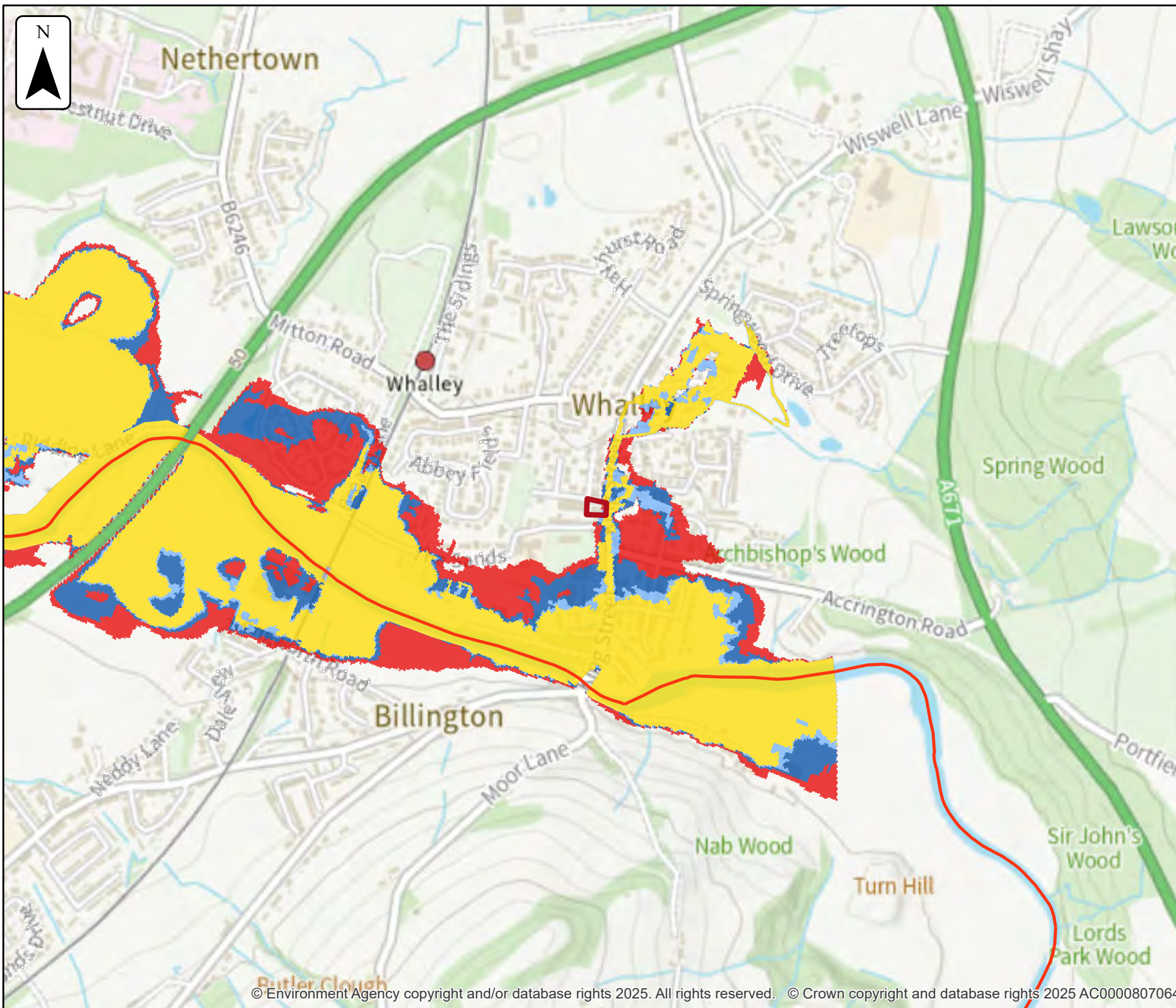
The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled fluvial: risk of flooding from rivers where flood defences have been removed, including estimated impact of climate change



Defended modelled fluvial extent

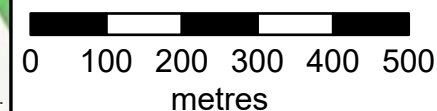
Location (easting/northing)
373305/436238

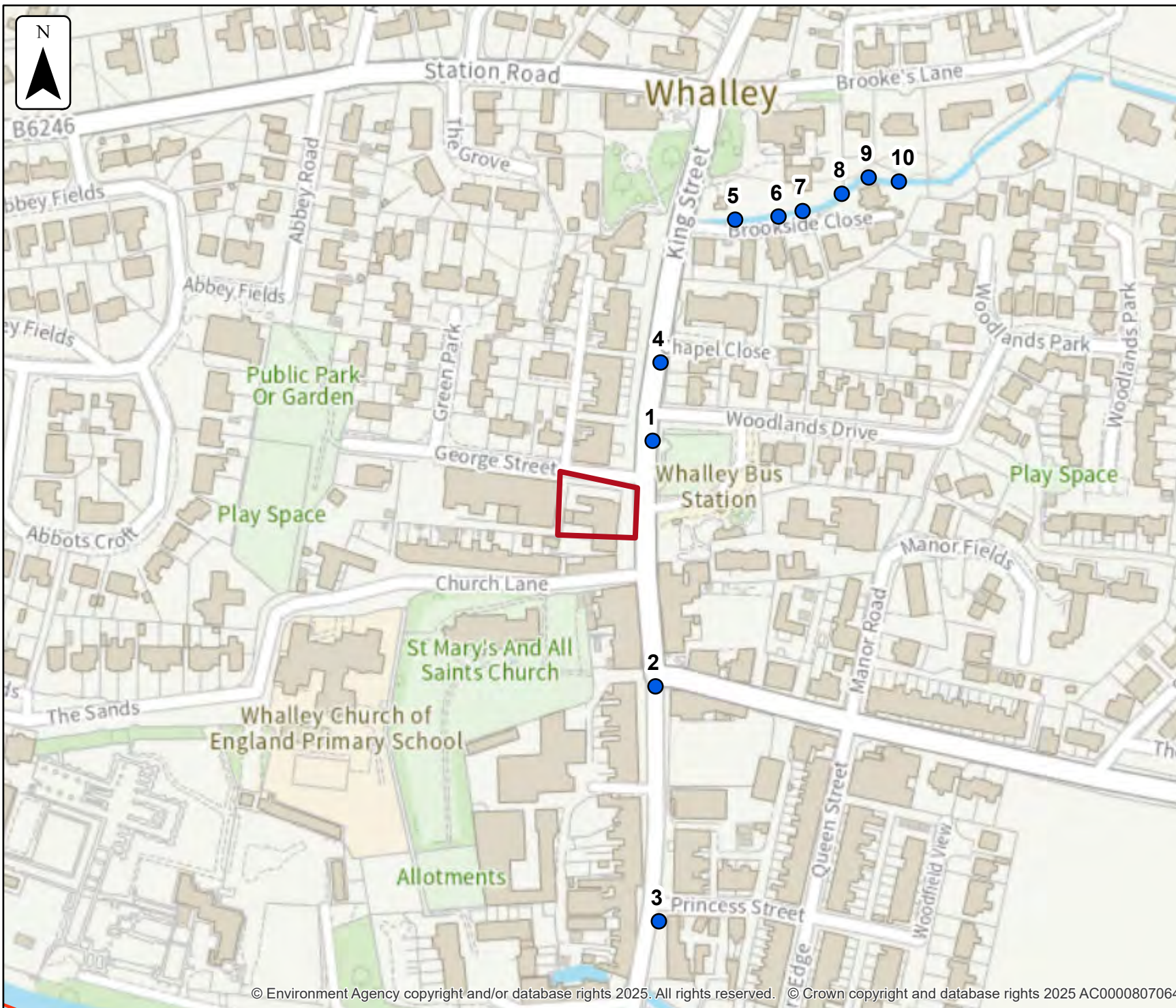
Scale Created
1:10,000 23 Sep 2025

Model name
Whalley 2017

-  Selected area
-  Main river
- Modelled flood extent
 -  1.33% AEP
 -  1% AEP
 -  0.5% AEP
 -  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





Defended modelled fluvial node locations

Location (easting/northing)
373305/436238

Scale Created
1:2,500 23 Sep 2025

Model name
Whalley 2017

-  Selected area
-  Modelled location
-  Main river

0 25 50 75 100
metres

Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level
1	931692	373333	436270					47.45	47.49	47.57
2	931613	373334	436151					45.97	46.03	46.94
3	931614	373336	436037					45.40	45.87	46.90
4	931602	373337	436308					47.97	48.04	48.11
5	931687	373373	436378	48.55	48.72	48.86	49.06	49.08	49.13	49.25
6	931688	373394	436379	48.96	49.09	49.17	49.28	49.30	49.38	49.55
7	931648	373406	436382	49.17	49.32	49.41	49.52	49.55	49.64	49.85
8	931643	373425	436390	49.56	49.72	49.86	50.0	50.04	50.15	50.48
9	931615	373438	436398	49.72	49.90	50.06	50.22	50.27	50.45	50.90
10	931662	373452	436396	49.92	50.10	50.27	50.43	50.47	50.54	50.90

Data in this table comes from the Whalley 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

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

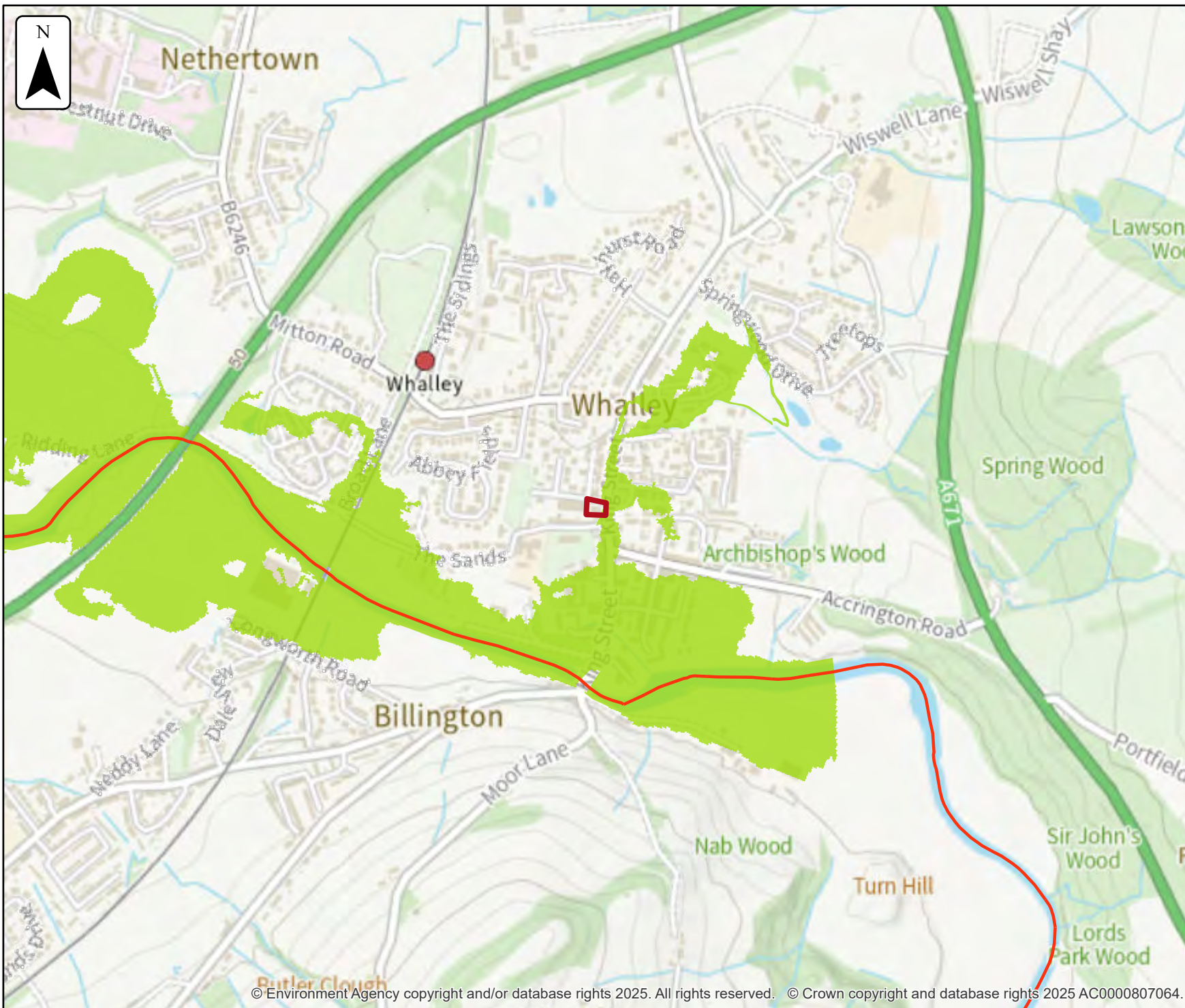
Defended

Label	Modelled location ID	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	931692	373333	436270					0.03	0.03	0.03
2	931613	373334	436151					0.03	0.03	0.03
3	931614	373336	436037					0.20	0.21	0.81
4	931602	373337	436308					0.35	0.35	0.35
5	931687	373373	436378	1.30	2.01	2.54	3.27	3.43	4.12	5.98
6	931688	373394	436379	1.30	2.01	2.54	3.27	3.43	4.11	6.0
7	931648	373406	436382	1.30	2.01	2.54	3.27	3.44	4.13	6.02
8	931643	373425	436390	1.10	1.61	2.14	2.67	2.85	3.32	4.90
9	931615	373438	436398	1.10	1.61	2.15	2.63	2.75	2.93	3.48
10	931662	373452	436396	1.10	1.61	2.15	2.68	2.85	3.31	4.91

Data in this table comes from the Whalley 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

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



Defended climate change modelled fluvial extent

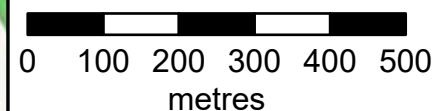
Location (easting/northing)
373305/436238

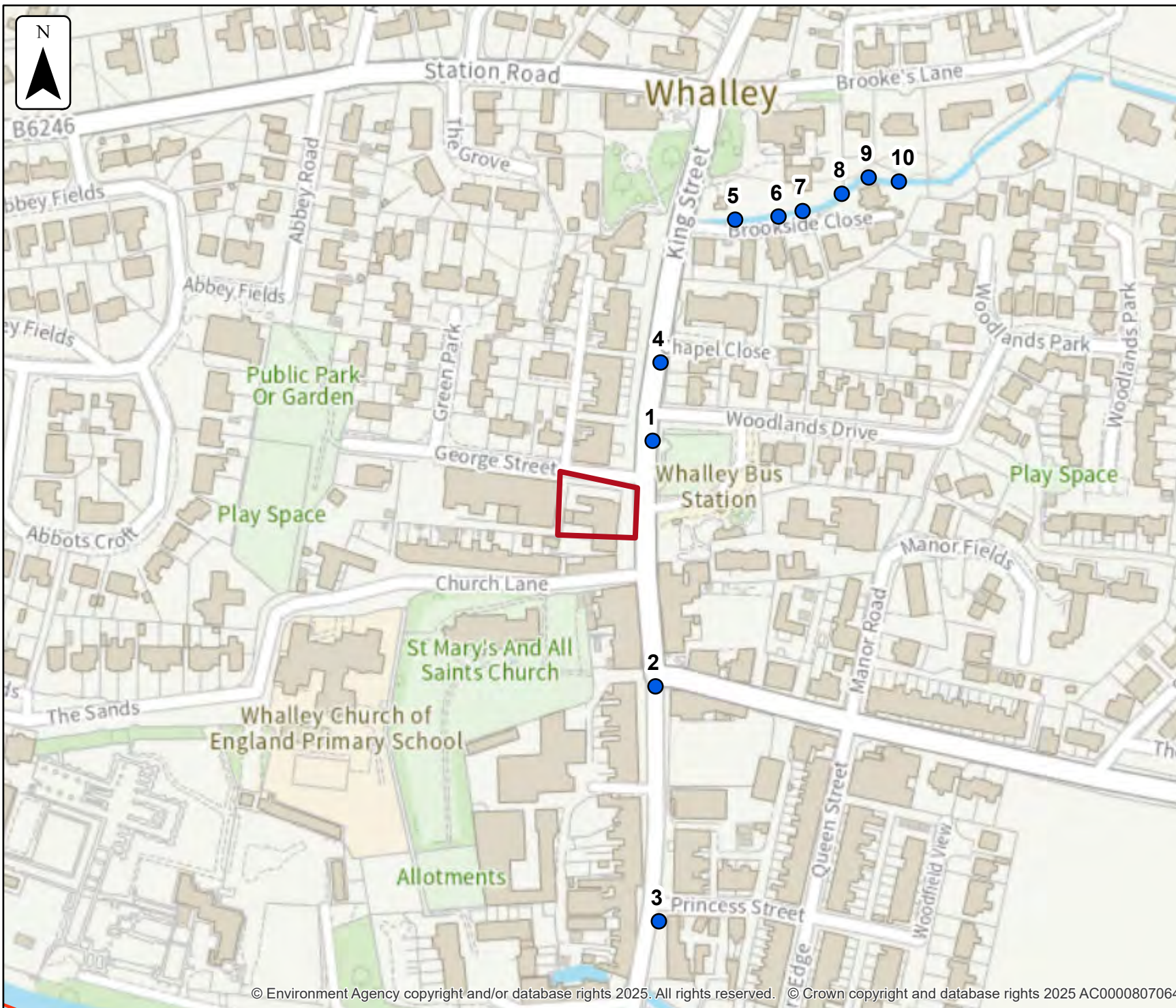
Scale Created
1:10,000 23 Sep 2025

Model name
Whalley 2017

- Selected area
- Main river
- Modelled flood extent
- 1% AEP (+15%)

Flood extents may not be
visible where they overlap
other return periods





Defended climate change modelled fluvial node locations

Location (easting/northing)
373305/436238

Scale Created
1:2,500 23 Sep 2025

Model name
Whalley 2017

- Selected area
- Modelled location
- Main river

0 25 50 75 100
metres

Modelled node locations data

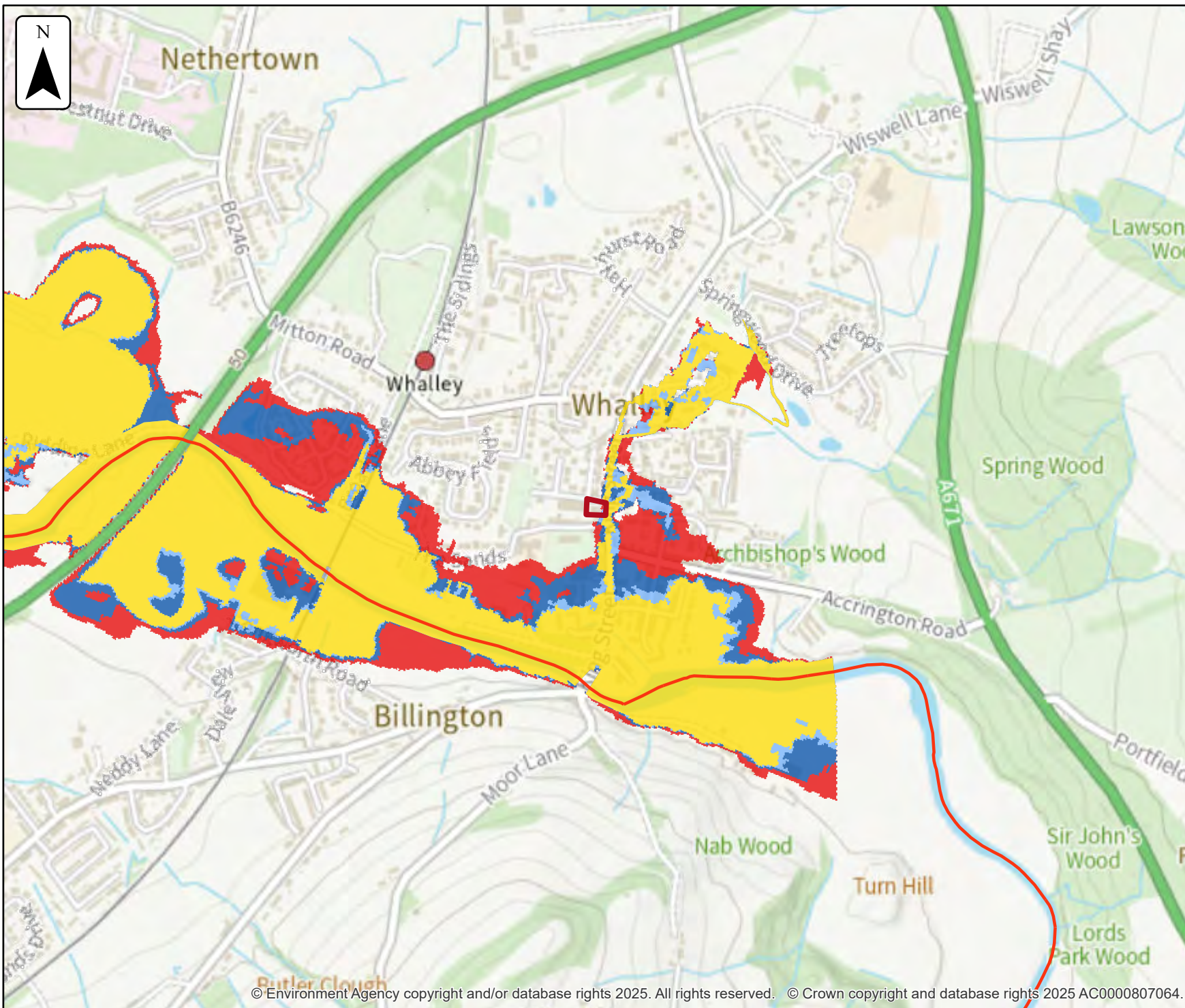
Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
				Level	Flow
1	931692	373333	436270	47.49	0.03
2	931613	373334	436151	46.02	0.03
3	931614	373336	436037	45.81	0.20
4	931602	373337	436308	48.03	0.35
5	931687	373373	436378	49.11	3.97
6	931688	373394	436379	49.36	3.96
7	931648	373406	436382	49.62	3.96
8	931643	373425	436390	50.14	3.27
9	931615	373438	436398	50.43	2.91
10	931662	373452	436396	50.53	3.25

Data in this table comes from the Whalley 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

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



Defences removed modelled fluvial extent

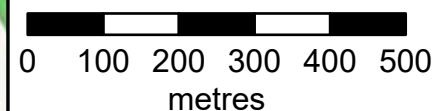
Location (easting/northing)
373305/436238

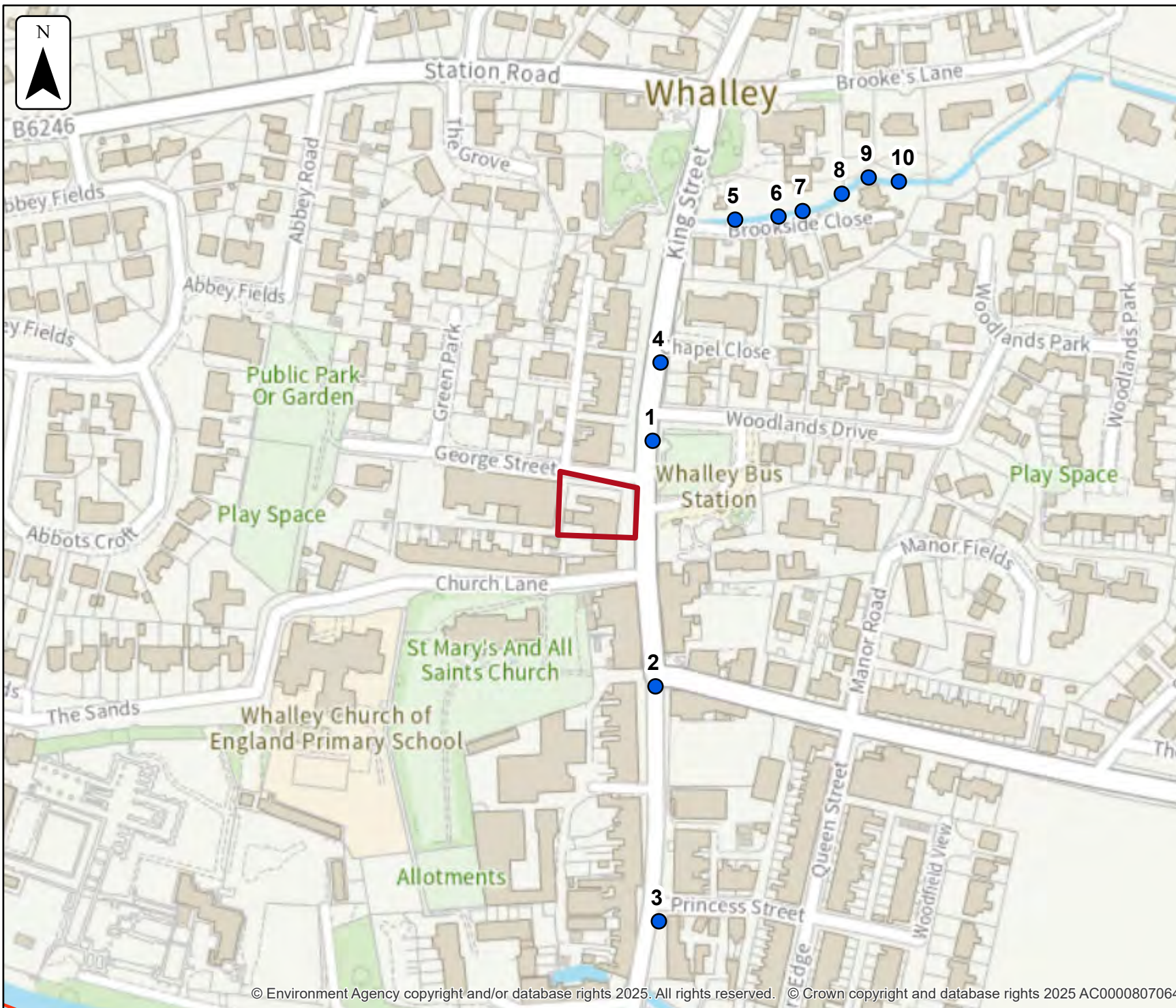
Scale Created
1:10,000 23 Sep 2025

Model name
Whalley 2017

- Selected area
- Main river
- Modelled flood extent
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





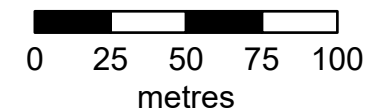
Defences removed modelled fluvial node locations

Location (easting/northing)
373305/436238

Scale Created
1:2,500 23 Sep 2025

Model name
Whalley 2017

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defences removed

Label	Modelled location ID	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level
1	931692	373333	436270					47.45	47.49	47.57
2	931613	373334	436151					45.97	46.03	46.94
3	931614	373336	436037					45.40	45.87	46.90
4	931602	373337	436308					47.97	48.04	48.11
5	931687	373373	436378	48.55	48.74	48.85	49.06	49.08	49.13	49.25
6	931688	373394	436379	48.96	49.10	49.17	49.28	49.30	49.38	49.55
7	931648	373406	436382	49.17	49.33	49.41	49.52	49.55	49.64	49.85
8	931643	373425	436390	49.56	49.74	49.86	50.0	50.04	50.15	50.49
9	931615	373438	436398	49.72	49.92	50.06	50.22	50.27	50.45	50.91
10	931662	373452	436396	49.92	50.13	50.27	50.42	50.47	50.54	50.90

Data in this table comes from the Whalley 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

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

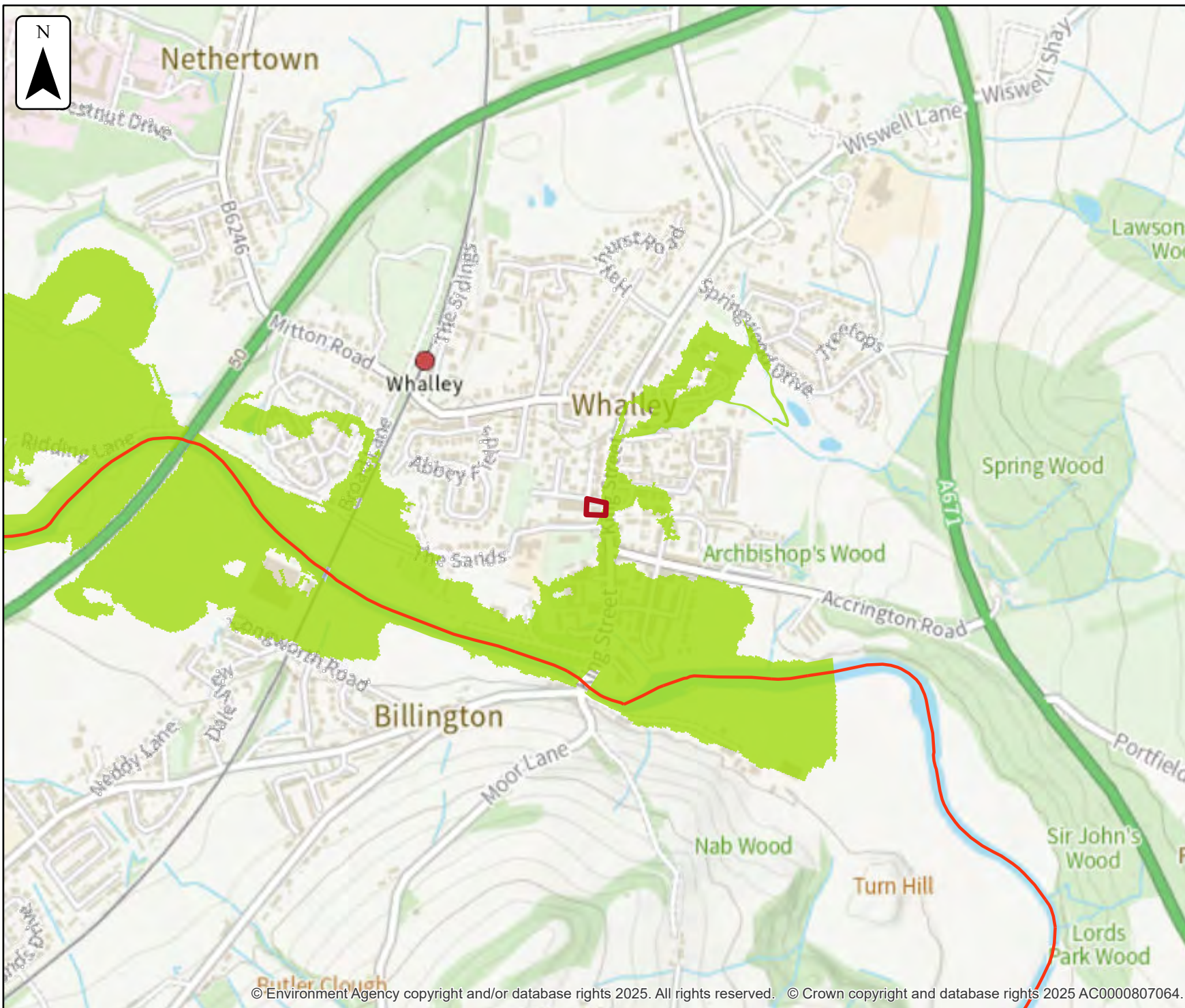
Defences removed

Label	Modelled location ID	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	931692	373333	436270					0.03	0.03	0.03
2	931613	373334	436151					0.03	0.03	0.03
3	931614	373336	436037					0.20	0.20	0.80
4	931602	373337	436308					0.35	0.35	0.35
5	931687	373373	436378	1.30	2.10	2.54	3.28	3.43	4.11	6.01
6	931688	373394	436379	1.30	2.10	2.54	3.27	3.43	4.11	6.04
7	931648	373406	436382	1.30	2.10	2.54	3.27	3.43	4.13	6.05
8	931643	373425	436390	1.10	1.70	2.14	2.67	2.85	3.32	4.94
9	931615	373438	436398	1.10	1.70	2.15	2.63	2.77	2.93	3.48
10	931662	373452	436396	1.10	1.70	2.13	2.67	2.84	3.33	4.88

Data in this table comes from the Whalley 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

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



Defences removed climate change modelled fluvial extent

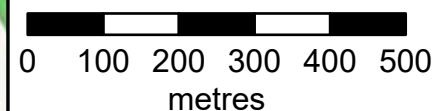
Location (easting/northing)
373305/436238

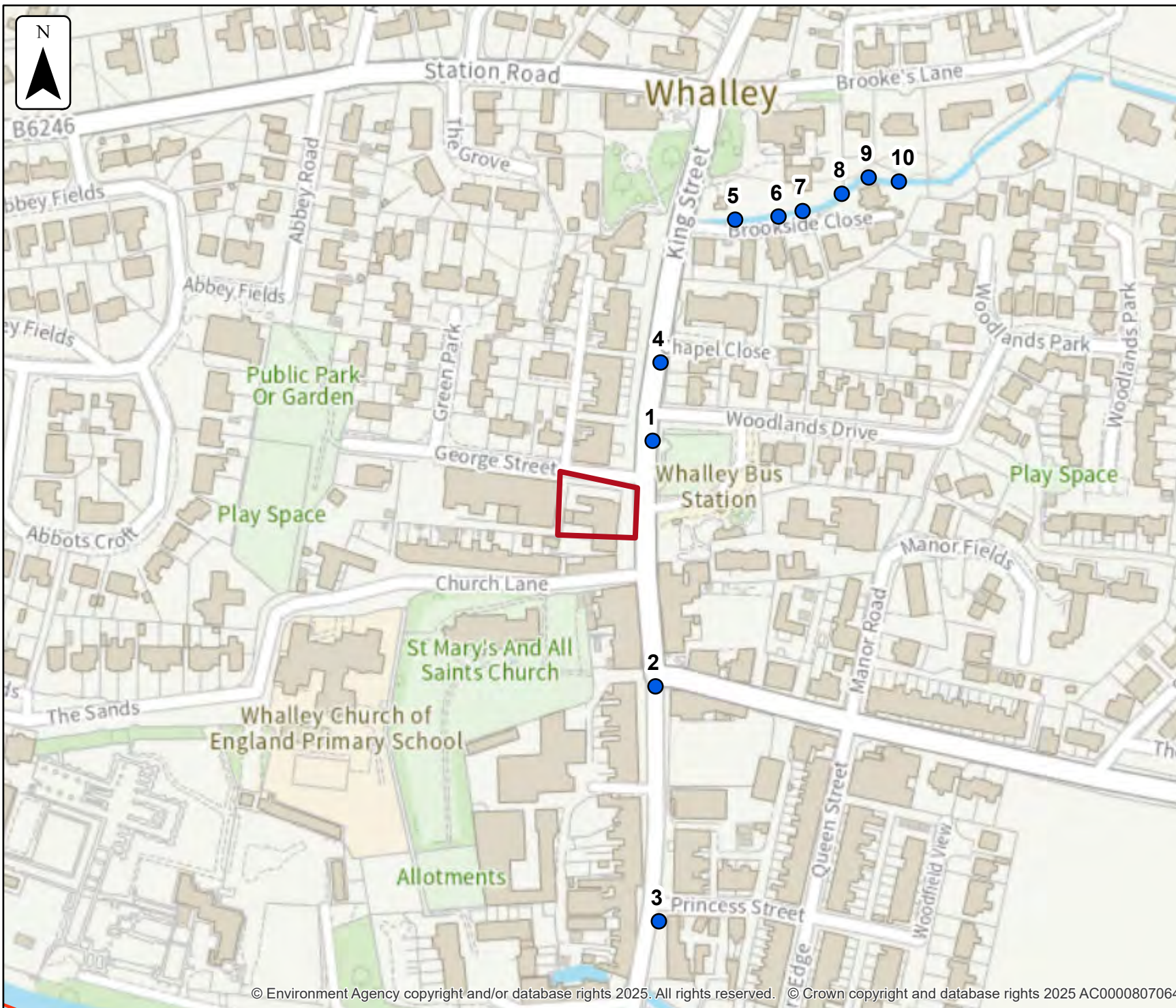
Scale Created
1:10,000 23 Sep 2025

Model name
Whalley 2017

-  Selected area
-  Main river
- Modelled flood extent
 -  1% AEP (+15%)

Flood extents may not be
visible where they overlap
other return periods





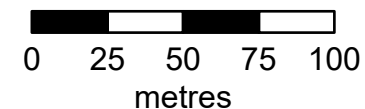
Defences removed climate change modelled fluvial node locations

Location (easting/northing)
373305/436238

Scale Created
1:2,500 23 Sep 2025

Model name
Whalley 2017

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defences removed climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
				Level	Flow
1	931692	373333	436270	47.49	0.03
2	931613	373334	436151	46.02	0.03
3	931614	373336	436037	45.81	0.20
4	931602	373337	436308	48.03	0.35
5	931687	373373	436378	49.11	3.97
6	931688	373394	436379	49.36	3.96
7	931648	373406	436382	49.62	3.96
8	931643	373425	436390	50.14	3.27
9	931615	373438	436398	50.43	2.92
10	931662	373452	436396	50.53	3.25

Data in this table comes from the Whalley 2017 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

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



Defended modelled fluvial extent and height

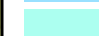
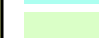
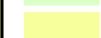
Location (easting/northing)
373305/436238

Scale Created
1:500 23 Sep 2025

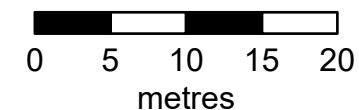
Model name
Whalley 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  44 - 44.5
-  44.5 - 45.0
-  45.0 - 45.5
-  45.5 - 46.0
-  46.0 - 46.5
-  46.5 - 47.0
-  47.0 - 47.5
-  47.5 - 48.0
-  48.0 - 48.5

This map shows the
0.1% AEP height data



Sample point data

Defended

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height
1	373282	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	373292	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	373302	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	373312	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	373322	436218	NoData	46.77	46.77	46.77	46.81	46.83	46.95
6	373332	436218	NoData	46.72	46.72	46.73	46.74	46.80	46.95
7	373282	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	373292	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	373302	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	373312	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	373322	436228	NoData	46.91	46.91	46.91	46.97	46.98	47.00
12	373332	436228	NoData	46.83	46.84	46.84	46.86	46.91	46.98

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height
13	373282	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	373292	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	373302	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	373312	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	373322	436238	NoData	NoData	NoData	47.07	47.09	47.11	47.18
18	373332	436238	NoData	46.98	46.98	46.99	47.00	47.05	47.11
19	373282	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	373292	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	373302	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	373312	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	373322	436248	NoData	NoData	NoData	NoData	47.18	47.22	47.30
24	373332	436248	NoData	NoData	NoData	47.13	47.16	47.20	47.26

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height
25	373282	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	373292	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	373302	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	373312	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
29	373322	436258	NoData	47.31	47.31	47.31	47.32	47.37	47.39
Max value in selected area:			NoData	47.09	47.09	47.11	47.16	47.21	47.31

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	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	373282	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	373292	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	373302	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	373312	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	373322	436218	NoData	0.00	0.00	0.00	0.02	0.04	0.16
6	373332	436218	NoData	0.01	0.01	0.01	0.03	0.09	0.24
7	373282	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	373292	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	373302	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	373312	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	373322	436228	NoData	0.00	0.00	0.00	0.02	0.03	0.05
12	373332	436228	NoData	0.02	0.02	0.02	0.03	0.08	0.15

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	373282	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	373292	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	373302	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	373312	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	373322	436238	NoData	NoData	NoData	0.01	0.01	0.02	0.04
18	373332	436238	NoData	0.01	0.01	0.02	0.03	0.07	0.14
19	373282	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	373292	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	373302	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	373312	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	373322	436248	NoData	NoData	NoData	NoData	0.02	0.05	0.11
24	373332	436248	NoData	NoData	NoData	0.01	0.03	0.07	0.13

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	373282	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	373292	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	373302	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	373312	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
29	373322	436258	NoData	0.00	0.00	0.00	0.01	0.02	0.04
Max value in selected area:			NoData	0.02	0.03	0.05	0.07	0.11	0.18

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)
373305/436238

Scale Created
1:500 23 Sep 2025

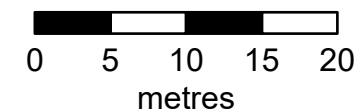
Model name
Whalley 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  45 - 45.375
-  45.375 - 45.75
-  45.75 - 46.125
-  46.125 - 46.5
-  46.5 - 46.875
-  46.875 - 47.25
-  47.25 - 47.625
-  47.625 - 48.0
-  48.0 - 48.375

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	373282	436218	NoData	NoData
2	373292	436218	NoData	NoData
3	373302	436218	NoData	NoData
4	373312	436218	NoData	NoData
5	373322	436218	46.82	0.03
6	373332	436218	46.80	0.08
7	373282	436228	NoData	NoData
8	373292	436228	NoData	NoData
9	373302	436228	NoData	NoData
10	373312	436228	NoData	NoData
11	373322	436228	46.98	0.03
12	373332	436228	46.90	0.07

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
13	373282	436238	NoData	NoData
14	373292	436238	NoData	NoData
15	373302	436238	NoData	NoData
16	373312	436238	NoData	NoData
17	373322	436238	47.11	0.02
18	373332	436238	47.04	0.07
19	373282	436248	NoData	NoData
20	373292	436248	NoData	NoData
21	373302	436248	NoData	NoData
22	373312	436248	NoData	NoData
23	373322	436248	47.21	0.04
24	373332	436248	47.19	0.06

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
25	373282	436258	NoData	NoData
26	373292	436258	NoData	NoData
27	373302	436258	NoData	NoData
28	373312	436258	NoData	NoData
29	373322	436258	47.37	0.02
Max value in selected area:			47.20	0.11

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 modelled fluvial extent and height

Location (easting/northing)
373305/436238

Scale Created
1:500 23 Sep 2025

Model name
Whalley 2017

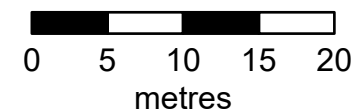
 Selected area

 Main river

Modelled 2D grid
Water level in mAOD

-  44 - 44.5
-  44.5 - 45.0
-  45.0 - 45.5
-  45.5 - 46.0
-  46.0 - 46.5
-  46.5 - 47.0
-  47.0 - 47.5
-  47.5 - 48.0
-  48.0 - 48.5

This map shows the
0.1% AEP height data



Sample point data

Defences removed

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height
1	373282	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	373292	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	373302	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	373312	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	373322	436218	NoData	46.77	46.77	46.77	46.81	46.83	46.95
6	373332	436218	NoData	46.72	46.72	46.73	46.74	46.80	46.95
7	373282	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	373292	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	373302	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	373312	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	373322	436228	NoData	46.91	46.91	46.91	46.97	46.98	47.00
12	373332	436228	NoData	46.83	46.84	46.84	46.86	46.91	46.98

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height
13	373282	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	373292	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	373302	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	373312	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	373322	436238	NoData	NoData	NoData	47.07	47.09	47.11	47.18
18	373332	436238	NoData	46.98	46.98	46.99	47.00	47.05	47.11
19	373282	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	373292	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	373302	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	373312	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	373322	436248	NoData	NoData	NoData	NoData	47.18	47.22	47.30
24	373332	436248	NoData	NoData	NoData	47.13	47.16	47.20	47.26

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height
25	373282	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	373292	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	373302	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	373312	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
29	373322	436258	NoData	47.31	47.31	47.31	47.32	47.37	47.39
Max value in selected area:			NoData	47.09	47.09	47.11	47.16	47.21	47.31

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

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	373282	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	373292	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	373302	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	373312	436218	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	373322	436218	NoData	0.00	0.00	0.00	0.02	0.04	0.16
6	373332	436218	NoData	0.01	0.01	0.01	0.03	0.09	0.24
7	373282	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	373292	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	373302	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	373312	436228	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	373322	436228	NoData	0.00	0.00	0.00	0.02	0.03	0.05
12	373332	436228	NoData	0.02	0.02	0.02	0.03	0.08	0.15

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	373282	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	373292	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	373302	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	373312	436238	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	373322	436238	NoData	NoData	NoData	0.01	0.01	0.02	0.04
18	373332	436238	NoData	0.01	0.01	0.02	0.03	0.07	0.14
19	373282	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	373292	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	373302	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	373312	436248	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	373322	436248	NoData	NoData	NoData	NoData	0.02	0.05	0.11
24	373332	436248	NoData	NoData	NoData	0.01	0.03	0.07	0.13

Label	Easting	Northing	50% AEP	10% AEP	4% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	373282	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	373292	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	373302	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	373312	436258	NoData	NoData	NoData	NoData	NoData	NoData	NoData
29	373322	436258	NoData	0.00	0.00	0.00	0.01	0.02	0.04
Max value in selected area:			NoData	0.02	0.03	0.05	0.07	0.11	0.18

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)
373305/436238

Scale Created
1:500 23 Sep 2025

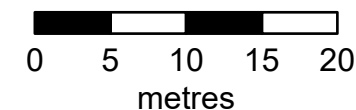
Model name
Whalley 2017

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  45 - 45.375
-  45.375 - 45.75
-  45.75 - 46.125
-  46.125 - 46.5
-  46.5 - 46.875
-  46.875 - 47.25
-  47.25 - 47.625
-  47.625 - 48.0
-  48.0 - 48.375

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	373282	436218	NoData	NoData
2	373292	436218	NoData	NoData
3	373302	436218	NoData	NoData
4	373312	436218	NoData	NoData
5	373322	436218	46.82	0.03
6	373332	436218	46.79	0.08
7	373282	436228	NoData	NoData
8	373292	436228	NoData	NoData
9	373302	436228	NoData	NoData
10	373312	436228	NoData	NoData
11	373322	436228	46.98	0.03
12	373332	436228	46.90	0.07

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
13	373282	436238	NoData	NoData
14	373292	436238	NoData	NoData
15	373302	436238	NoData	NoData
16	373312	436238	NoData	NoData
17	373322	436238	47.11	0.02
18	373332	436238	47.04	0.07
19	373282	436248	NoData	NoData
20	373292	436248	NoData	NoData
21	373302	436248	NoData	NoData
22	373312	436248	NoData	NoData
23	373322	436248	47.21	0.04
24	373332	436248	47.19	0.06

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+15%)
			Height	Depth
25	373282	436258	NoData	NoData
26	373292	436258	NoData	NoData
27	373302	436258	NoData	NoData
28	373312	436258	NoData	NoData
29	373322	436258	47.37	0.02
Max value in selected area:			47.20	0.11

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.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Lancashire County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

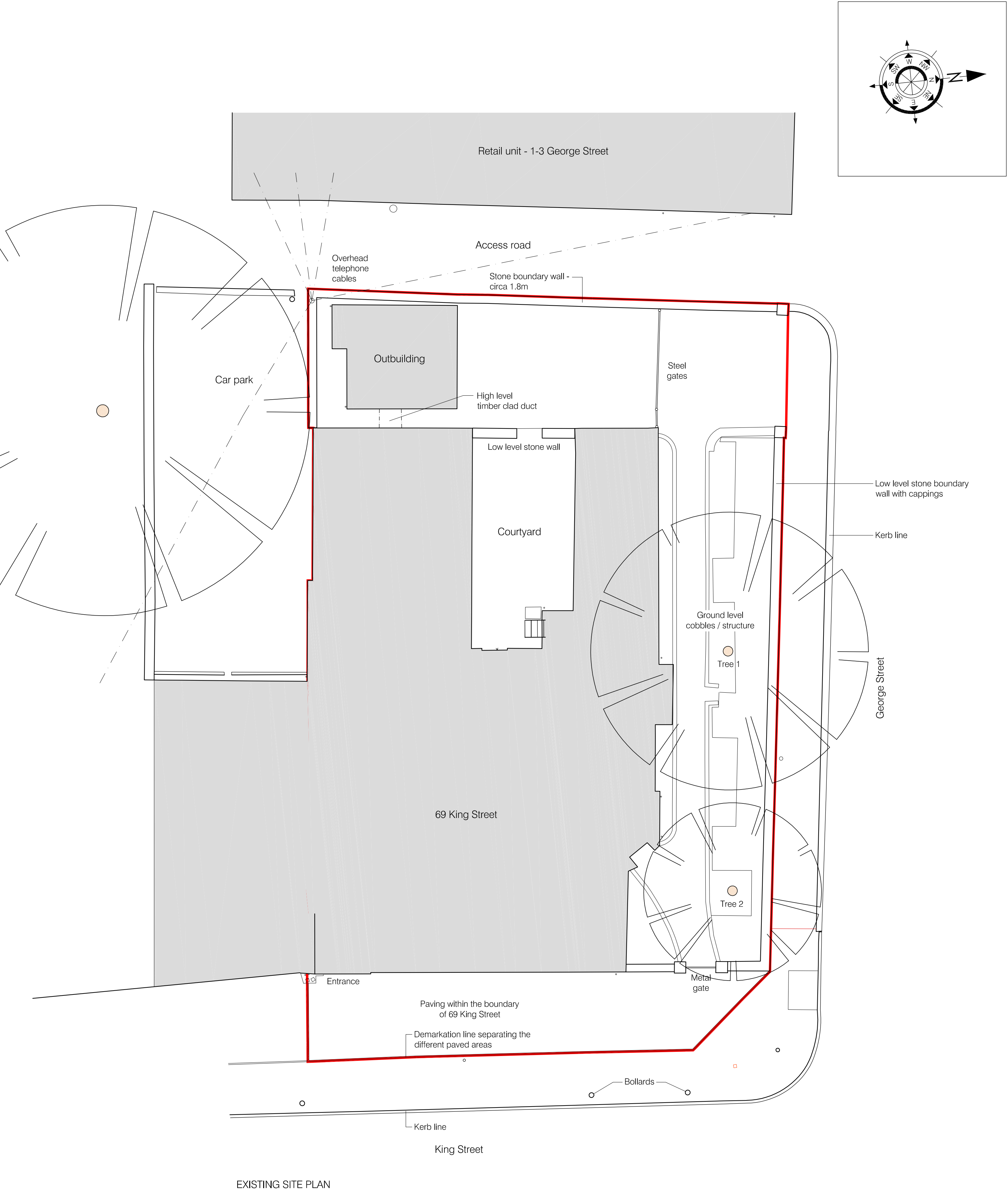
Help and advice

Contact the Cumbria and Lancashire Environment Agency team at inforequests.cmbinc@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

Appendix 3

Revision	Date	Revision note	Drawn by	Purpose of issue
-	01.12.25	First issue	LM	Planning



Project Conversion and extension to 69 King Street, Whalley	Drawing title Existing site plan	Scale 1:100 @ A2	LMCArchitecture Limited Architectural design services 4 Dovedale Drive, Ightenhill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk	
Client Northcote	Drawing number 2546-SP01	Date 01.12.25		

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
373304/436239

Created
15 February 2026 22:15

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
Unspecified

Location (easting/northing)
373304/436239

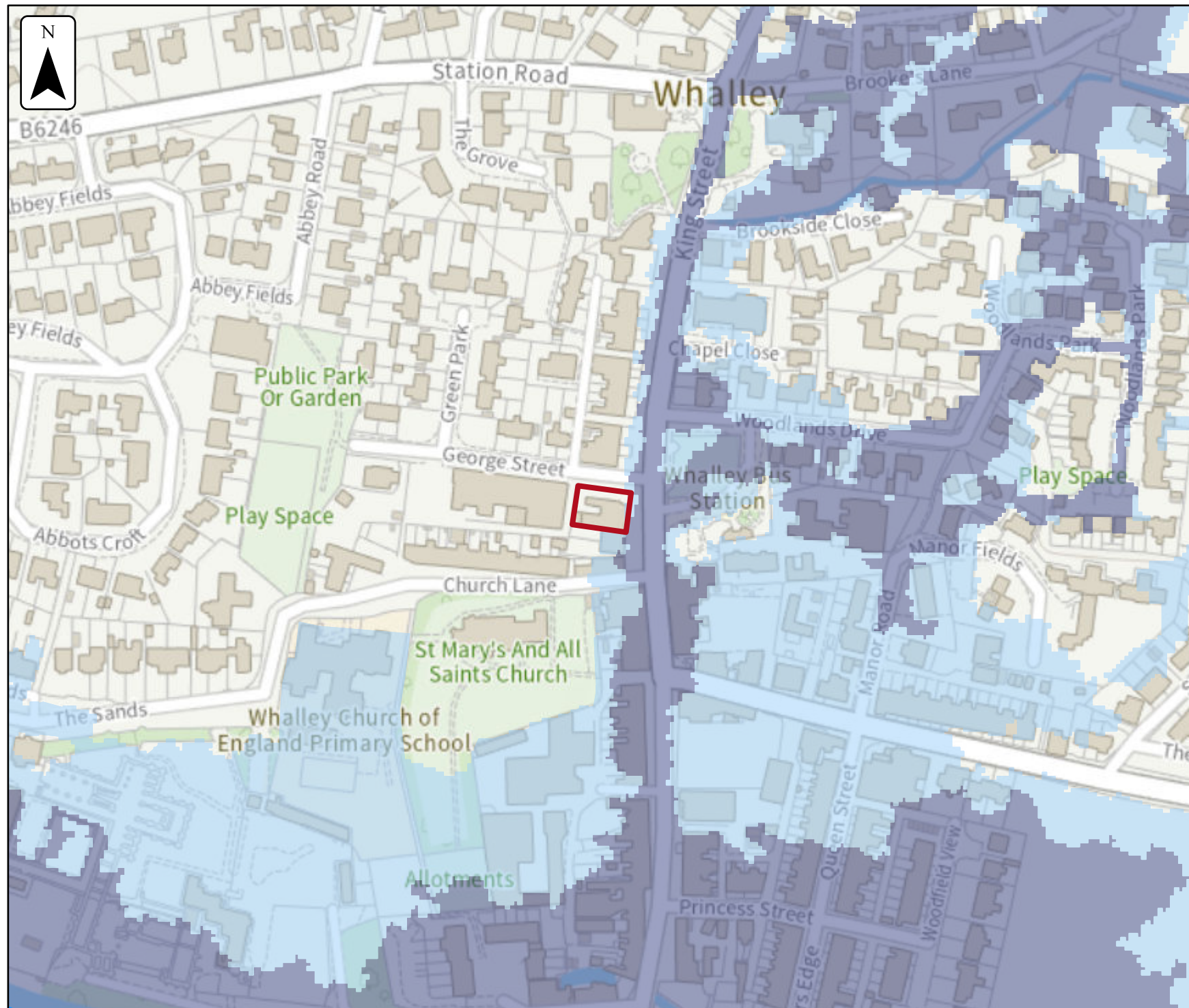
Scale
1:2,500

Created
15 Feb 2026 22:15

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

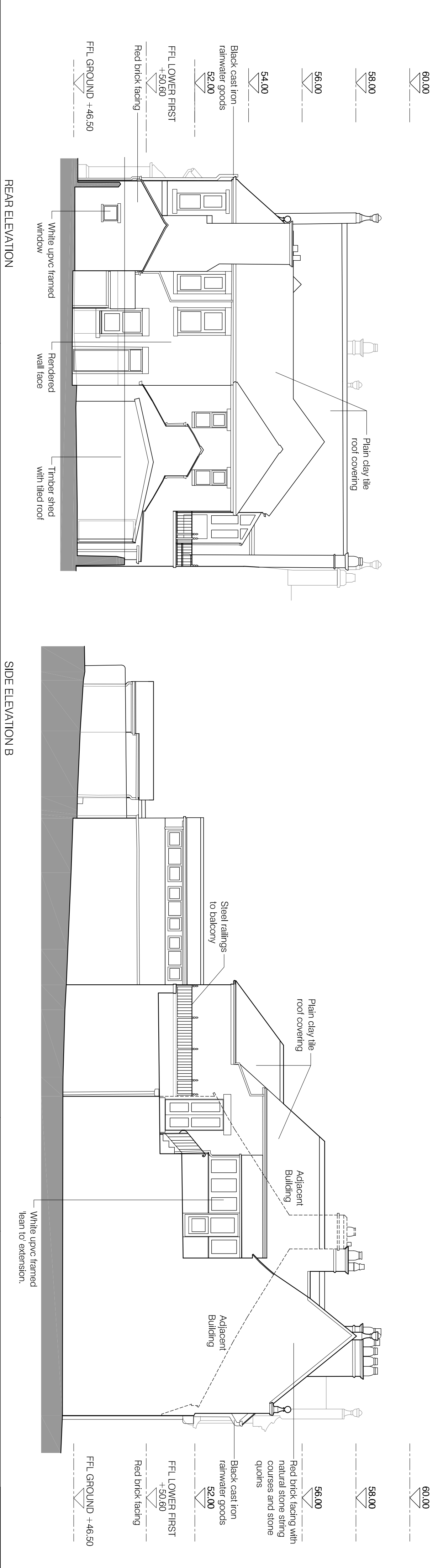
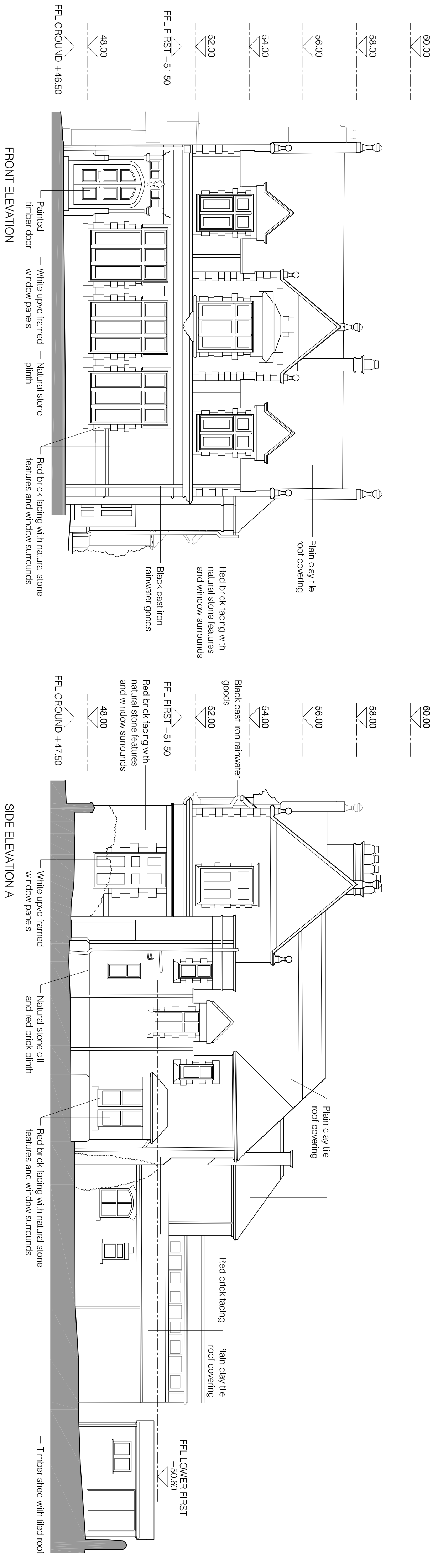


0 20 40 60m



Appendix 4

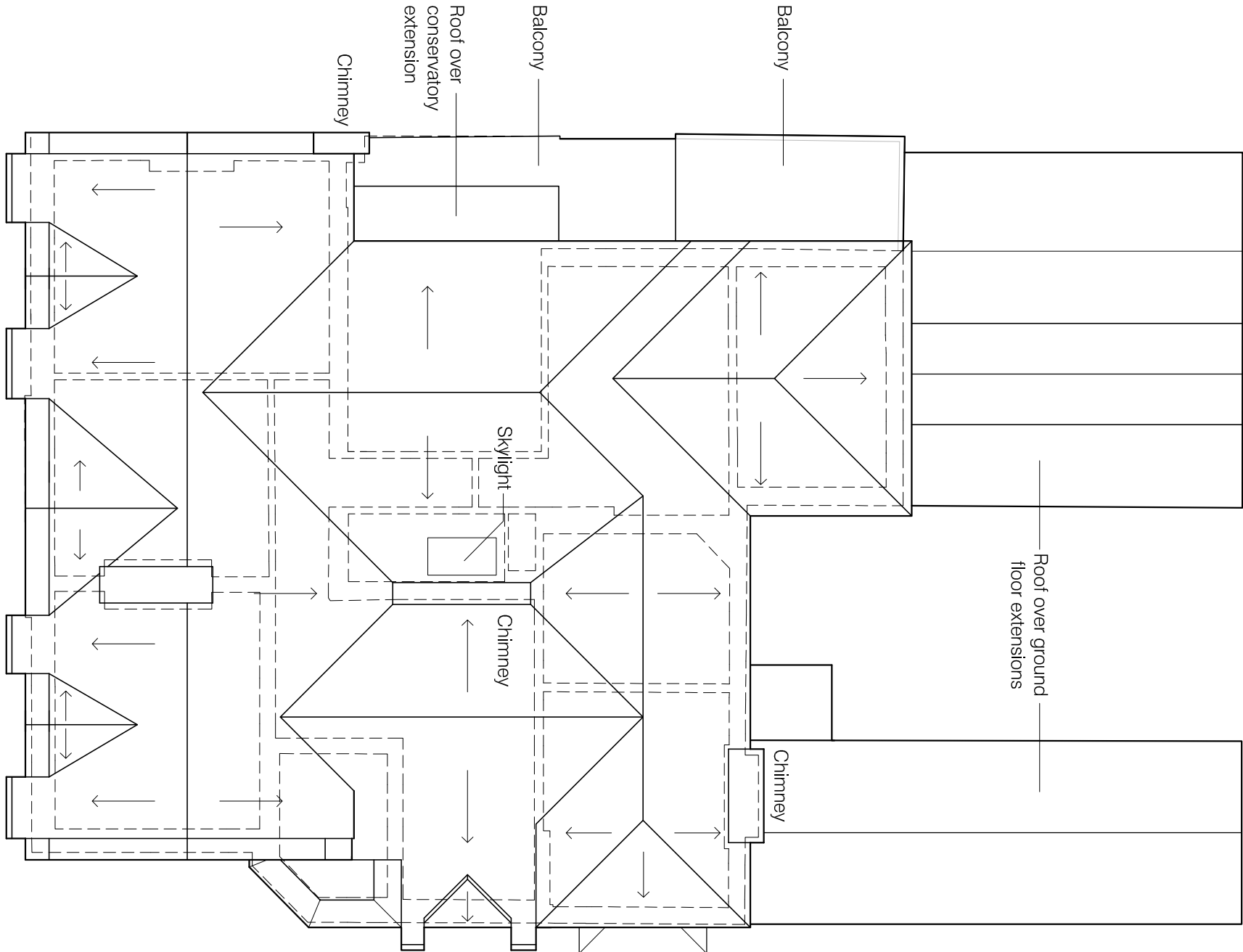
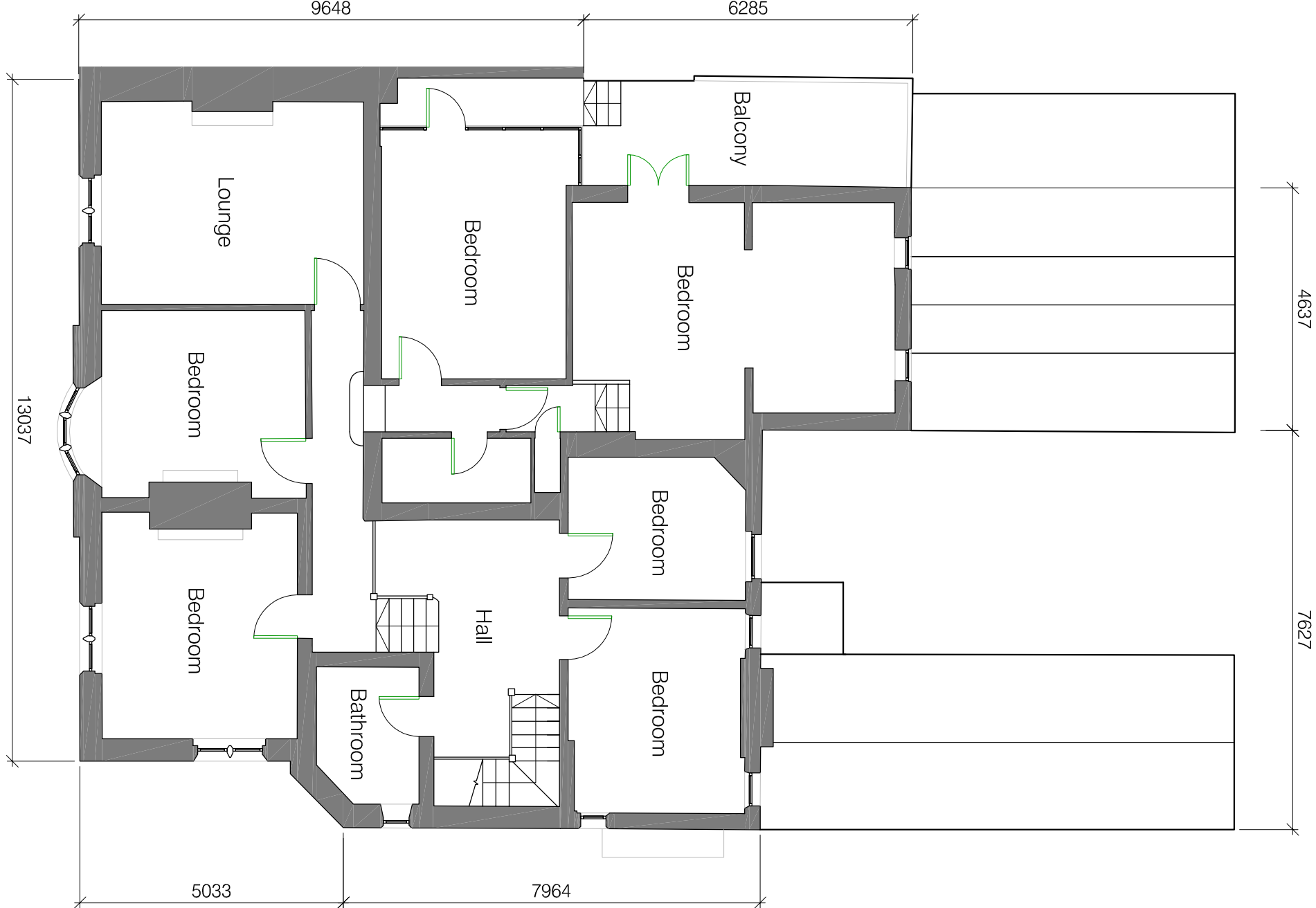
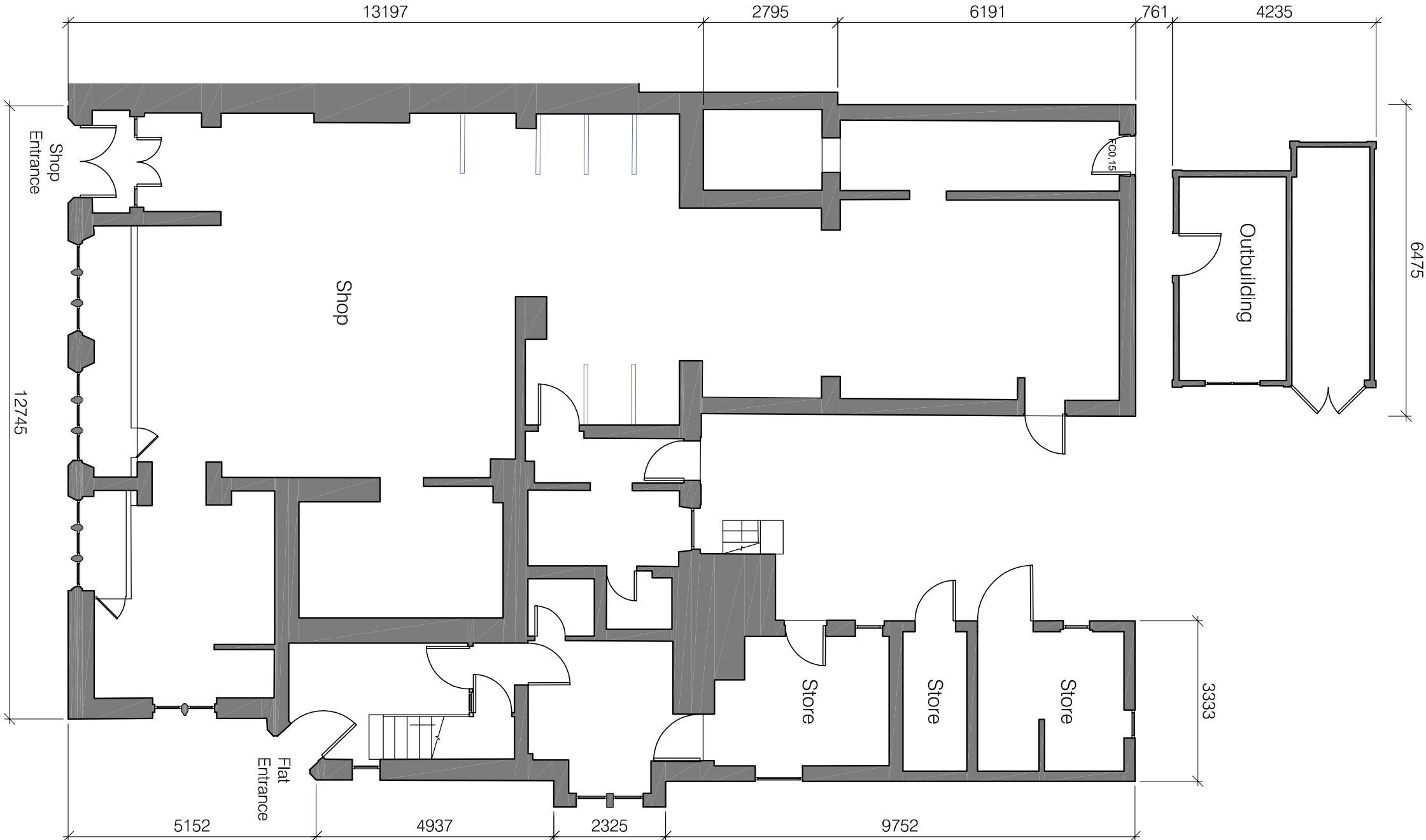
Revision	Date	Revision note	Drawn by	Purpose of issue
-	01.12.25	First Issue	LM	Planning



Project Conversion and extension to 69 King Street, Whalley	Drawing title Existing elevations	Scale 1:100 @ A2	LMC Architecture Limited Architectural design services
Client Northcote	Drawing number 2546-PL01	Date 01.12.25	4 Dovegate Drive, Ighentnill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk

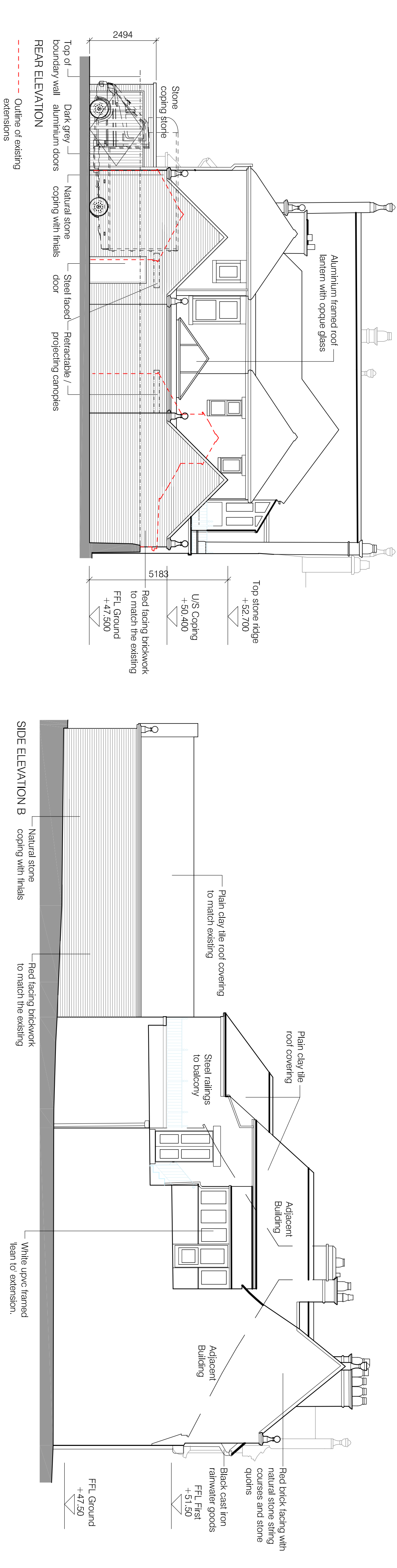
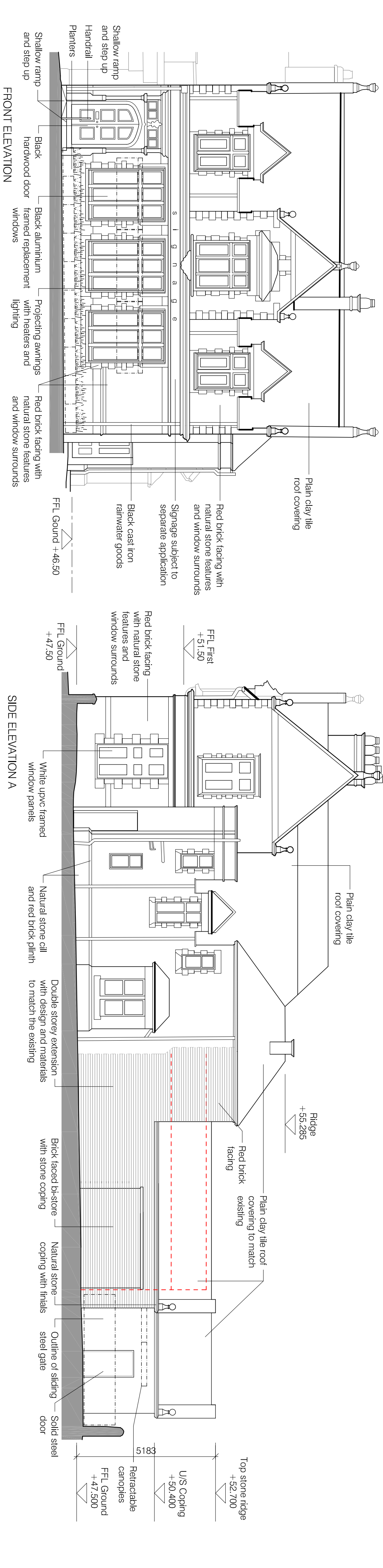
Do not scale. Contractors must check all dimensions on site before preparing production drawings or commencing any work. This drawing and its design is the copyright of LMC Architecture Limited and may not be reproduced in any form whatsoever without their prior express written consent.

Revision	Date	Revision note	Drawn by	Purpose of issue
-	01.12.25	First Issue	LM	Planning



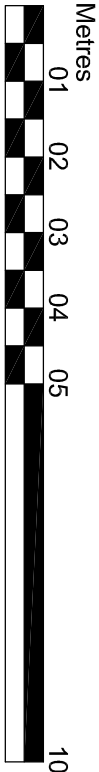
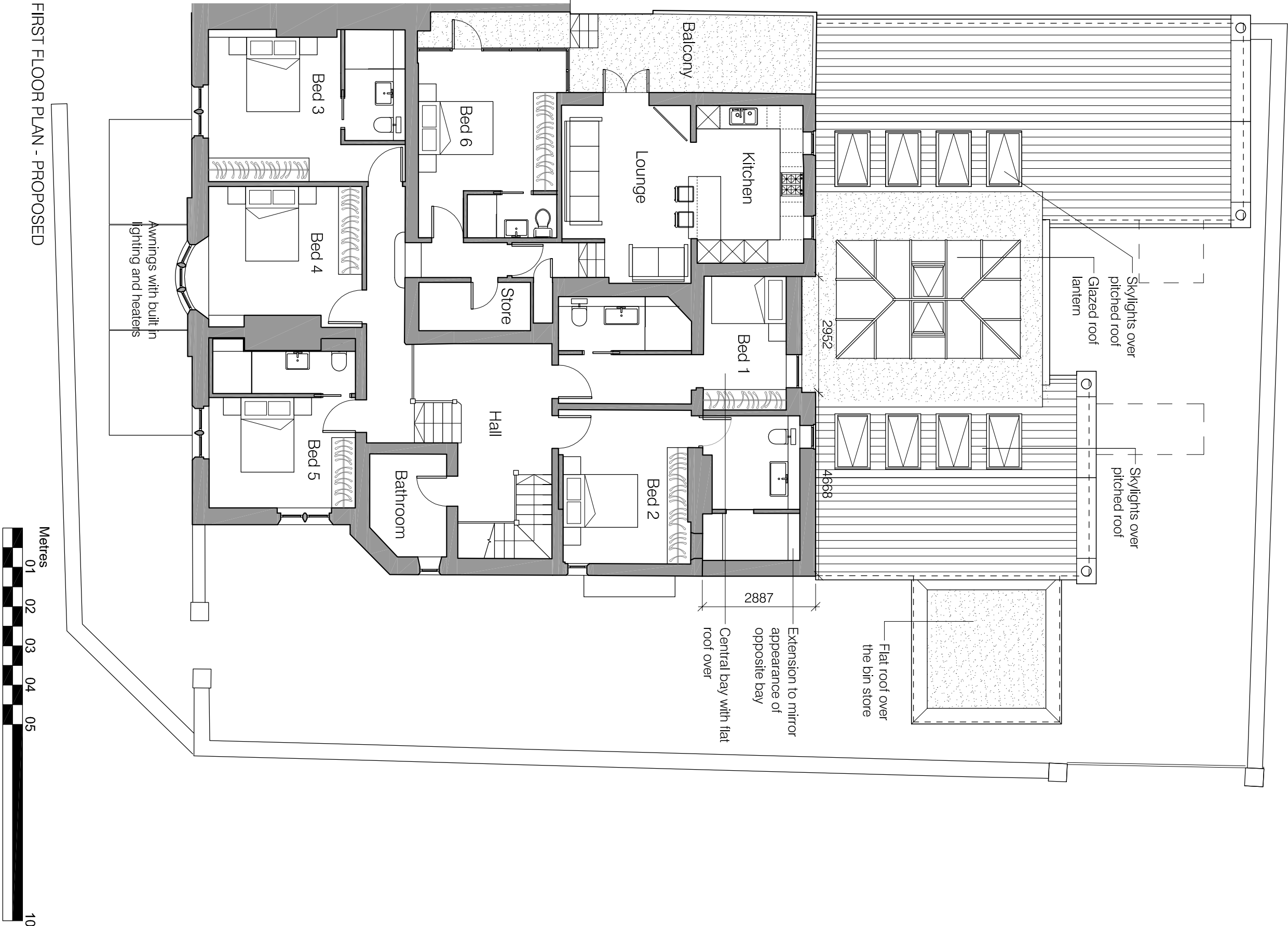
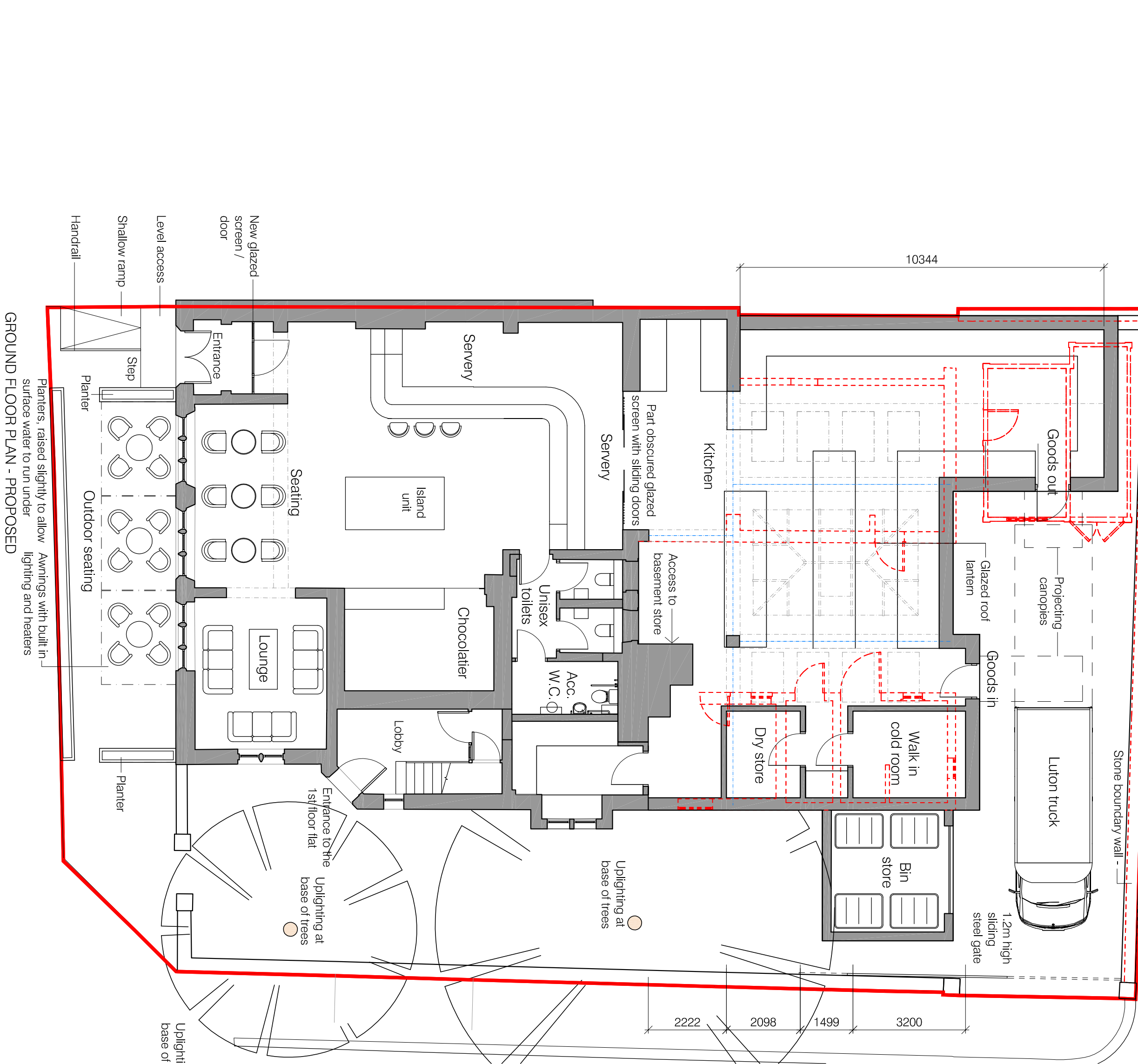
Project Conversion and extension to 69 King Street, Whalley	Drawing title Existing Ground and First Floor Plans	Scale 1:100 @ A2	LMC Architecture Limited Architectural design services	LMC Architecture Ltd
Client Northcote	Drawing number 2546-PL02	Date 01.12.25	4 Doveedale Drive, Ightenhill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk	

Revision	Date	Revision note	Drawn by	Purpose of issue
-	10.12.25	First Issue	LM	Planning



Project Conversion and extension to 69 King Street, Whalley	Drawing title Proposed elevations	Scale 1:100 @ A2	LMC Architecture Limited Architectural design services	LMC Architecture Ltd
Client Northcote	Drawing number 2546-PL10	Date 01.12.25	4 Doveedale Drive, Ightenhill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk	

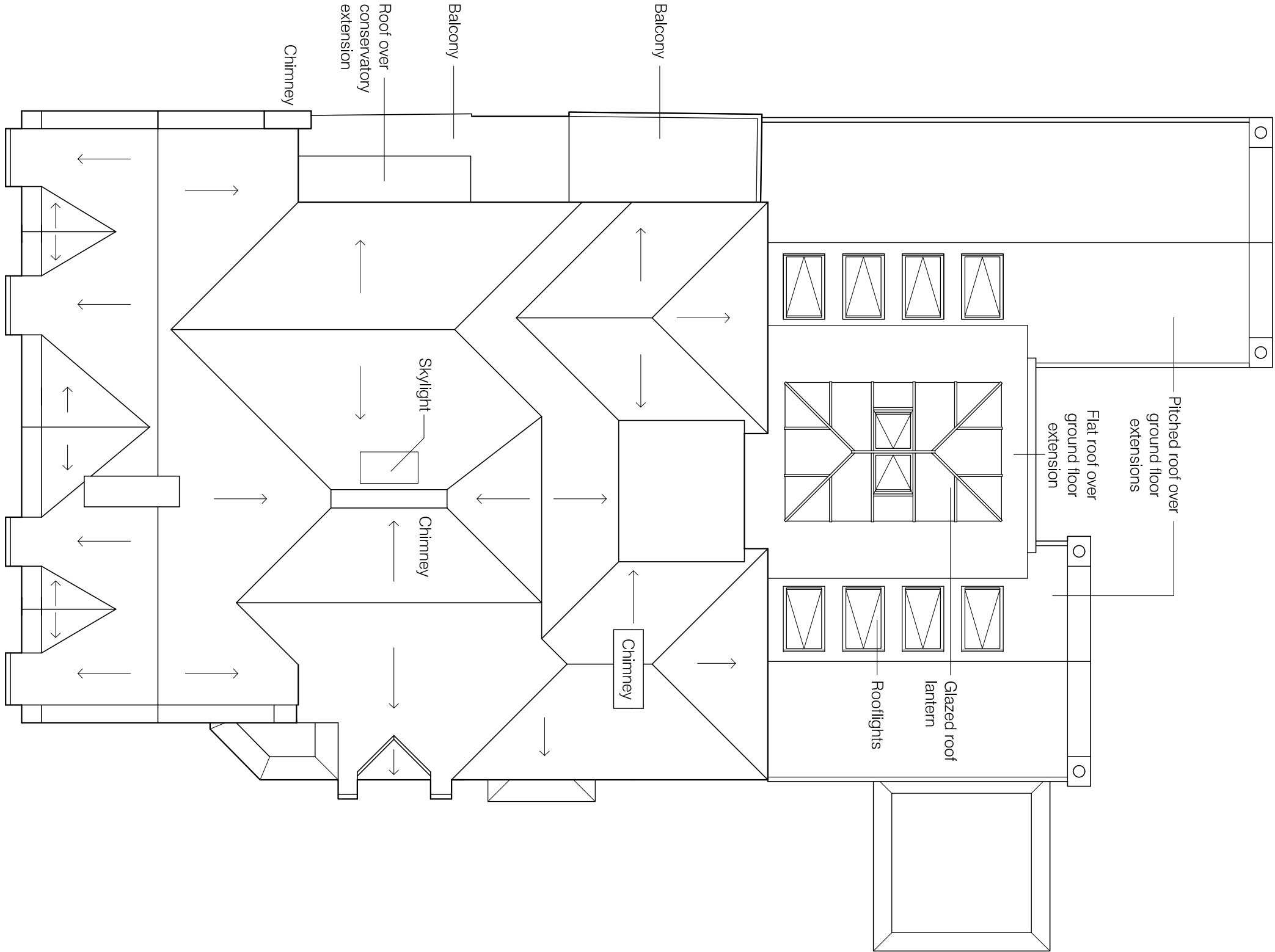
Revision	Date	Revision note	Drawn by	Purpose of issue
-	10.12.25	First Issue	LM	Planning



Project Conversion and extension to 69 King Street, Whalley	Drawing title Proposed Ground and First Floor Plans	Scale 1:100 @ A2	LMC Architecture Limited Architectural design services	LMC ARCHITECTURE LTD
Client Northcote	Drawing number 2546-PL11	Date 01.12.25	4 Doveedale Drive, Ightenhill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk	

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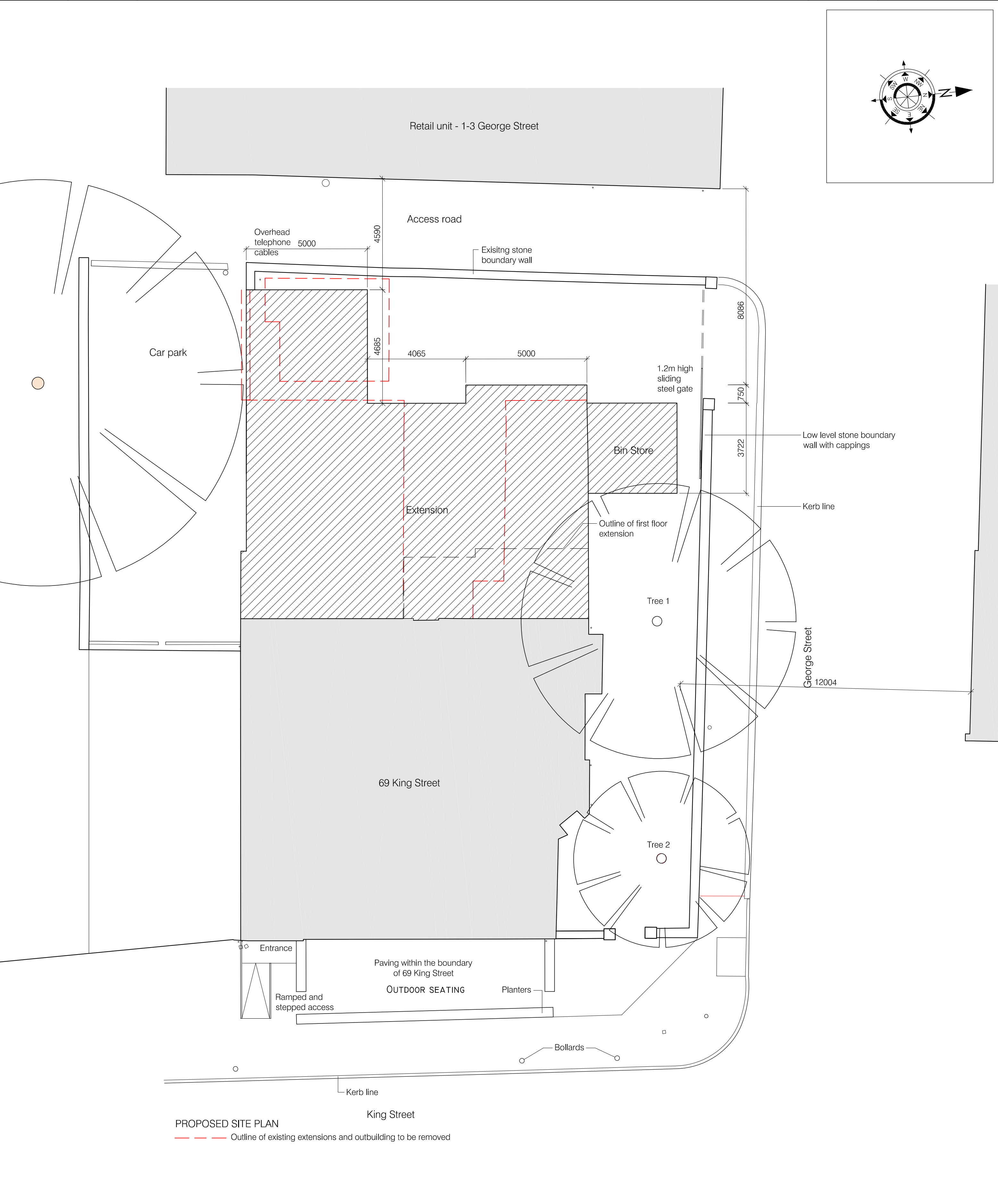
Revision	Date	Revision note	Drawn by	Purpose of issue
-	10.12.25	First Issue	LM	Planning



ROOF PLAN

Project Conversion and extension to 69 King Street, Whalley	Drawing title Proposed Roof level plan	Scale 1:100 @ A2	LMC Architecture Limited Architectural design services 4 Dovegate Drive, Ightenhill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk	
Client Northcote	Drawing number 2546-PL12	Date 01.12.25		

Revision	Date	Revision note	Drawn by	Purpose of issue
-	10.12.25	First issue	LM	Planning



Project Conversion and extension to 69 King Street, Whalley	Drawing title Proposed site plan	Scale 1:100 @ A2	LMCArchitecture Limited Architectural design services 4 Dovedale Drive, Ightenhill, Burnley, Lancashire, BB12 8XD Web : www.lmcarchitecture.co.uk	
Client Northcote	Drawing number 2546—SP02	Date 10.12.25		

Appendix 5

Key Site Photographs



Photo 1: Front of building on King Street.



Photo 2: Existing front door on King Street with steps up from pavement.



Photo 3: Front of the building. The demarcation between the two different pavement surfaces is where it is proposed to reinstate the wall in front of the building.



Photo 4: Existing wall on the George Street side of the building.



Photo 5: Side of building on George Street.



Photo 6: Rear of the building on George Street looking towards King Street at a lower level.



Photo 7: Rear of the building.

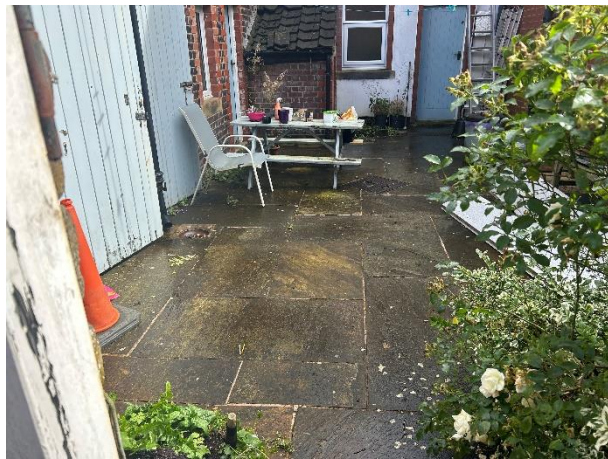


Photo 8: Rear of the building towards the outbuildings where the basement area is located.