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Richborough
Land at Pendle Road
Clitheroe
Flood Risk Assessment

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EXECUTIVE SUMMARY

This report demonstrates that the proposed development is at an acceptable level of flood risk, subject to the recommended flood mitigation strategies being implemented.

A review of flood data published by the Environment Agency has identified that the following potential sources of flooding do not pose a risk to the site or the proposed development: sewers and drainage systems, canals, and reservoirs and large waterbodies.

The majority of the site is located within Flood Zone 1 with a portion of the site located in Flood Zone 2 and 3 which is defined as land at medium to high risk of flooding from rivers. The built development has been sequentially arranged so that only water compatible uses are within the Flood Zones.

Groundwater has been identified to pose a low flood risk to the development. A conclusion that was supported by British Geological Survey mapping and historical borehole records.

Strategic level flood data has identified a surface water flow route of low to high probability that forms in the south of the site which flows towards the onsite watercourse. Depth mapping shows the flow route is unlikely to exceed depths of 0.2m and is generated from within the site; therefore, it will be addressed by the sustainable drainage infrastructure that is an embedded part of the proposed scheme. Therefore, this does not pose a flood risk to the development.

The proposed residential development will introduce new impermeable surfaces to the site that will increase the surface water runoff generated. To manage the additional runoff, the development proposals include surface water drainage infrastructure that will intercept, store, and slowly release storm water falling on the built development to the onsite watercourse. The surface water discharge rate will be restricted to the equivalent greenfield runoff rate to mimic the baseline conditions and prevent adverse downstream impacts.

This report sets out recommended measures that will increase the development's resilience to flood risk, and which will help manage any residual risks.

In compliance with the requirements of the National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider area subject to the suitable management of surface water runoff discharging from the site.

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GLOSSARY & NOTATION

Abbreviation / Notation	Definition
AEP	Annual Exceedance Probability. The probability (%) of a flood event occurring in any year
m bgl	metres below ground level
BGS	British Geological Survey
Catchment	The land area that drains (normally naturally) to a given point on a river, drainage system or body of water
DTM / DEM	Digital Terrain Model / Digital Elevation Model
EA	Environment Agency
FEH	Flood Estimation Handbook. Industry standard guidance on rainfall and river flood frequency estimation in the UK.
Floodplain	Any area of land over which water flows or is stored during a flood event
FFL	Finished Floor Level
FRA	Flood Risk Assessment
Freeboard	The height of finished floor levels, top of a bank, floodwall or other flood defence structure, above the design water level. Freeboard can be seen as a safety margin that makes allowance for uncertainty associated with the potentially damaging effects of flood rise or wave action
Hydraulic Model	A mathematical numerical (generally computer based) model of a water/sewer/storm system which is used to analyse the system's hydraulic behaviour
LiDAR	Light Detection and Ranging aerial survey data
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
m AOD	metres Above Ordnance Datum
Main River	A statutory type of watercourse in England and Wales, usually larger watercourses and rivers. The EA can carry out maintenance, improvement or construction work on main rivers to manage flood risk as part of its duties and powers
MHWS	Mean High Water Springs. MHWS is often used as a benchmark for understanding coastal processes and for various applications like coastal planning.
NPPF	National Planning Policy Framework
Ordinary Watercourse	A river, stream, ditch, drain, dyke, culvert/pipe (other than a public sewer) and passage through which water flows and which does not form part of a main river

Abbreviation / Notation	Definition
OS	Ordnance Survey
PFRA	Preliminary Flood Risk Assessment. An assessment of floods that have taken place in the past and floods that could take place in the future. It generally considers flooding from surface water runoff, groundwater and ordinary watercourses, and is prepared by the LLFAs
PPG	Planning Policy Guidance. Specifically, the Flood Risk and Coastal Change category
Return period	A statistical term defining the probability of occurrence of a flood event. A 1 in 30-year flood is one likely to be equalled or exceeded on average only once in a 30-year period: a flood with a 3.33% AEP
RoFSW	Risk of Flooding from Surface Water. A strategic level dataset published by the EA, illustrating the potential probability of flooding from surface water runoff, including an allowance for climate change
SFRA	Strategic Flood Risk Assessment. A study carried out by one or more local planning authorities to assess the risk of flooding from all sources, now and in the future within a defined area
SDS	Sustainable Drainage Statement
Section 19 Flood Investigation Reports	Under their duties under the Flood and Water Management Act 2010, LLFAs have a duty to publish reports of investigations of flood incidents. A section 19 flood investigation report is a public statement of the circumstances of a historical flood event and what parties have a role in managing the risks. The investigation does not always give an in-depth analysis of the flood risk or mechanisms, but it can provide a valuable record of past events
SuDS	Sustainable Drainage Systems. Surface water management techniques that are intended to reduce the risk of flooding and pollution from urban runoff
SWMP	Surface Water Management Plan. These are non-statutory plans which preceded the introduction of the Flood and Water Management Act 2010. They can provide an important evidence base of local flood risk issues which can include critical drainage areas, surface water drains, groundwater, and small watercourses
UOW	Unnamed Ordinary Watercourse. An ordinary watercourse that has no name published on OS maps or within the SFRA

1. INTRODUCTION

1.1 This FRA has been prepared on behalf of Richborough to support a planning application for a residential development of up to 200 dwellings on land at Pendle Road, Clitheroe.

1.2 The level of detail included is commensurate and subject to the nature of the proposals at the outline planning stage of the design process.

Sources of Data

1.3 The following sources of data have been reviewed in the preparation of this FRA:

i. Topographical Survey by BWB Consulting Ltd, reference 255496-BWB-03-ZZ-DR-G-0001 - Appendix 1
ii. Illustrative Development Framework Plan by Pegasus, reference 25-2353_DE_002-01A, Rev A - Appendix 2
iii. EA Flood risk assessments: climate change allowances[1]
iv. EA RoFSW[2]
v. Ribble Valley Level 1 Strategic Flood Risk Assessment[3]
vi. Ribble Valley Borough Council Core Strategy 2008-2028[4]
vii. Lancashire Preliminary Flood Risk Assessment[5] and Addendum
viii. Local Flood Risk Management Strategy for Lancashire[6]
ix. United Utilities Sewer Records
x. BGS Drift & Geology Maps
xi. EA LiDAR (Composite 1m DTM 2022)

The Existing Site

1.4 The site lies to the north of Pendle Road and on the eastern extent of the town of Clitheroe. The southern boundary is formed by Pendle Road with existing residential development located beyond. Access to the site is currently made via Pendle Road. Worston Road forms the eastern boundary, and open agricultural land is located to the north, west and east of the site. The site's location is illustrated in Figure 1.1.

[1] Environment Agency, Flood risk assessments: climate change allowances: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances. Last Accessed November 2025.
[2] Risk of Flooding from Surface Water. Environment Agency. Last Accessed November 2025.
[3] Ribble Valley Level 1 Strategic Flood Risk Assessment. Ribble Valley Borough Council, April 2017.
[4] Ribble Valley Borough Council Core Strategy 2008 – 2028 (December 2014)
[5] Lancashire Preliminary Flood Risk Assessment. Lancashire County Council, May 2011.
[6] Local Flood Risk Management Strategy for Lancashire. Lancashire County Council , November 2021

Figure 1.1: Site Location

1.5 A topographical survey of the site has been undertaken and is included as Appendix 1. The survey shows the site generally falls from east to west. Levels in the site fall from a high point of approximately 117.0m AOD at the eastern boundary to a low point of approximately 101.1m AOD in the western corner.

1.6 The existing site comprises greenfield land, currently in use for grazing sheep. A forested area is present in the eastern corner of the site, as illustrated in Figure 1.2.

Figure 1.2: Existing Land Use

1.7 The Shaw Brook originates to the northeast of the site and flows beneath the A59 via a culvert. The watercourse then follows the edge of the adjacent Worston Road before bisecting and flowing through the site as illustrated in Figure 1.3.

Figure 1.3: Local Watercourse Network

1.8 EA 2022 LiDAR data as shown in Figure 1.4 illustrates the generalised topography of the site, showing a steep fall across the site, with surface levels sloping towards the Shaw Brook, indicating a natural drainage pathway.

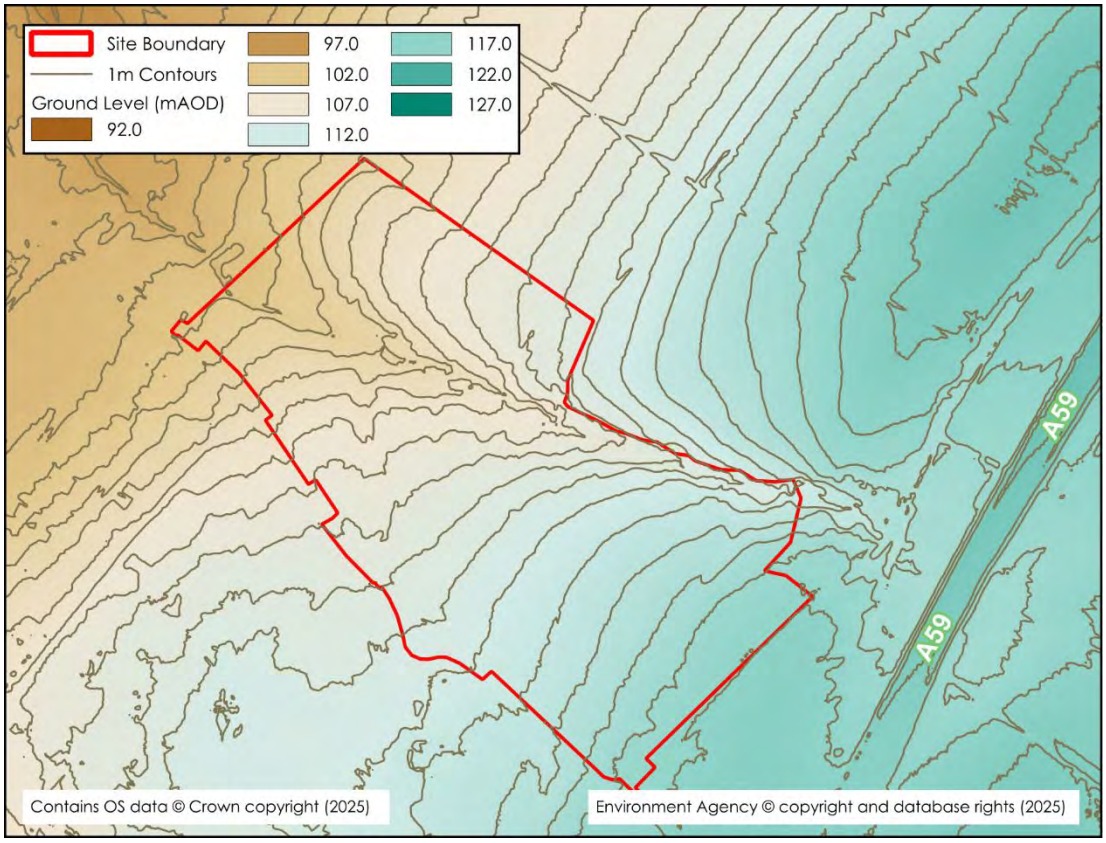


Figure 1.4: Generalised Topography (from EA LiDAR DTM)

The Proposed Scheme

1.9 The proposed scheme comprises an outline planning application for the erection of up to 200 dwellings with associated landscaping, children's play areas, sustainable urban drainage, and other infrastructure with all matters reserved except access. Access will be made from Pendle Road to the south. An Illustrative Development Framework Plan is available as Appendix 2.

1.10 The landscaping enhancements include areas for amenity use, areas allocated to provide BNG, and areas to help manage flood risk. The development also includes for SuDS to manage surface water runoff.

Site Summary

Table 1.1: Site Summary

Site Name	Land at Pendle Road
Location	Clitheroe
Easting & Northing	375344, 441089
Application Site Area (ha)	8.92
Development Type	Residential
Flood Zone Classification	Flood Zones 1, 2 and 3
NPPF Vulnerability	More Vulnerable
Anticipated Development Lifetime*	100+ years
Lead Local Flood Authority	Lancashire County Council
Sewer Operator	United Utilities

**In accordance with PPG Flood Risk and Coastal Change Paragraph 006*

2. FLOOD RISK PLANNING POLICY & GUIDANCE

National Planning Policy Framework

2.1 The NPPF[7] sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk.

2.2 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. When considering flood risk, the NPPF requires development to account for future climate change.

2.3 The NPPF identifies that development should only be allowed in areas at risk of flooding where it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- it incorporates SuDS, unless there is clear evidence that this would be inappropriate;
- any residual risk can be safely managed; and
- safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Planning Practice Guidance – Flood Risk and Coastal Change

2.4 The NPPF is accompanied by the PPG category entitled "Flood Risk and Coastal Change"[8]. This sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

2.5 Flood risk is identified as a combination of the probability and the potential consequences of flooding:

Flood Risk = Probability x Consequences

2.6 The probability is the chance of a flood occurring expressed as a return period or AEP, and the consequences are the potential impacts of the flood (for example, damage to buildings or risk to people's safety).

2.7 The PPG identities the potential sources of flood risk as rivers and the sea, direct rainfall on the ground surface resulting in surface water runoff, rising groundwater,

[7] Revised National Planning Policy Framework, Ministry of Housing, Communities & Local Government, amended February 2025
[8] Planning Practice Guidance: https://www.gov.uk/guidance/flood-risk-and-coastal-change, amended September 2025

overwhelmed sewers and drainage systems, reservoirs, canals and lakes, and other artificial sources.

2.8 The PPG requires development to be designed to include flood risk management and resilience against the "design flood" for its lifetime. The PPG also states that all potential sources of flooding should be considered when preparing an FRA.

2.9 The PPG defines the "design flood" that new development should consider in its design, which is an event of a given probability generally defined as:

- river flooding likely to occur with a 1% AEP (a 1 in 100 chance each year); or
- tidal flooding likely to occur with a 0.5% AEP (1 in 200 chance each year); or
- surface water flooding likely to occur with a 1% AEP (a 1 in 100 chance each year),

plus, an appropriate allowance for climate change.

2.10 The PPG includes a series of tables that define Flood Zones (Table 1), the flood risk vulnerability classification of development land uses (Table 2) and 'compatibility' of development within the defined Flood Zones (Table 3).

2.11 This FRA is written in accordance with the NPPF and the associated PPG.

Flood Zone Classification

2.12 With particular reference to planning and development, and specifically the risk of flooding from rivers and the sea ignoring the presence of flood defences, the Flood Map for Planning identifies Flood Zones in accordance with Table 1 of the PPG. Further details on the Flood Zone classifications are outlined in Table 2.1.

Table 2.1: Flood Zone Classifications

Flood Zone	Description
Flood Zone 1 (Low Probability)	Land having less than a 1 in 1000 annual probability of river or sea flooding (<0.1% Annual Exceedance Probability). All land outside of Flood Zone 2 and 3.
Flood Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1% AEP); or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1% AEP).
Flood Zone 3a (High Probability)	Land having a 1 in 100 or greater annual probability of river flooding (>1% AEP); or land having a 1 in 200 or greater annual probability of flooding from the sea (>0.5% AEP). This is represented by "Flood Zone 3" on the Flood Map for Planning.
Flood Zone 3b (The Functional Floodplain)	Flood Zone 3b (The Functional Floodplain) is defined as land where water must flow or be stored in times of flood. This is not identified or separately distinguished from Zone 3a on the Flood Map for Planning.

2.13 LPAs use the Flood Zones to determine if they must consult the EA on planning applications. They are also used to determine the appropriate climate change allowance to consider and whether development is subject to the exception test.

2.14 The Flood Map for Planning does not identify functional floodplain. LPAs are responsible for producing maps showing the extent of functional floodplain (Flood Zone 3b) as part of a SFRA.

2.15 The site is shown to be located mostly within Flood Zone 1, with an area of Flood Zone 2 and 3 crossing the site associated with the Shaw Brook, as shown in Figure 2.1.

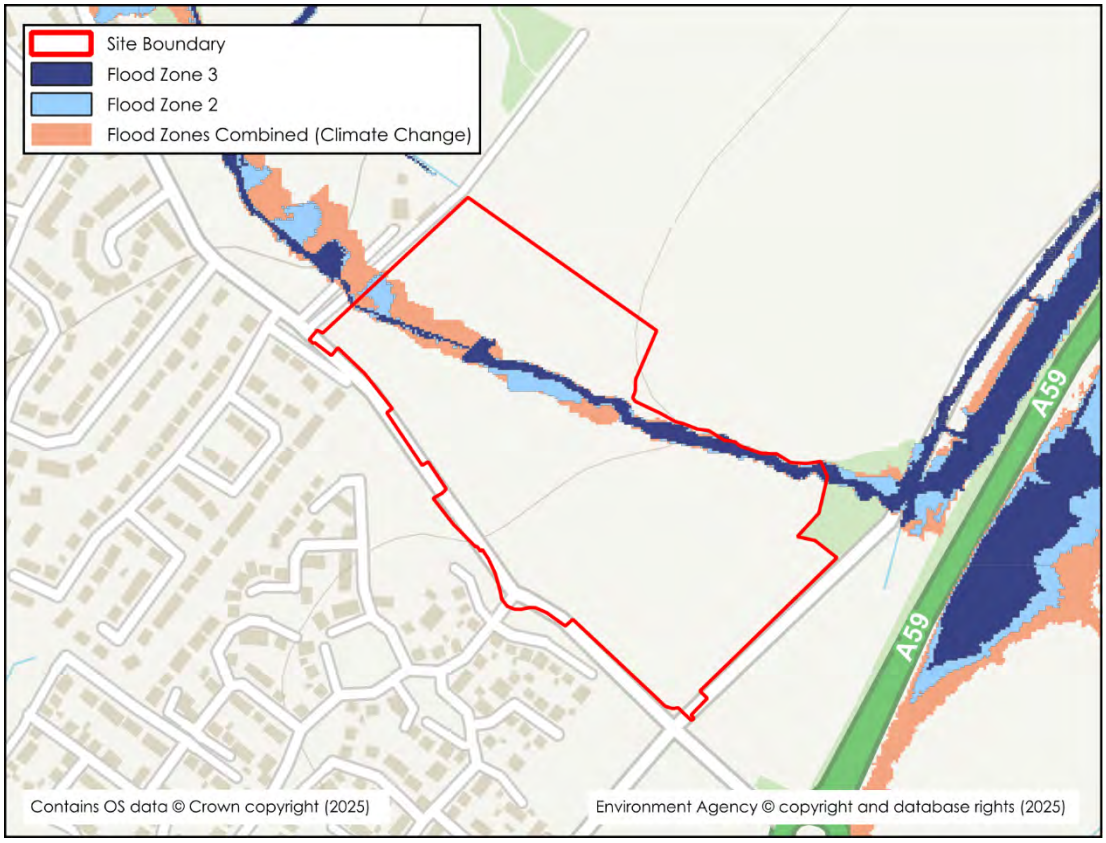


Figure 2.1: Flood Map for Planning

Flood Risk Assessments: Climate Change Allowances

2.16 Predicted future changes in sea levels, peak river flows, and rainfall intensities caused by climate change are provided by the EA online. A range of projections are applied to regionalised 'River Basin Districts', which are further subdivided into Management Catchments, to provide a series of climate change allowances. The appropriate climate change allowances are determined by a number of factors that include the source of flooding, the current level of risk, the vulnerability of the proposed development, and the lifespan of the development.

2.17 The site falls within the Ribble Management Catchment.

Peak River Flow

2.18 The relevant peak river flow climate change allowances are identified in Table 2.2.

Table 2.2: Peak River Flow Allowance for the Ribble Management Catchment

Allowance Category	Total potential change anticipated for the **'2020s' (2015 to 2039)**	Total potential change anticipated for the **'2050s' (2040 to 2069)**	Total potential change anticipated for the **'2080s' (2070 to 2125)**
Upper End	27%	44%	71%
Higher Central	19%	29%	46%
Central	16%	23%	36%

2.19 Table 2.3 provides a matrix summarising the EA's guidance on determining the appropriate climate change allowance(s) for river flow.

Table 2.3: Application of Appropriate Peak River Flow Climate Change Allowances

Flood Zone	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
1	Use the central allowance where a location may fall within Flood Zone 2 or 3 in the future.				
2	Use the higher central allowance	Use the central allowance			
3a	Use the higher central allowance	Development should not be permitted	Use the central allowance		
3b	Use the higher central allowance	Development should not be permitted			Use the central allowance
If development is considered appropriate by the LPA when not in accordance with Flood Zone vulnerability categories, then it would be appropriate to use the higher central allowance.					

2.20 The site is located partially within Flood Zones 2 and 3, the proposed development is classified as 'More Vulnerable', and it has an anticipated lifespan of at least 100 years. This requires the Central allowance for the '2080s' epoch to be considered.

2.21 Therefore, to ensure the development is designed adequately for its lifetime an uplift of 36% to river flows will be assessed.

Local Plan

2.22 The adopted Ribble Valley Borough Council Core Strategy 2008-2028[9] has been reviewed during the preparation of this report. No specific policies related to the flood risk management for new developments were observed, other than the general objectives in *DME 6:Water Management*:

2.23 Development will not be permitted where it poses an unacceptable flood risk or increases flood risk elsewhere. Proposals must incorporate measures to:

- Prevent pollution of surface and groundwater,
- Reduce water consumption, and
- Minimise surface water flood risk, including the use of Sustainable Drainage Systems (SuDS).

Strategic Flood Risk Assessment

2.24 The Ribble Valley Level 1 SFRA has been reviewed in the production of this FRA. The SFRA includes the following general requirement, but no other recommendations or requirements related to the flood risk management for new developments were observed:

> ''A site specific flood risk assessment (FRA) is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.''

2.25 The SFRA also provides guidance on the classification of Flood Zone 3B:

> ''Following discussion with the EA, it is proposed that all rural/undeveloped sites within Flood Zone 3 should, at this stage, be identified as ''potential'' Flood Zone 3B...Within Zone 3B only water compatible uses and the essential infrastructure listed in PPG Table 3 (see Appendix 1) that have to be there should be permitted in this zone.''.

[9] Ribble Valley Borough Council Core Strategy 2008 – 2028 (December 2014)

3. HISTORICAL FLOODING INCIDENTS

3.1 A review of the data sources identified in Section 1 was undertaken to identify any records of historical flooding incidents within the vicinity of the site, these are summarised within Table 3.1.

Table 3.1: Summary of Reported Historical Flooding Incidents

Data Source	Commentary
SFRA	The Ribble Valley Level 1 SFRA reports flooding which impacted Clitheroe in 1923 and December 2015. The December 2015 was attributed to intense rainfall; however, the exact locations of areas impacted are not provided.
PFRA and Addendum	The PFRA historical flood map and database of historical incidents makes no reference to Clitheroe or the surrounding vicinity of the site (as downloaded from the National Archive[10] in November 2025). However, as the SFRA post-dates the PFRA reports, it is likely to have presented a more complete record of incidents. The PFRA Addendum states that the LLFA's understanding of flood risk has improved since 2011 due to flooding that has occurred since the original PFRA was published; however, no further historical flood records are provided.
SWMP	Ribble Valley Borough Council does not have a published SWMP.
LFRMS	The Local Flood Risk Management Strategy for Lancashire[11] 2021-2027 notes that "*Clitheroe is built on a series of flat or gently sloping terraces to the River Ribble*". However, no information regarding flood risk at or near the site is referenced
Section 19 Flood Investigation Reports	Lancashire County Council have published 17 Section 19 Flood Investigation Reports which document flooding from 2012 to 2023. None of the reports refer to incidents which have impacted the site.
EA Recorded Flood Outlines	The EA have not published any recorded flood outlines which have impacted the site. The nearest recorded flood outline is located approximately 600m west of the site attributed to surface water flooding in 2007.

3.2 It should be noted that a lack of recorded flooding incidents does not necessarily mean the site and local area have never experienced flooding. Flooding incidents may not have been reported or observed.

[10] Lancashire Preliminary Flood Risk Assessment. Lancashire County Council, May 2011.
[11] Local Flood Risk Management Strategy for Lancashire. Lancashire County Council , November 2021

4. FLOOD RISK FROM RIVERS & ORDINARY WATERCOURSES (FLUVIAL)

4.1 Flooding from watercourses occurs when flows exceed the capacity of the channel or conduits, or where a restrictive hydraulic structure is encountered, which leads to water overtopping the banks into the floodplain.

4.2 As illustrated within Figure 2.1, an area of the site is located in Flood Zone 2 and 3, which is defined as land at a medium to high probability of flooding from rivers. However, there is currently no detailed modelling of the Shaw Brook within the vicinity of the site; the Flood Zone mapping is based upon strategic level generalised river modelling only.

4.3 The proposed development layout has been sequentially arranged to ensure that all 'More Vulnerable' development avoids the Shaw Brook and its floodplain. Land within Flood Zones has been designated for water-compatible uses only.

4.4 The Flood Map for Planning also includes Flood Zone Plus Climate Change extents which show how the combined extent of Flood Zones 2 and 3 could increase with climate change over the next century, ignoring the benefits of any existing flood defences. The Flood Zones plus climate change dataset uses the central allowance for the '2080s' epoch. As shown in Figure 4.1 the 'More Vulnerable' areas of development are primarily removed from the combined extent.

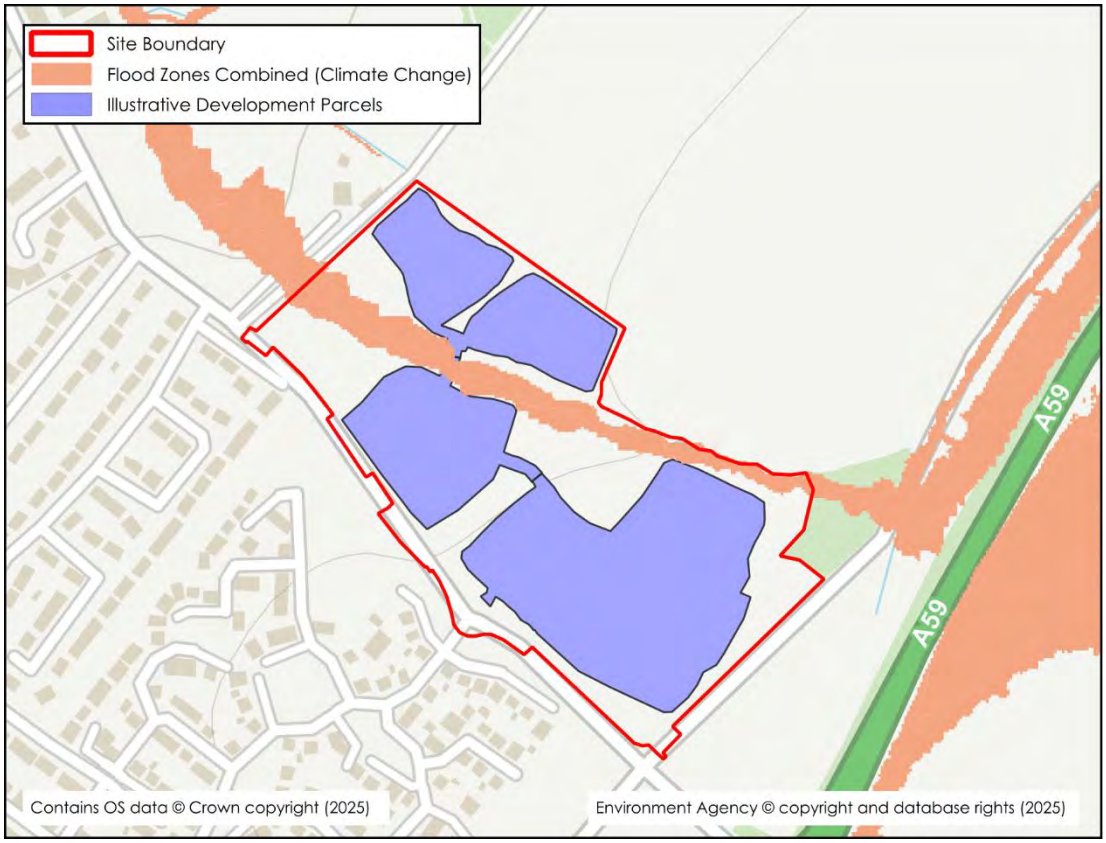


Figure 4.1: Flood Zones Plus Climate Change and Development Areas

4.5 The proposed finished floor levels of all new buildings will be set a minimum of 150 mm above the adjacent ground level. This measure is intended to provide additional resilience against fluvial flooding events.

Flood Risk

4.6 It can be concluded that the proposed development is at a low risk of flooding from rivers subject to proposed resilience measures.

Residual Flood Risk & Management

4.7 The available data suggests that the access/egress routes from Pendle Road and into the wider area are outside of the river floodplain. However, it may be beneficial for residents to be encouraged to sign up to receive EA flood alerts so that they are aware of potential incidents in the wider area that may affect their travel arrangements.

4.8 In line with riparian responsibilities, it is recommended that the Shaw Brook and any associated hydraulic structures within the ownership of the site are regularly inspected and maintained where necessary to ensure they remain in good operational condition and capable of conveying flows. This should be done in accordance with the latest LLFA and EA riparian guidance and best practice.

4.9 Any proposed crossings and culverts implemented over the Shaw Brook should be designed and constructed with an appropriate dimension and freeboard in line with the CIRIA C786 culvert, screen and outfall manual[12]

[12] Culvert, screen and outfall manual, (CIRIA, 2019)

5. FLOOD RISK FROM SURFACE WATER

5.1 Surface water flooding can occur during prolonged or intense storm events when the infiltration potential of soils, and/or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

5.2 RoFSW mapping has been collated and published by the EA; this shows the potential probability of flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. This data can also identify the potential floodplain associated within small watercourses/ditches omitted from the Flood Map for Planning. An extract from the mapping is included as Figure 5.1. The dataset includes climate change up to 2060, which is the most precautionary projection currently published by the EA but does not extend for the entire development lifetime.

5.3 Although these projections do not cover the full development lifetime, the site's design and mitigation measures have been designed to account for the 1 in 100-year + 40% Climate Change storm and therefore accounts for the full development lifespan.

5.4 The mapping shows the majority of the site is at a very low probability of flooding from surface water.

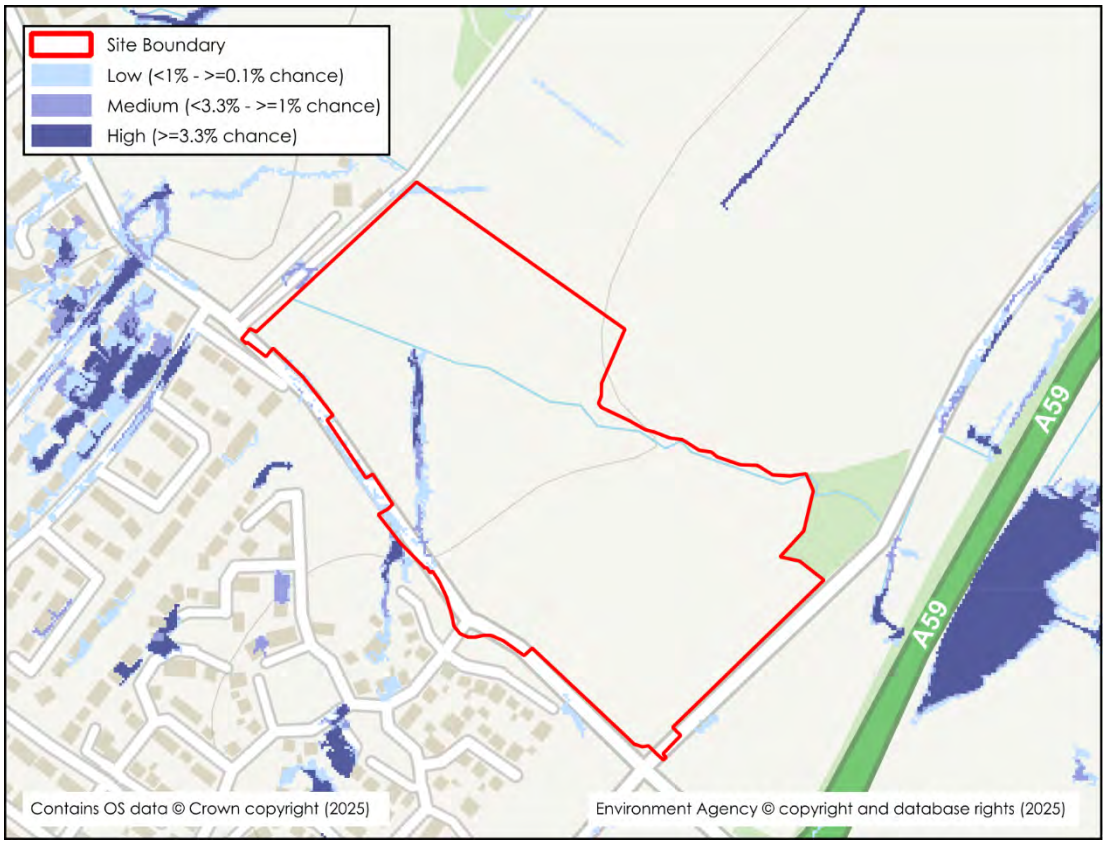


Figure 5.1: EA Risk of Flooding from Surface Water (Yearly Chance of Flooding between 2040 and 2060)

5.5 The RoFSW data identifies the potential for an isolated overland flow route of low to high probability to form in the southwest of the site. This is representative of surface water runoff from within the site itself ponding within a shallow depression before flowing in a northerly direction and into the Shaw Brook. As the flow route is generated from within the site, it will be addressed by the sustainable drainage infrastructure that is incorporated as part of the proposed scheme. Moreover, further interrogation of the data indicates that there is very low probability of depths of this overland flow route exceeding 0.2m as shown in Figure 5.2.

Figure 5.2: EA RoFSW Depths Exceeding 0.2m

5.6 The proposed residential development will introduce new impermeable surfaces to the site that will increase the surface water runoff generated. To manage this within the site, surface water drainage infrastructure is included as part of the proposed development that will intercept, store, and slowly release storm water falling on the built development to the Shaw Brook. This will not only manage the surface water flood risk to the development, but it will also prevent the development from adversely affecting downstream flood risk. The surface water drainage strategy is discussed in detail with the accompanying SDS (ref: 255496-BWB-ZZ-XX-T-C-0002_SDS).

5.7 The attenuated surface water runoff will be stored within SuDS basins located in the west and centre of the site, between the built development and the receiving watercourse. The basins are located at least 8m from Shaw Brook and are also outside of the Shaw Brook floodplain.

5.8 Finished floor levels of the properties neighbouring the SuDS basins should be set a minimum of 300mm above its maximum possible water level to mitigate any residual risk of overtopping.

5.9 Additionally, finished floor levels throughout the proposed development should be raised a minimum of 150mm above immediate surrounding ground levels to help mitigate the residual risk of flooding from localised surface water runoff within the development.

5.10 Buildings are not to be sited in topographical low points or potential overland flow pathways. Ground levels should be profiled to encourage runoff and overland flows away from the built development and towards the nearest drainage point.

5.11 At this stage recommended mitigation measures are indicative and subject to review at detailed design.

Flood Risk

5.12 While an isolated part of the site is currently at a low to high probability of surface water flooding, due to the proposed mitigation measures, the development will be at a low risk of flooding from surface water.

Residual Flood Risk & Management

5.13 The proposed development should be designed with exceedance in mind, and the road network and landscaped areas should be used to convey overland flows above the capacity of the drainage networks towards the SuDS basin.

5.14 The EA RoFSW data identifies a low probability surface water flow route to impact Pendle Road. Like many roads, Pendle Road is understood to use kerb and gully drainage, i.e. the use of combined surface and sub-subsurface drainage measures to manage storm water runoff. The road is designed to direct surface water runoff down the kerb line and towards the sub-surface drainage features (the gullies). Therefore, surface water on the carriageway will be present during storm events, by design.

5.15 Any flooding on the road would be expected to be of a short duration, shallow in depth (<0.2m), and contained by the kerb/verge and directed away from the development. Given the low probability of this occurrence, it is not considered to be a significant constraint to access/egress from the development.

5.16 While safe access and egress to the site is considered achievable, residents may sign up to receive Met Office severe weather warnings so that they have advance warning of potential incidents within the wider area that may affect their travel arrangements.

6. FLOOD RISK FROM SEWERS & DRAINAGE SYSTEMS

6.1 Sewer and flooding from drainage systems can occur when the capacity of the infrastructure is exceeded by excessive flows, because of a reduction in capacity due to collapse or blockage, or if the downstream system becomes surcharged. This can lead to the sewers flooding onto the surrounding ground via manholes and gullies, which can generate overland flows.

6.2 United Utilities have provided a plan of their sewer records within the vicinity of the site. This is included as Appendix 3. The records do not identify any public sewers to be located within the site. The nearest public sewers are a 225mm diameter foul and surface water network located in Pendle Road which flows in a westerly direction past the site.

6.3 The nearest foul manhole to the site is MH1103 and has a depth to invert of 1.42m. the nearest surface water manhole to the site is MH1101, however invert levels are not recorded.

6.4 Should the nearby sewer network be exceeded, any resultant flood water on Pendle Road would be conveyed away from the site in alignment with the local topography in the same manner as surface water runoff. However, there is no known historical record of flooding from these assets at the site.

6.5 The topographical survey does not identify the presence of any existing manholes or drainage infrastructure on site.

6.6 It is proposed to drain foul water from the development separately to surface water.

6.7 The flood risk management measures previously described to address the surface water flood risk are also applicable to address the flood risk from sewers and drainage systems. This includes the construction of new SuDS as part of the development proposals.

Flood Risk

6.8 It can be concluded that the development is at a low risk of flooding from sewers & drainage systems.

Residual Flood Risk

6.9 The residual surface water flood risks and the recommended measures to help manage these risks, as described in Section 5, are also applicable to help address the residual flood risk from sewers and drainage systems.

6.10 Additionally, it is recommended that an operation and maintenance plan is established during detailed design to ensure that the development's drainage systems are inspected and maintained for their lifetime.

7. FLOOD RISK FROM GROUNDWATER

7.1 Groundwater flooding occurs when the water table rises above ground elevations, or it rises to depths containing basement level development. It is most likely to happen in low lying areas underlain by permeable geology. This is most common on regional scale chalk aquifers, but there may also be a risk on sandstone and limestone aquifers or on thick deposits of sands and gravels underlain by less permeable strata such as that in a river valley. The presence of springs and/or winterbourne streams near to a site are a good indicator that groundwater flooding may be an issue in the area.

7.2 The SFRA has no records of groundwater flooding or groundwater susceptibility mapping in the vicinity of the site.

7.3 Information published by the BGS indicates that the site is entirely underlain by bedrock of Clitheroe Limestone Formation and Hodder Mudstone Formation (Undifferentiated), which is classified as a Secondary A Aquifer. Secondary A Aquifers comprise are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

7.4 The site is entirely overlain by superficial deposits of Till (Devensian-Diamicton), which is defined as a Secondary (Undifferentiated) Aquifer. Secondary (Undifferentiated) Aquifers occur where it is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type. These have only a minor value. Artificial ground is not indicated to be present on site.

7.5 The BGS also holds historical records of borehole samples across the UK which include measurements of groundwater levels. These are measurements taken at one point in space and time and are not a substitute for a long-term record of groundwater levels. However, these can provide an indication of possible groundwater levels, that could be experienced. There are no borehole records within the site itself, however, there is one accessible record is located approximately 20m east of the site and is within an area underlain by the same geology (reference: SD74SE85). The log was excavated to a depth of 301.4m bgl; however, no groundwater strikes are recorded.

7.6 Given the cohesive nature of the underlying ground, the probability of groundwater migration from off-site is considered to be minimal. This should be confirmed through ground investigation.

7.7 Any groundwater emergence would be expected to occur within the low lying Shaw Brook and its respective floodplain. The built development has been arranged to avoid these low-lying areas; any development proposed within the floodplain corridor (landscaping and amenity use) is water compatible.

7.8 No specific flood management or mitigation measures are required in relation to this source of flood risk.

Flood Risk

7.9 Based on the available data, it is concluded that the risk of flooding from groundwater to the development is low.

Residual Flood Risk & Management

7.10 It is recommended that groundwater levels are monitored during the construction phase and that the potential to encounter shallow groundwater levels should be considered during any excavations, as well as within the design of the earthworks, foundations and below ground infrastructure. Should shallow groundwater be encountered, a groundwater specialist should be consulted, and appropriate dewatering techniques should be employed as necessary.

8. OTHER SOURCES OF FLOOD RISK

8.1 The site has been reviewed against data relating to other sources of flood risk, including the sea, canals, and reservoirs and large waterbodies. The data available in the SFRA and published by the EA identity no flood risk to the site from these sources. Therefore, they have not been considered in any further detail.

9. SUMMARY AND RECOMMENDATIONS

9.1 This report demonstrates that the proposed development is at an acceptable level of flood risk. In compliance with the requirements of NPPF and the PPG, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider area subject to suitable management of surface water runoff discharging from the site. A summary of the FRA is presented within Table 9.1.

Table 9.1: Flood Risk Assessment Summary

Flood Source	Flood Risk to Development	Embedded Mitigation Measures	Additional Mitigation for the Management of Residual Flood Risk
The Sea	None	-	-
Rivers and Ordinary Watercourses	Low	• The 'More Vulnerable' development has been arranged to avoid the Shaw Brook floodplain. The built development is to be located above the surrounding ground levels.	• It would be beneficial for residents to sign up to receive EA flood alerts so that they are aware of potential incidents in the wider area that may affect their travel arrangements. • In line with riparian responsibilities, it is recommended that the Shaw Brook and any associated hydraulic structures within the ownership of the site are regularly inspected and maintained where necessary to ensure they remain in good operational condition and capable of conveying flows. This should be done in accordance with the latest LLFA and EA riparian guidance and best practice. • Any proposed crossings and culverts implemented over the Shaw Brook should be designed and constructed with an appropriate dimension and freeboard in line with the CIRIA C786 culvert, screen and outfall manual.
Surface Water	Low	• The development will address any shallow surface water ponding originating from with the site through implementation of a sustainable surface water drainage strategy. • The development will include new surface water drainage infrastructure that will provide attenuated storage to storm water runoff, preventing an increase in the runoff rate transmitted to the downstream watercourse. • Finished floor levels are to be raised a minimum of 150mm above immediate surrounding ground levels, and ground levels are to be profiled to encourage runoff and overland flows away from the built development and towards the nearest drainage point. • Finished floor levels of the properties neighbouring the SuDS basin should be set a minimum of 300mm above its maximum possible water level.	• It is recommended that residents are encouraged to sign up to Met Office severe weather warnings so that they have advance warning of potential incidents in the area that may affect access/egress to the development. • The proposed development should be designed with exceedance in mind, and the road network and landscaped areas should be used to convey exceedance/ overland flows towards the SuDS Basin and/or the Shaw Brook, and away from the built development.
Sewers & Drainage Infrastructure	Low	• The flood risk management measures to address the surface water flood risk are also applicable to address the flood risk from sewers and drainage systems. • It is proposed to drain foul water from the development separately to surface water. The developer will work with the local sewer operator to ensure that any necessary reinforcement works to the downstream network have been made prior to occupation.	• The recommended measures to help manage the residual risks from surface water are also applicable. • Additionally, it is recommended that an operation and maintenance plan is established to ensure that the development's drainage systems are inspected and maintained for their lifetime.

Flood Source	Flood Risk to Development	Embedded Mitigation Measures	Additional Mitigation for the Management of Residual Flood Risk
Groundwater	Low	-	• Groundwater levels are to be monitored during the construction phase and appropriate dewatering implemented where necessary.
Canals	None	-	-
Reservoirs and waterbodies	None	-	-

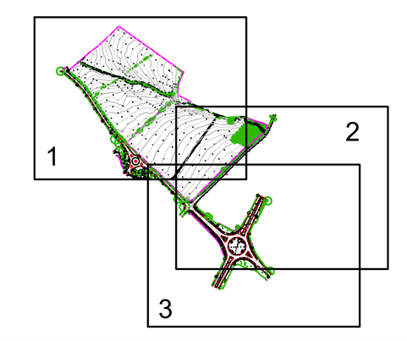
APPENDICES

Appendix 1: Topographical Survey

Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
3. All dimensions in metres unless noted otherwise. All levels in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the engineer immediately.
5. No scale factor has been applied to this survey, therefore the os coordinates are to be treated as arbitrary. Please refer to survey station information below for on site control establishment.
6. All coordinates and height data relate to OSGB(15) Pseudo Grid. Control stations are coordinated by means of GPS receiving real time corrections via OS smart net.
7. All manhole data is collected from ground level therefore discrepancies may occur. More accurate data is only achievable via confined space entry.
8. OS license number: 100022432

Key Plan



Legend

OS Buildings
Surveyed Buildings
Building
Wall
Kerb Channel Line
Top of Kerb
Edge of Surface
Top of Bank
Bottom of Bank
Canopy / Overhang
Line Marking
Centre Line
Watercourse Centre Line
Barrier
Fence
Gate
Overhead Powerline
Overhead Utilities
Contour Lines
Inspection Chamber
0.25 Flow direction and pipe diameter
1 Station and Name
BH 1 Monitoring Borehole
Tree / Bush / Sapling
Area of Vegetation/ Extent of Tree Canopy
Hedge
Body of Water
Body of Water from OS
+50.00 Spot Level
Assumed Surface Water Drainage Line
Surface Water Drainage Line

AP	Anchor Point	FBW	Fence Barbed Wire	LB	Litter Bin
BG	Back Gully	FCB	Fence Closed Board	LP	Lamp Post
BO	Bollard	FCL	Fence Chain Link	MH	Manhole
BS	Bus Stop	FEL	Fence Electric	Mkr	Service Marker
BT	British Telecom	FMP	Fence Metal Panel	PB	Post Box
C	Crest	FMR	Fence Metal Railing	PT	Post
CL	Cover Level	FOB	Fence Open Board	RE	Rodding Eye
CMP	Cable Marker Post	FPW	Fence Post & Wire	SP	Sign Post
		FSP	Fence Steel Palisade	ST	Stop Tap
CCTV	Security Camera	FWM	Fence Wire Mesh	SV	Stop Valve
CTV	Cable TV	FFL	Finished Floor Level	TCB	Telephone Call Box
DC	Drainage Channel	FP	Flagpole		
		Gas	Gas	THL	Threshold Level
DK	Drop Kerb	GV	Gas Valve	TL	Traffic Light
DP	Down Pipe	GY	Gully	TP	Telegraph Post
Elec	Electric	Ht	Height	TS	Traffic Signal
EP	Electricity Post	IC	Inspection Chamber	UTS	Unable to Survey
ER	Earth Rod	IFL	Internal Floor Level	WL	Water Level
FH	Fire Hydrant	IL	Invert Level (as a reduced level)	WM	Water Meter
FL	Floodlight			WO	Wash Out

Station Coordinates

Station Name	Eastings (m)	Northings (m)	Height (m)
BWB01	375292.568	440949.227	111.446
BWB02	375301.422	440979.386	111.053
BWB03	375455.736	440852.290	116.392
BWB04	375527.725	440790.522	117.429
BWB05	375381.454	440925.349	113.006

Rev	Date	Details of issue / revision	Drw	Rev
P1	21.08.25	First Issue	BH	PQ

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Client
Richborough Estates Ltd

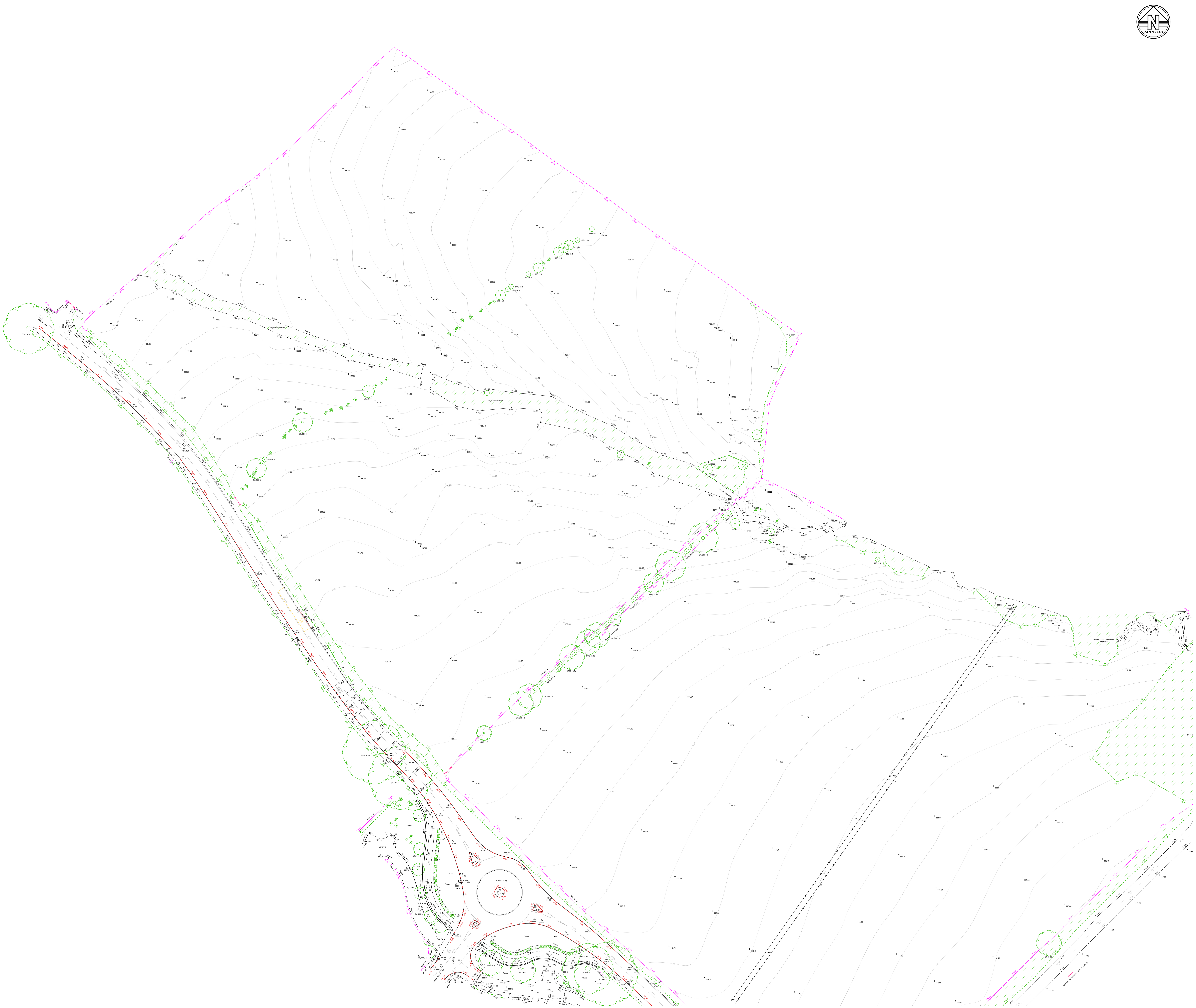
Project Title
Land at Pendle Road, Clitheroe

Drawing Title
Existing Site Plan Sheet 3 of 3

Drawn:	B Hepburn	Reviewed:	P Quelch
BWB Ref: 255496	Date: 21.08.25	Scale@A0:	1:500

Drawing Status
For Information

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
255496-BWB-03-ZZ-DR-G-0001	S2	P1



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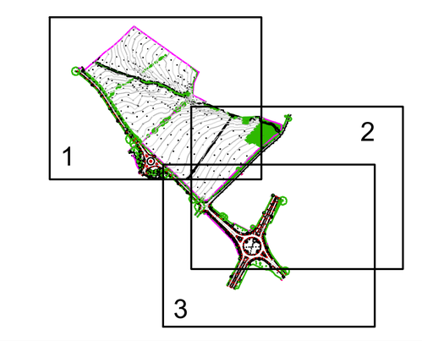
Key Plan



Legend

OS Buildings
Surveyed Buildings
Building
Wall
Kerb Channel Line
Top of Kerb
Edge of Surface
Top of Bank
Bottom of Bank
Canopy / Overhang
Line Marking
Centre Line
Watercourse Centre Line
Barrier
Fence
Gate
Overhead Powerline
Overhead Utilities
Contour Lines
Inspection Chamber
Flow direction and pipe diameter (0.25)
Station and Name (1)
Monitoring Borehole (BH 1)
Tree / Bush / Sapling
Area of Vegetation/ Extent of Tree Canopy
Hedge
Body of Water
Body of Water from OS
Spot Level (50.00)
Assumed Surface Water Drainage Line
Surface Water Drainage Line

AP	Anchor Point	FBW	Fence Barbed Wire	LB	Litter Bin
BG	Back Gully	FCB	Fence Closed Board	LP	Lamp Post
BO	Bollard	FCL	Fence Chain Link	MH	Manhole
BS	Bus Stop	FEL	Fence Electric	Mkr	Service Marker
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Project Title
Land at Pendle Road, Clitheroe

Drawing Title
Existing Site Plan Sheet 1 of 3

Drawn:	B Hepburn	Reviewed:	P Quelch		
BWB Ref:	255496	Date:	21.08.25	Scale@A0:	1:500

Drawing Status
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Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
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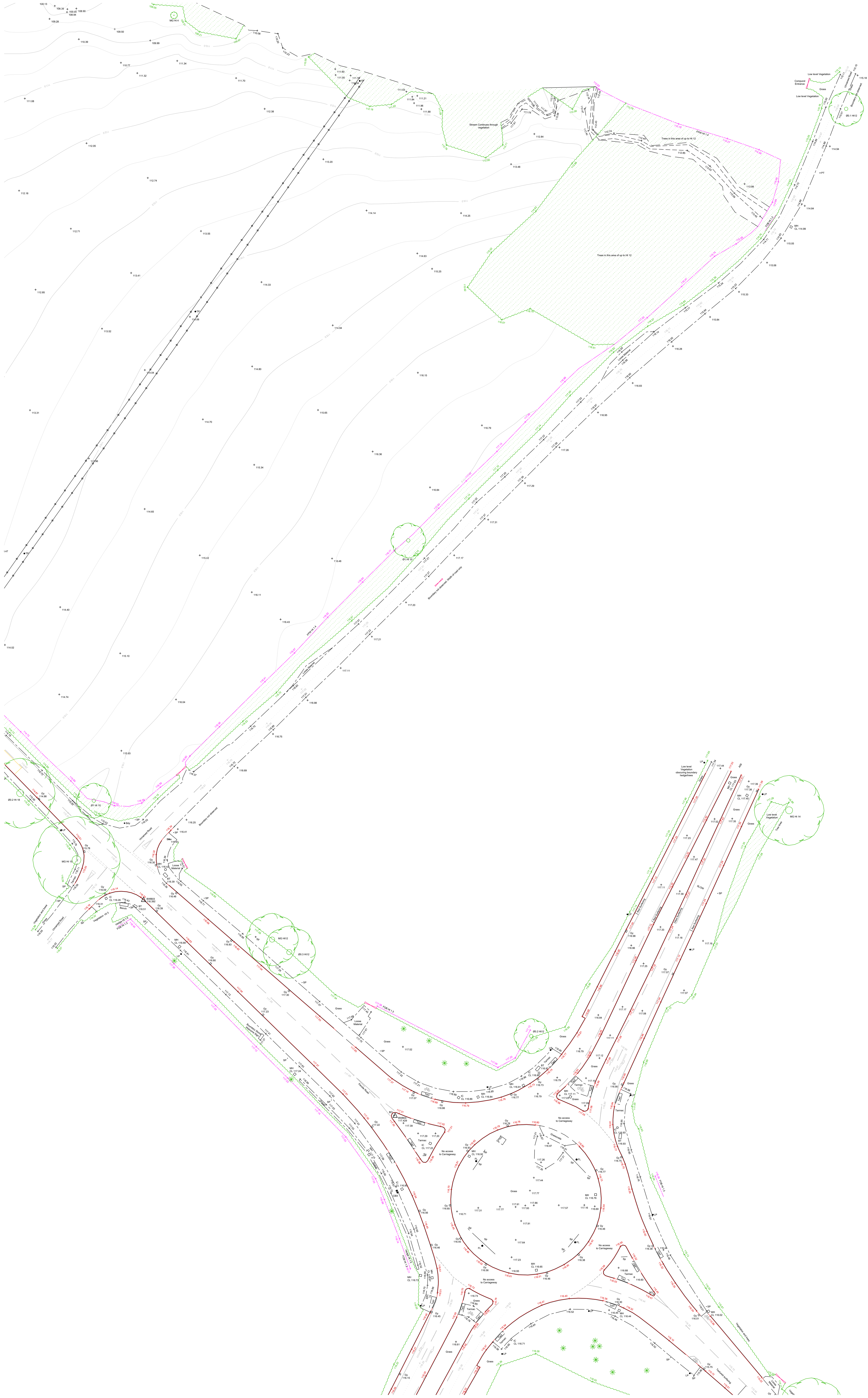

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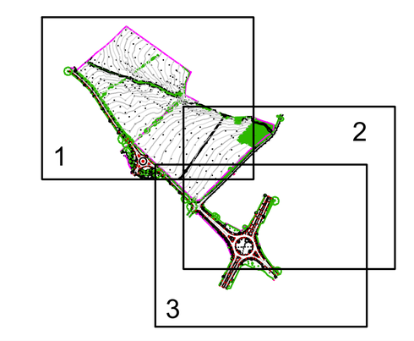

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OS Buildings
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Surface Water Drainage Line

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BO Bollard
BS Bus Stop
BT British Telecom
C Crest
CL Cover Level
CMP Cable Marker Post
CCTV Security Camera
CTV Cable TV
DC Drainage Channel
DK Drop Kerb
DP Down Pipe
Elec Electric
EP Electricity Post
ER Earth Rod
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FL Floodlight
FBW Fence Barbed Wire
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FMR Fence Metal Railing
FOB Fence Open Board
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FSP Fence Steel Palisade
FWM Fence Wire Mesh
FFL Finished Floor Level
FP Flagpole
Gas Gas
GV Gas Valve
GY Gully
Ht Height
IC Inspection Chamber
IFL Internal Floor Level
IL Invert Level (as a reduced level)
LB Litter Bin
LP Lamp Post
MH Manhole
Mkr Service Marker
PB Post Box
PT Post
RE Rodding Eye
SP Sign Post
ST Stop Tap
SV Stop Valve
TCB Telephone Call Box
THL Threshold Level
TL Traffic Light
TP Telegraph Post
TS Traffic Signal
UTS Unable to Survey
WL Water Level
WM Water Meter
WO Wash Out

Station Coordinates			
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Land at Pendle Road, Clitheroe

Drawing Title
Existing Site Plan Sheet 2 of 3

Drawn: B Hepburn		Reviewed: P Quelch	
BWB Ref: 255496	Date: 21.08.25	Scale@A0: 1:500	

Drawing Status
For Information

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
255496-BWB-02-ZZ-DR-G-0001	**S2**	**P1**

Appendix 2: Illustrative Development Framework Plan

KEY

- SITE BOUNDARY
- SITE ACCESS VIA PENDLE ROAD
- RESIDENTIAL DEVELOPMENT
- PUBLIC OPEN SPACE
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- PRIVATE LANES
- ACTIVE TRAVEL ROUTES
- EXISTING PUBLIC RIGHTS OF WAY
- PEDESTRIAN ACCESS POINT TO WIDER MOVEMENT INFRASTRUCTURE
- EMERGENCY VEHICLE, PEDESTRIAN, AND CYCLIST ACCESS
- PLAY SPACES
- EXISTING VEGETATION
- TREE PLANTING
- SUSTAINABLE DRAINAGE
- EXISTING WATERCOURSE

KEY PRINCIPLES

1. PRIMARY ACCESS POINT VIA PENDLE ROAD;
2. PRIMARY MOVEMENT ROUTES;
3. SECONDARY STREET;
4. TERTIARY STREET;
5. FOCAL SQUARES ALONG PRIMARY AND SECONDARY MOVEMENT ROUTES;
6. ACTIVE TRAVEL ROUTES;
7. MAXIMUM OUTWARD FACING DEVELOPMENT OVER NEWLY CREATED PUBLIC OPEN SPACE;
8. RETAINED WATERCOURSE ROUTE;
9. MAXIMUM RETENTION OF EXISTING VEGETATION;
10. AREA OF PLAY;
11. RETAINED CONTEXTUAL VIEWS THROUGH SITE;
12. DEVELOPMENT SET BACK TO RETAIN VIEWS OF THE PENDLE HILL; AND
13. SITE LOW POINTS UTILISED FOR SUSTAINABLE DRAINAGE SOLUTIONS.

PENDLE ROAD, CLITHEROE – **ILLUSTRATIVE DEVELOPMENT FRAMEWORK PLAN**

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: MH | APPROVED BY: JW | DATE: 19.09.2025 | SCALE: 1:1250@A1 | DRWG: P25-2353_DE_002_01 | REV: E | CLIENT: RICHBOROUGH |

Appendix 3: Sewer Records

United Utilities
Water for the North West

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

ariya shademani

Waterfront House, Floor 5
Station St, United Kingdom
Nottingham, United Kingdom
NG2 3DQ

FAO:

Your Ref: 255496
Our Ref: UUPS-ORD-684874
Date: 16/10/2025

Dear Sirs

Location: 1 NORTH GATE, CLITHEROE, BB7 1FS

I acknowledge with thanks your request dated 15/10/2025 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. http://www.unitedutilities.com/work-near-asset.aspx .

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please contact us .

Yours Faithfully,

Karen McCormack
Property Searches Manager

Water for the North West

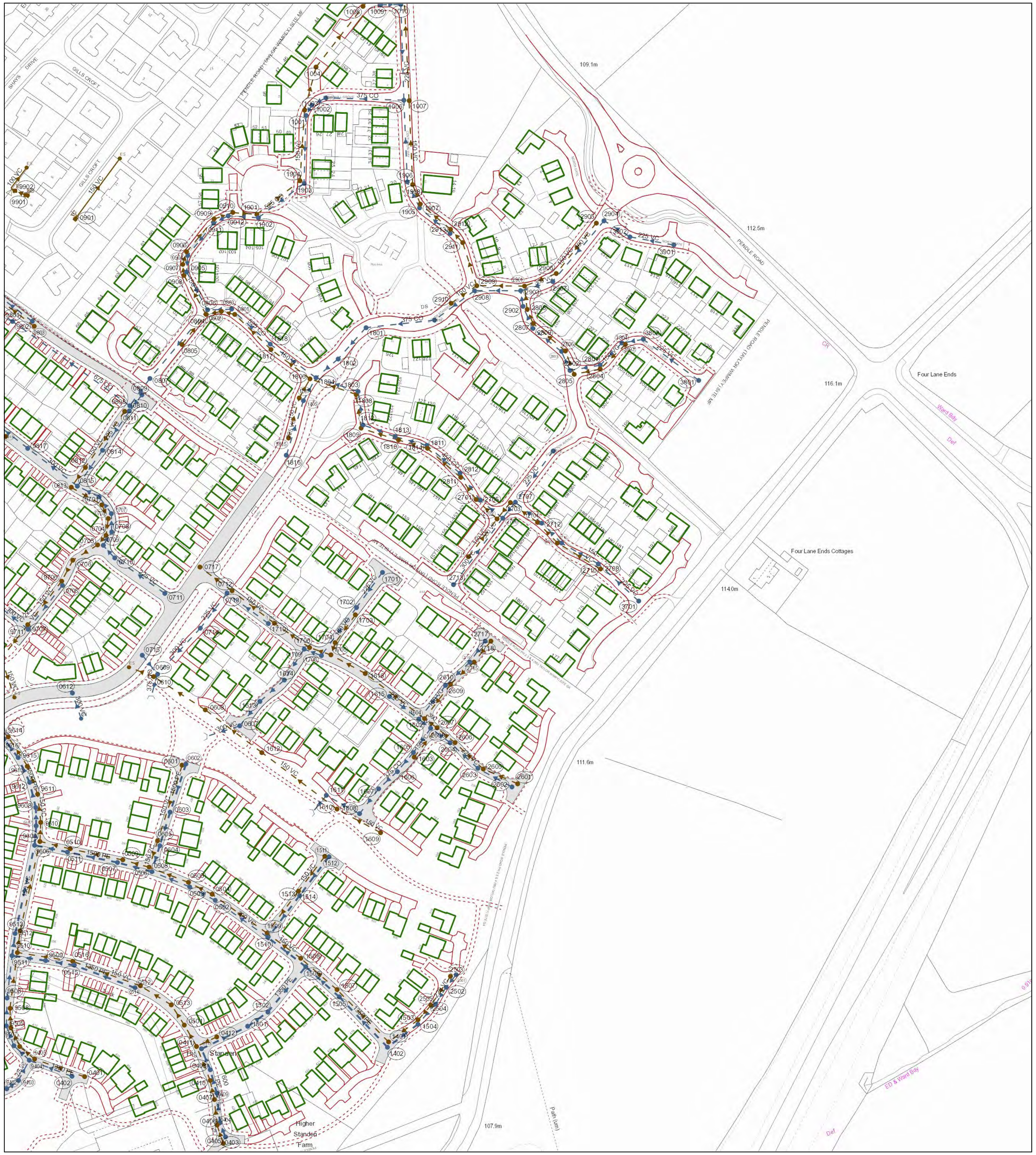
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP



The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
2704	111.62	FO	110.27	150			VC	18.55395	1 in 71
0906	108.45	FO	105.55	150			VC	23.63224	1 in 131
2705	110.97	SW	108.14	450			CO	18.79618	1 in 134
1818	109.9	SW	106.08	525			CO	28.99627	1 in 121
2911	111.41	FO		150			VC	10.04165	
2911	111.41	FO		150			VC	10.04165	
0910	109.01	FO	105.29	150			VC	13.369	1 in 134
0910	109.01	FO	105.29	150			VC	13.369	1 in 134
1003	108.79	FO	104.67	150			VC	24.8117	1 in 131
1003	108.79	FO	104.67	150			VC	24.8117	1 in 131
2706	111.17	SW	108.26	450			CO	15.82645	1 in 132
2810	111.35	SW	108.37	375			CO	38.21778	1 in 239
1001	108.82	SW	105.27	375			CO	37.6916	1 in 314
1001	108.82	SW	105.27	375			CO	37.6916	1 in 314
0909	108.8	FO	105.37	150			VC	11.02816	1 in 138
0909	108.8	FO	105.37	150			VC	11.02816	1 in 138
1902	109.31	SW	104.92	525			CO	16.65298	1 in 416
1902	109.31	SW	104.92	525			CO	16.65298	1 in 416
2708	112.54	FO	111.19	150			VC	27.83427	1 in 52
2801	112.37	SW	110.54	225			VC	16.92096	1 in 89
1904	109.76	FO	104.96	150			VC	39.23731	1 in 135
1904	109.76	FO	104.96	150			VC	39.23731	1 in 135
2714	110.59	FO	109.24	150			VC	26.3738	1 in 80
1817	109.94	FO	106.92	150			VC	27.95534	1 in 133
2912	111.5	FO	108.63	150			VC	21.75549	1 in 128
2912	111.5	FO	108.63	150			VC	21.75549	1 in 128
1810	110.39	FO	108.37	150			VC	21.80691	1 in 136
1803	110.38	SW	107.41	450			CO	24.61563	1 in 25
2905	111.29	FO	109.85	150			VC	35.67725	1 in 79
2905	111.29	FO	109.85	150			VC	35.67725	1 in 79
2903	111.36	SW	108.59	375			CO	25.55902	1 in 232
2808	111.44	FO	110.09	150			VC	12.97929	1 in 16
1006	109.66	SW	105.47	375			CO	43.25324	1 in 309
1006	109.66	SW	105.47	375			CO	43.25324	1 in 309
2811	110.81	FO	108.68	150			VC	24.44698	1 in 136
2702	111.12	FO	108.91	150			VC	15.80467	1 in 132
3802	112.9	SW	111.17	225			VC	12.13595	1 in 38
2802	112.18	SW	110.35	225			VC	11.53112	1 in 55
2913	111.33	SW	108.2	225			VC	21.97244	1 in 137
2913	111.33	SW	108.2	225			VC	21.97244	1 in 137
2906	111.57	FO	109.4	150			VC	18.85687	1 in 135
2711	111.97	SW	110.15	225			VC	15.52952	1 in 49
2709	112	FO	110.65	150			VC	15.9785	1 in 42
3801	113.58	SW	112.16	225			VC	38.24902	1 in 39
0805	108.45	FO	106.8	150			VC	21.33045	1 in 79
2703	111.36	FO	110.01	150			VC	11.66908	1 in 49
1809	110.22	FO	108.21	150			VC	18.97087	1 in 136
1002	108.74	SW	105.3	375			CO	6.537738	1 in 218
1002	108.74	SW	105.3	375			CO	6.537738	1 in 218
3803	112.68	SW	110.85	225			VC	17.13883	1 in 55
1906	110.95	SW	107.92	225			VC	45.38967	1 in 133
1906	110.95	SW	107.92	225			VC	45.38967	1 in 133
0912	108.99	SW	104.88	525			CO	8.993517	1 in 450
0912	108.99	SW	104.88	525			CO	8.993517	1 in 450
0911	108.79	SW	104.86	525			CO	23.02457	1 in 384
0911	108.79	SW	104.86	525			CO	23.02457	1 in 384
1903	109.78	SW	105	525			CO	31.71834	1 in 396
1903	109.78	SW	105	525			CO	31.71834	1 in 396
2713	110.24	SW	108.6	300			VC	45.82742	1 in 241
1801	111.35	SW	108.21	375			CO	23.27767	1 in 233
1807	109.99	FO	107.27	150			VC	12.10973	1 in 81
0907	108.46	FO	105.6	150			VC	7.3142	1 in 146
2803	111.97	SW	110.07	300			VC	20.34738	1 in 57
1008	107.01	FO	104.17	150			VC	35.51972	1 in 132
1008	107.01	FO	104.17	150			VC	35.51972	1 in 132
1804	110.47	SW	106.34	525			CO	31.34996	1 in 121
1815	109.21	FO	107.56	150			VC	23.08027	1 in 80
1811	110.56	FO	108.5	150			VC	16.68163	1 in 128
3902	111.58	SW	110.15	225			VC	16.78263	1 in 23
3902	111.58	SW	110.15	225			VC	16.78263	1 in 23
3901	112.28	SW	110.86	225			VC	24.77324	1 in 35
3901	112.28	SW	110.86	225			VC	24.77324	1 in 35
2807	111.96	FO	110.23	150			VC	8.532573	1 in 61
1813	110.36	SW	107.69	450			CO	18.76666	1 in 125
1805	109.96	SW	106.83	225			VC	14.54056	1 in 66
2902	111.39	SW	109.36	300			VC	8.815686	1 in 13
3804	112.72	FO	111.37	150			VC	19.60822	1 in 52
0806	109.14	SW	104.56	675			CO	49.62674	1 in 414
2804	112.34	FO	110.99	150			VC	14.68467	1 in 86
2909	111.24	FO	109.06	150			VC	25.0345	1 in 58
1010	107.67	SW	105.93	225			VC	53.15542	1 in 171
1010	107.67	SW	105.93	225			VC	53.15542	1 in 171
2806	111.96	FO	110.61	150			VC	23.49815	1 in 62
1816	108.9	SW	107.22	225			VC	31.75064	1 in 81
2701	110.95	FO	108.79	150			VC	15.00384	1 in 136
0804	109.1	FO	106.53	150			VC	24.97453	1 in 81
1808	110.31	FO	108.07	150			VC	27.02514	1 in 28
2805	112.17	FO	110.82	150			VC	13.83002	1 in 66
2910	111.39	FO	110.04	150			VC	17.15883	1 in 82
3701	113.04	SW	111.62	225			VC	30.40685	1 in 32
0905	108.53	SW	104.77	525			CO	23.89501	1 in 398
1005	108.77	SW	105.33	375			CO	8.899619	1 in 297
1005	108.77	SW	105.33	375			CO	8.899619	1 in 297
2812	110.78	SW	108	450			CO	24.07946	1 in 134
1908	111	FO	108.38	150			VC	46.71589	1 in 133
1908	111	FO	108.38	150			VC	46.71589	1 in 133
2712	111.66	SW	109.83	225			VC	18.7362	1 in 69
2710	112.48	SW	110.66	225			VC	23.5044	1 in 46
1009	107.39	SW	106	225			VC	11.27438	1 in 161
1009	107.39	SW	106	225			VC	11.27438	1 in 161
2813	112.07	SW	110.65	225			VC	35.44416	1 in 33
2707	111.39	SW	109.56	225			VC	11.18999	1 in 53
0801	109.48	FO	106.71	150			VC	7.662889	1 in 128
1812	110.25	SW	107.54	450			CO	18.72416	1 in 144
0803	109.41	SW	105.84	525			CO	13.39307	1 in 122
2904	111.26	SW	109.36	300			VC	44.11549	1 in 79
2904	111.26	SW	109.36	300			VC	44.11549	1 in 79
1806	110.39	FO	107.12	150			VC	27.01934	1 in 135
2901	111.37	FO	109.26	150			VC	26.61845	1 in 133
1007	109.66	FO	108.03	150			VC	80.4076	1 in 29
1007	109.66	FO	108.03	150			VC	80.4076	1 in 29
2908	111.28	SW	108.48	375			CO	27.66596	1 in 252
0802	109.04	FO	106.65	150			VC	8.644891	1 in 72
0904	108.46	SW	104.8	525			CO	9.222712	1 in 307
1814	110.54	SW	107.82	450			CO	18.28142	1 in 141
0908	108.53	FO	106.22	150			VC	6.071609	1 in 10
1907	111.32	FO	108.46	150			VC	11.56567	1 in 145
1907	111.32	FO	108.46	150			VC	11.56567	1 in 145
2809	111.61	SW	109.71	300			VC	13.33104	1 in 38
1901	109.28	FO	105.19	150			VC	30.29267	1 in 132
1901	109.28	FO	105.19	150			VC	30.29267	1 in 132
1004	107.74	FO	104.48	150			VC	42.54041	1 in 137
1004	107.74	FO	104.48	150			VC	42.54041	1 in 137
1905	111.33	SW	108.04	225			VC	15.90745	1 in 133
1905	111.33	SW	108.04	225			VC	15.90745	1 in 133
2907	111.52	SW	108.8	300			VC	18.41929	1 in 142
1802	110.98	SW	108.11	375			CO	16.03099	1 in 229
0412	108.48	FO	106.93	150			VC	12.338	1 in 14
0708	104.88	SW	102.77	300			VC	10.16016	1 in 102
0702	105.09	SW	102.56	300			VC	13.4418	1 in 96
9505	104.95	SW	100.98	1350			PE	15.38495	1 in 385
1708	107.58	SW	106.16	225			VC	10.14176	1 in 25
9510	104.34	FO	102.99	150			VC	12.11884	1 in 121
2604	110.17	SW	108.67	225			VC	13.42779	1 in 43
2608	109.79	SW	107.11	375			CO	16.62821	1 in 277
0509	104.95	FO	102.92	150			VC	29.67568	1 in 119
0811	106.82	FO	105.47	150			VC	37.94959	1 in 24
9707	103.45	FO	102.1	150			VC	23.69378	1 in 72
0810	106.9	SW	104.98	225			VC	26.36238	1 in 24
0814	105.81	SW	103.89	225			VC	24.177	1 in 17
0513	107.34	FO	105.84	150			VC	20.16533	1 in 28
9508	104.68	FO	103.33	150			VC	31.18537	1 in 92
0809	107.22	SW	105.46	225			VC	11.35691	1 in 24
2502	109.69	SW	108.17	225			VC	10.92761	1 in 109
0502	106.83	SW	105.16	300			VC	15.96452	1 in 30
9613	103.74	FO	102.19	150			VC	19.37298	1 in 138
1613	105.99	SW	104.41	300			VC	17.80211	1 in 94
9511	104.37	SW	100.88	1350			PE	12.46013	1 in 415
1604	109.61	SW	107.3	300			VC	8.268246	1 in 207
9801	106.01	SW	104.19	675			CO	50.03658	1 in 62
1402	109.16	SW	105.68	1350			PE	38.52565	1 in 385
1509	107.95	FO	105.02	150			VC	37.18211	1 in 120
9607	103.64	SW	100.55	1500			PE	10.18991	1 in 509
1710	106.49	SW	105.06	225			VC	28.5176	1 in 56
2717	110.54	SW	109.04	225			VC	14.4144	1 in 51
1709	107.19	SW	105.76	225			VC	20.43996	1 in 23
1503	109.37	FO	107.48	150			VC	20.43913	1 in 82
0506	105.53	SW	100.74	1500			PE	19.71064	1 in 394
1707	106.55	FO	104.55	150			VC	29.55579	1 in 54
9815	105.07	FO	103.72	150			VC	11.91838	1 in 79
2603	110.64	SW	109.14	225			VC	20.96733	1 in 45
9708	103.76	SW	101.91	225			VC	30.8448	1 in 103
9404	105.64	SW	101.04	1350			PE	11.79412	1 in 393
1703	108.15	FO	106.28	150			VC	19.21199	1 in 57
1501	108.66	SW	105.63	1350			PE	13.62177	1 in 454
0411	108.43	FO	106.07	150			VC	13.58656	1 in 124
0808	106.69	SW	104.39	675			CO	80.03861	1 in 400
9507	104.93	FO	103.58	150			VC	10.85646	1 in 43
1506	108.52	SW	105.51	1350			PE	26.54725	1 in 442
0709	104.63	SW	102.86	300			VC	8.840111	1 in 98
1510	108.02	SW		0			UN	0.3407724	
9711	103.44	SW	101.54	300			VC	21.13182	1 in 163
9615	103.74	SW	100.45	1500			PE	13.0508	1 in 435
0701	105.1	FO	103.46	150			VC	8.500516	1 in 142
0501	107.87	FO	105.96	150			VC	13.34781	1 in 111
1705	107.78	FO	105.78	150			VC	12.51947	1 in 26
1507	108.72	FO	106.55	150			VC	26.47081	1 in 80
1502	108.69	SW	105.6	1350			PE	32.81807	1 in 410
9513	104.22	FO	102.89	150			VC	50.79584	1 in 137
2715	110.26	SW	108.76	225			VC	18.73406	1 in 55
9403	105.44	SW	102.24	225			VC	12.84408	1 in 161
0707	105.05	SW	102.67	300			VC	11.5045	1 in 105
1610	107.63	FO	106.28	150			VC	52.07029	1 in 39
0402	106.49	SW	101.1	1350			PE	25.25782	1 in 421
9614	103.58	FO	102.05	150			VC	16.93182	1 in 21
1607	109.04	SW	106.96	375			CO	17.39038	1 in 290
1512	108.43	FO	106.59	150			VC	24.12383	1 in 80
0815	104.96	SW	102.42	300			VC	34.5553	1 in 247
1505	108.76	SW	105.58	1350			PE	25.07955	1 in 358
0714	105.06	SW	103.63	300			VC	34.96004	1 in 29
0711	104.74	SW	103.32	225			VC	33.9442	1 in 117
0601	105.14	FO	103.79	150			VC	43.97992	1 in 80
1706	107.29	FO	105.29	150			VC	23.73272	1 in 32
2601	111.12	FO	109.3	150			VC	20.86232	1 in 47
0713	105.97	SW	104.55	225			VC	24.34192	1 in 26
0607	105.8	SW	104.22	300			VC	19.52649	1 in 85
1401	109.16	FO	107.23	150			VC	40.71606	1 in 60
0510	104.07	FO	102.67	150			VC	17.31016	1 in 115
0604	105.4	SW		1500			PE	15.01255	
2503	109.67	FO	107.86	150			VC	19.20797	1 in 80
0605	105.28	FO	103.24	150			VC	15.37556	1 in 81

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
9803	106.5	FO	105.15	150			VC	27.68448	1 in 53
1603	109.55	FO	108.35	150			VC	20.69354	1 in 80
0813	104.94	FO	103.59	150			VC	19.52658	1 in 150
2605	110.7	FO	108.86	150			VC	21.41222	1 in 45
1611	108	SW	106.73	375			CO	12.08414	1 in 39
0812	105.26	FO	103.91	150			VC	13.56456	1 in 42
0511	104.04	SW	100.62	1500			PE	18.59031	1 in 465
0703	105.02	FO	103.4	150			VC	9.333324	1 in 156
9616	103.58	SW		0			UN	0.2529225	
0516	105.27	FO	103.77	150			VC	31.0796	1 in 40
1508	108.45	FO	106.22	150			VC	23.48848	1 in 20
0503	106.29	SW	104.63	300			VC	22.69284	1 in 14
1704	107.72	FO	105.94	150			VC	7.112614	1 in 44
0602	105.27	SW		1500			PE	27.95606	
2718	110.64	FO	108.72	150			VC	14.68448	1 in 52
1609	108.6	FO	107.25	150			VC	27.50927	1 in 28
0408	108.81	SW	105.74	1350			PE	12.59838	1 in 315
0401	106.68	FO	105.33	150			VC	29.37317	1 in 22
2610	109.99	FO	108.12	150			VC	23.91854	1 in 80
0608	104.48	FO	103.13	150			VC	34.11763	1 in 53
1612	106.29	FO	104.94	150			VC	39.2446	1 in 22
1602	109.66	FO	108.09	150			VC	41.22355	1 in 32
0512	106.53	SW	101.3	1350			PE	35.79041	1 in 170
2606	110.22	FO	108.38	150			VC	12.89427	1 in 44
1513	108.28	SW	105.52	1350			PE	29.03838	1 in 415
9608	103.6	SW	100.53	1500			PE	14.50287	1 in 363
9402	105.31	SW	102.29	225			VC	7.977996	1 in 160
9405	105.69	FO	104	150			VC	10.70104	1 in 153
0407	108.93	SW	106.52	600			PE	13.44766	1 in 448
0504	106.72	FO	104.71	150			VC	14.82039	1 in 26
2716	110.33	FO	108.44	150			VC	18.01607	1 in 56
0603	105.21	SW		1500			PE	19.57186	
9612	103.71	SW	100.49	1500			PE	15.0171	1 in 375
0409	108.83	FO	106.46	150			VC	10.7367	1 in 83
9512	104.24	SW	100.85	1350			PE	50.10722	1 in 418
1614	106.37	SW	104.8	300			VC	17.81188	1 in 46
0710	104.46	SW	102.96	300			VC	9.400885	1 in 94
1701	109.11	SW	107.42	225			VC	24.2237	1 in 36
0515	104.35	SW	101.09	1350			PE	16.2518	1 in 163
1514	108.18	FO	106.29	150			VC	29.01162	1 in 23
1608	108.65	SW	106.9	375			CO	20.99259	1 in 123
9609	103.72	FO	102.52	150			VC	10.56194	1 in 117
1605	109.58	SW	107.05	375			CO	13.76794	1 in 275
0706	104.07	FO	102.72	150			VC	13.18562	1 in 47
2505	109.58	SW	108.07	225			VC	14.90913	1 in 93
0505	106.23	FO	104.13	150			VC	23.22265	1 in 22
9506	104.6	SW	100.94	1350			PE	23.61274	1 in 394
0508	105.47	FO	103.05	150			VC	15.30121	1 in 118
9802	106.46	SW	104.68	225			VC	28.43694	1 in 48
2602	111.12	SW	109.6	225			VC	21.38533	1 in 46
0406	108.72	SW	106.56	600			PE	16.4647	1 in 412
9611	103.6	FO	102.32	150			VC	16.62321	1 in 128
9610	103.61	FO	102.43	150			VC	15.60996	1 in 142
2607	109.85	FO		150			VC	8.586055	
1616	108.62	FO	106.82	150			VC	21.69429	1 in 21
9407	105.94	SW	101.01	1350			PE	11.82561	1 in 394
0514	106.61	FO	105.11	150			VC	39.96552	1 in 30
0413	108.51	SW	105.7	1350			PE	28.53309	1 in 408
2504	109.48	FO	107.62	150			VC	10.82715	1 in 77
9606	103.75	SW	100.58	1500			PE	10.65674	1 in 355
9706	103.79	FO	102.44	150			VC	30.70568	1 in 90
2501	109.77	SW	108.26	225			VC	8.873734	1 in 99
2609	109.92	SW	108.42	225			VC	23.84764	1 in 21
1511	108.56	SW	105.59	1350			PE	27.02065	1 in 386
1606	109.33	SW	107	375			CO	14.11039	1 in 353
0704	104.82	FO	103.34	150			VC	7.158644	1 in 40
0403	108.56	FO	106.77	150			VC	10.68877	1 in 82
1504	109.42	SW	105.73	1350			PE	21.08742	1 in 422
0410	108.87	FO	106.33	150			VC	20.34083	1 in 78
0507	104.87	SW	100.69	1500			PE	28.27392	1 in 404
0715	104	SW	102.42	375			CO	13.45062	1 in 168
9817	105.03	SW	102.28	300			VC	28.35717	1 in 236
0807	107.64	SW	104.44	675			CO	18.78871	1 in 376
1615	109.15	SW	107.43	225			VC	20.73995	1 in 160
9406	105.3	FO	103.93	150			VC	11.61163	1 in 33
1702	108.24	SW	106.74	225			VC	32.98217	1 in 57
0705	104.51	FO	103.16	150			VC	16.00923	1 in 36
0405	108.68	SW	106.58	600			PE	8.365373	1 in 418
9509	104.81	SW	100.99	1350			PE	18.71837	1 in 170
0609	103.97	SW	102.34	375			CO	13.15127	1 in 146
0404	108.68	FO	106.64	150			VC	14.30253	1 in 79
0610	103.84	FO	102.49	150			VC	14.64416	1 in 29
0712	106	FO	104	150			VC	22.13558	1 in 15

LEGEND

Abandoned	Foul	Surface Water	Combined	
				Public Sewer
				Private Sewer
				Section 104
				Rising Main
				Sludge Main
				Overflow
				Water Course
				Highway Drain

All point assets follow the standard colour convention:
red - combined blue - surface water
brown - foul purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

MANHOLE FUNCTION

FO Foul
SW Surface Water
CO Combined
OV Overflow

SEWER SHAPE

CI Circular
TR Trapezoidal
EG Egg
AR Arch
OV Oval
BA Barrel
FT Flat Top
HO HorseShoe
RE Rectangular
UN Unspecified
SQ Square

SEWER MATERIAL

AC Asbestos Cement
BR Brick
PE Polyethylene
RP Reinforced Plastic Matrix
CO Concrete
CSB Concrete Segment Bolted
CSU Concrete Segment Unbolted
CC Concrete Box Culverted
PSC Plastic / Steel Composite
GRC Glass Reinforecd Plastic
DI Ductile Iron
PVC Polyvinyl Chloride
CI Cast Iron
SI Spun Iron
ST Steel
VC Vitrified Clay
PP Polypropylene
PF Pitch Fibre
MAC Masonry, Coursed
MAR Masonry, Random
U Unspecified

Address or Site Reference:

1 NORTH GATE,
CLITHEROE,
BB7 1FS

OS sheet Number: SD7540NW
Scale: 1:1250 **Date:** 16/10/2025
Nodes: 284
Sheet: 1 of 4

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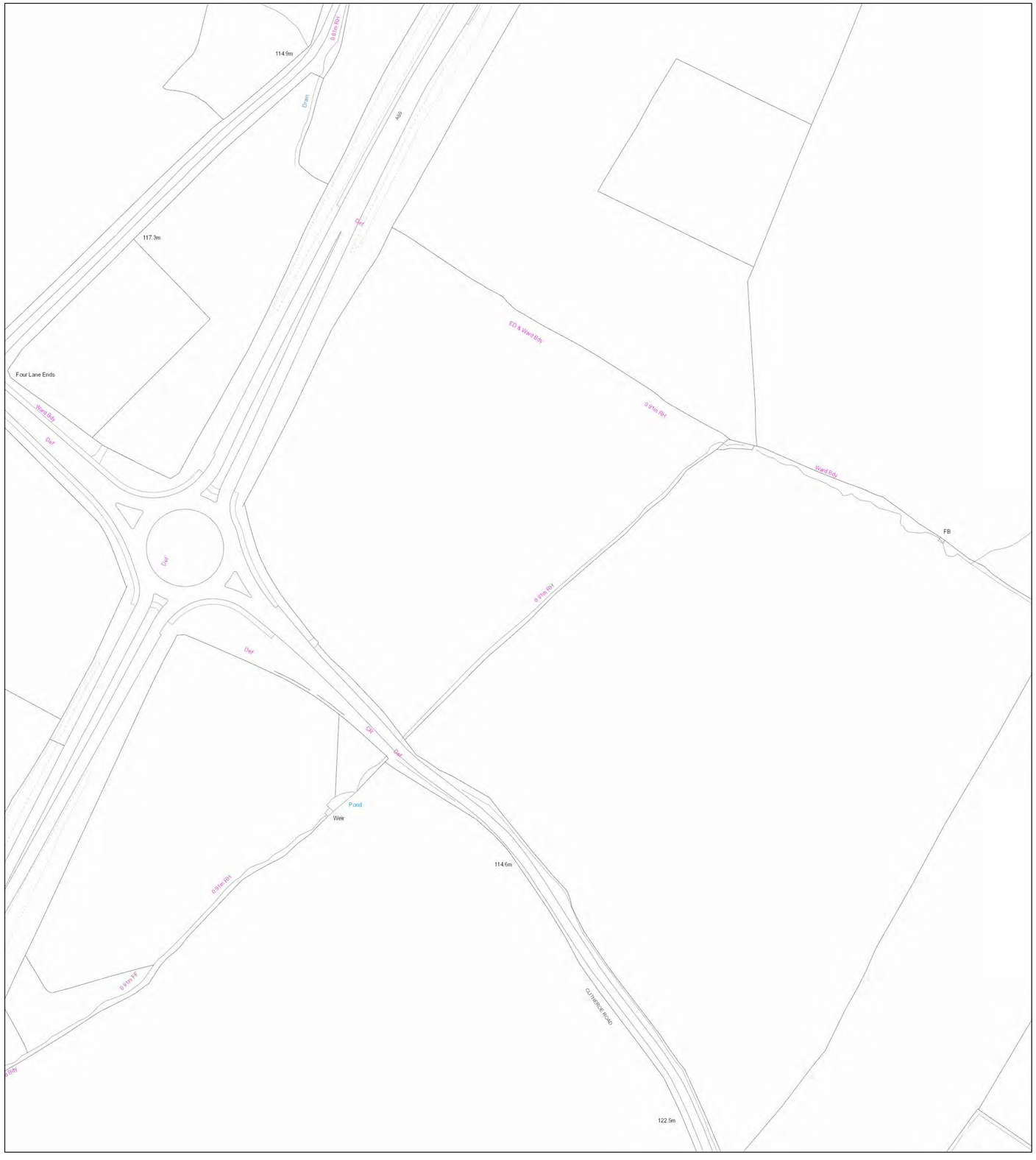
SEWER RECORDS

United Utilities
Water for the North West



The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

LEGEND

Abandoned	Foul	Surface Water	Combined	
				Public Sewer
				Private Sewer
				Section 104
				Rising Main
				Sludge Main
				Overflow
				Water Course
				Highway Drain

All point assets follow the standard colour convention:

red - combined blue - surface water
brown - foul purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement
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RP	Reinforced Plastic Matrix
CO	Concrete
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CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

1 NORTH GATE,
CLITHEROE,
BB7 1FS

OS sheet Number: SD7540NE
Scale: 1:1250 **Date:** 16/10/2025
Nodes: 0
Sheet: 2 of 4

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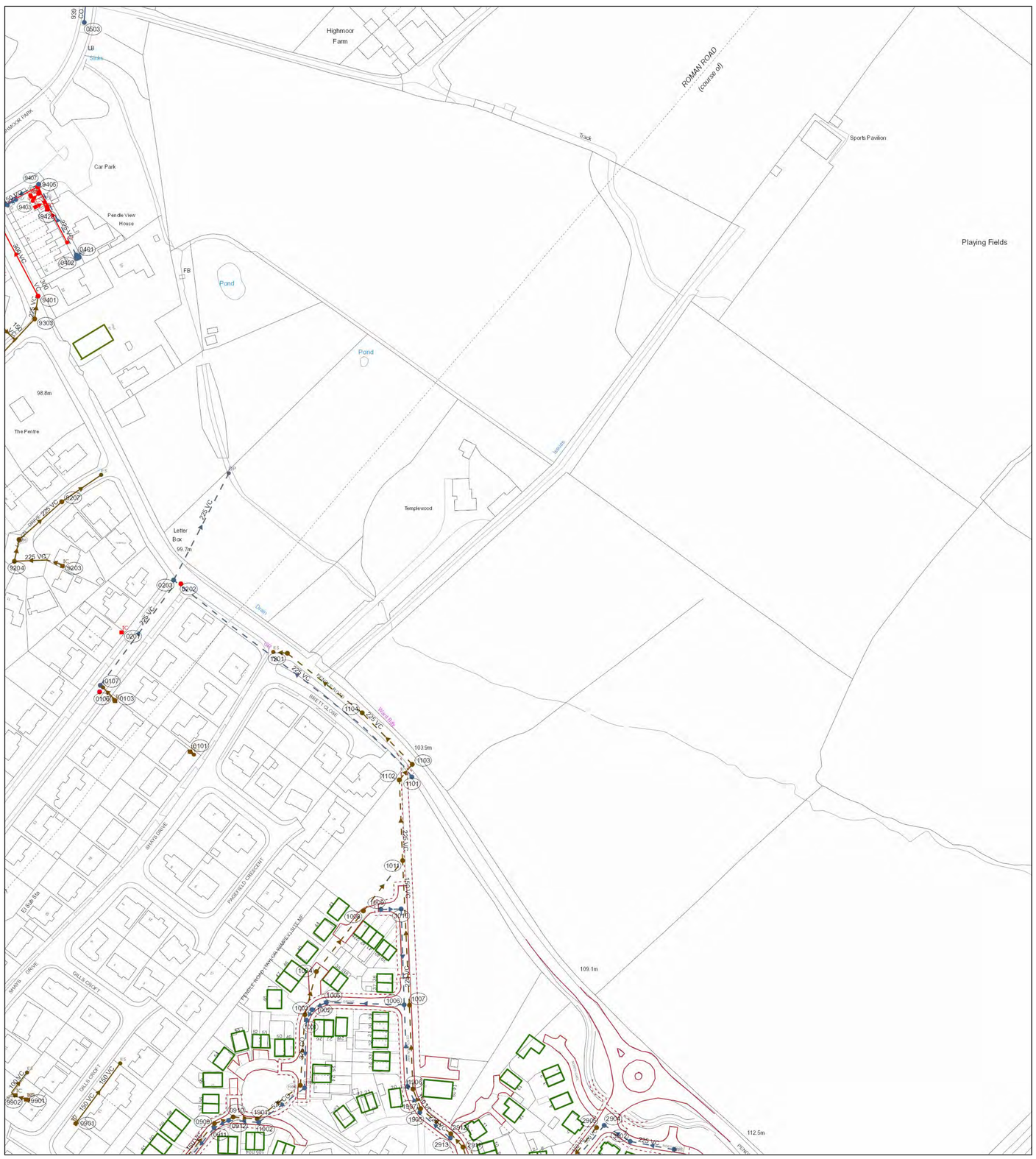
SEWER RECORDS

United Utilities
Water for the North West



Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
9207		FO		225			VC	26.49427	
0906	108.45	FO	105.55	150			VC	23.63224	1 in 131
2911	111.41	FO		150			VC	10.04165	
2911	111.41	FO		150			VC	10.04165	
0910	109.01	FO	105.29	150			VC	13.369	1 in 134
0910	109.01	FO	105.29	150			VC	13.369	1 in 134
1003	108.79	FO	104.67	150			VC	24.8117	1 in 131
1003	108.79	FO	104.67	150			VC	24.8117	1 in 131
1008	107.01	FO	104.17	150			VC	35.51972	1 in 132
1008	107.01	FO	104.17	150			VC	35.51972	1 in 132
1001	108.82	SW	105.27	375			CO	37.6916	1 in 314
1001	108.82	SW	105.27	375			CO	37.6916	1 in 314
0909	108.8	FO	105.37	150			VC	11.02816	1 in 138
0909	108.8	FO	105.37	150			VC	11.02816	1 in 138
1103	104.18	FO	102.76	225			VC	39.81599	1 in 22
1902	109.31	SW	104.92	525			CO	16.65298	1 in 416
1902	109.31	SW	104.92	525			CO	16.65298	1 in 416
3902	111.58	SW	110.15	225			VC	16.78263	1 in 23
3902	111.58	SW	110.15	225			VC	16.78263	1 in 23
3901	112.28	SW	110.86	225			VC	24.77324	1 in 35
3901	112.28	SW	110.86	225			VC	24.77324	1 in 35
0107		SW		225			VC	71.79248	
1101		SW		225			VC	171.7841	
2909	111.24	FO	109.06	150			VC	25.0345	1 in 58
1010	107.67	SW	105.93	225			VC	53.15542	1 in 171
1010	107.67	SW	105.93	225			VC	53.15542	1 in 171
9405		CO		150			VC	28.17504	
9303	97.3	FO	95.21	225			VC	12.8686	1 in 184
1201	100.97	FO	99.55	225			VC	7.765456	1 in 55
1904	109.76	FO	104.96	150			VC	39.23731	1 in 135
1904	109.76	FO	104.96	150			VC	39.23731	1 in 135
2912	111.5	FO	108.63	150			VC	21.75549	1 in 128
2912	111.5	FO	108.63	150			VC	21.75549	1 in 128
2905	111.29	FO	109.85	150			VC	35.67725	1 in 79
2905	111.29	FO	109.85	150			VC	35.67725	1 in 79
9204		FO		225			VC	12.18267	
1104	102.41	FO	100.98	225			VC	53.09982	1 in 37
1006	109.66	SW	105.47	375			CO	43.25324	1 in 309
1006	109.66	SW	105.47	375			CO	43.25324	1 in 309
1011	106.6	FO	103.83	225			VC	44.64301	1 in 60
1005	108.77	SW	105.33	375			CO	8.899619	1 in 297
1005	108.77	SW	105.33	375			CO	8.899619	1 in 297
9415		CO		100			VC	1.824992	
1908	111	FO	108.38	150			VC	46.71589	1 in 133
1908	111	FO	108.38	150			VC	46.71589	1 in 133
2913	111.33	SW	108.2	225			VC	21.97244	1 in 137
2913	111.33	SW	108.2	225			VC	21.97244	1 in 137
1102	104.52	FO	103.09	225			VC	11.24042	1 in 34
1009	107.39	SW	106	225			VC	11.27438	1 in 161
1009	107.39	SW	106	225			VC	11.27438	1 in 161
0503		SW	0	939			CO	29.79583	
2904	111.26	SW	109.36	300			VC	44.11549	1 in 79
2904	111.26	SW	109.36	300			VC	44.11549	1 in 79
1007	109.66	FO	108.03	150			VC	80.4076	1 in 29
1007	109.66	FO	108.03	150			VC	80.4076	1 in 29
1002	108.74	SW	105.3	375			CO	6.537738	1 in 218
1002	108.74	SW	105.3	375			CO	6.537738	1 in 218
9407		SW		225			VC	22.01508	
0402		SW		225			VC	1.423095	
1906	110.95	SW	107.92	225			VC	45.38967	1 in 133
1906	110.95	SW	107.92	225			VC	45.38967	1 in 133
0912	108.99	SW	104.88	525			CO	8.993517	1 in 450
0912	108.99	SW	104.88	525			CO	8.993517	1 in 450
0911	108.79	SW	104.86	525			CO	23.03457	1 in 384
0911	108.79	SW	104.86	525			CO	23.03457	1 in 384
1903	109.78	SW	105	525			CO	31.71834	1 in 396
1903	109.78	SW	105	525			CO	31.71834	1 in 396
9206		FO		225			VC	31.71124	
1907	111.32	FO	108.46	150			VC	11.56567	1 in 145
1907	111.32	FO	108.46	150			VC	11.56567	1 in 145
1901	109.28	FO	105.19	150			VC	30.29267	1 in 132
1901	109.28	FO	105.19	150			VC	30.29267	1 in 132
1004	107.74	FO	104.48	150			VC	42.54041	1 in 137
1004	107.74	FO	104.48	150			VC	42.54041	1 in 137
0401		SW		225			VC	44.51352	
1905	111.33	SW	108.04	225			VC	15.90745	1 in 133
1905	111.33	SW	108.04	225			VC	15.90745	1 in 133
0203		SW		225			VC	66.74409	
9401	96.89	CO	94.89	300			VC	53.35358	1 in 18

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

LEGEND

Abandoned | Foul | Surface Water | Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

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- Control Kiosk
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- Change of Characteristic

MANHOLE FUNCTION

FO	Foul
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CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
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Address or Site Reference:

1 NORTH GATE,
CLITHEROE,
BB7 1FS

OS sheet Number: SD7541SW

Scale: 1:1250 **Date:** 16/10/2025

Nodes: 79

Sheet: 3 of 4

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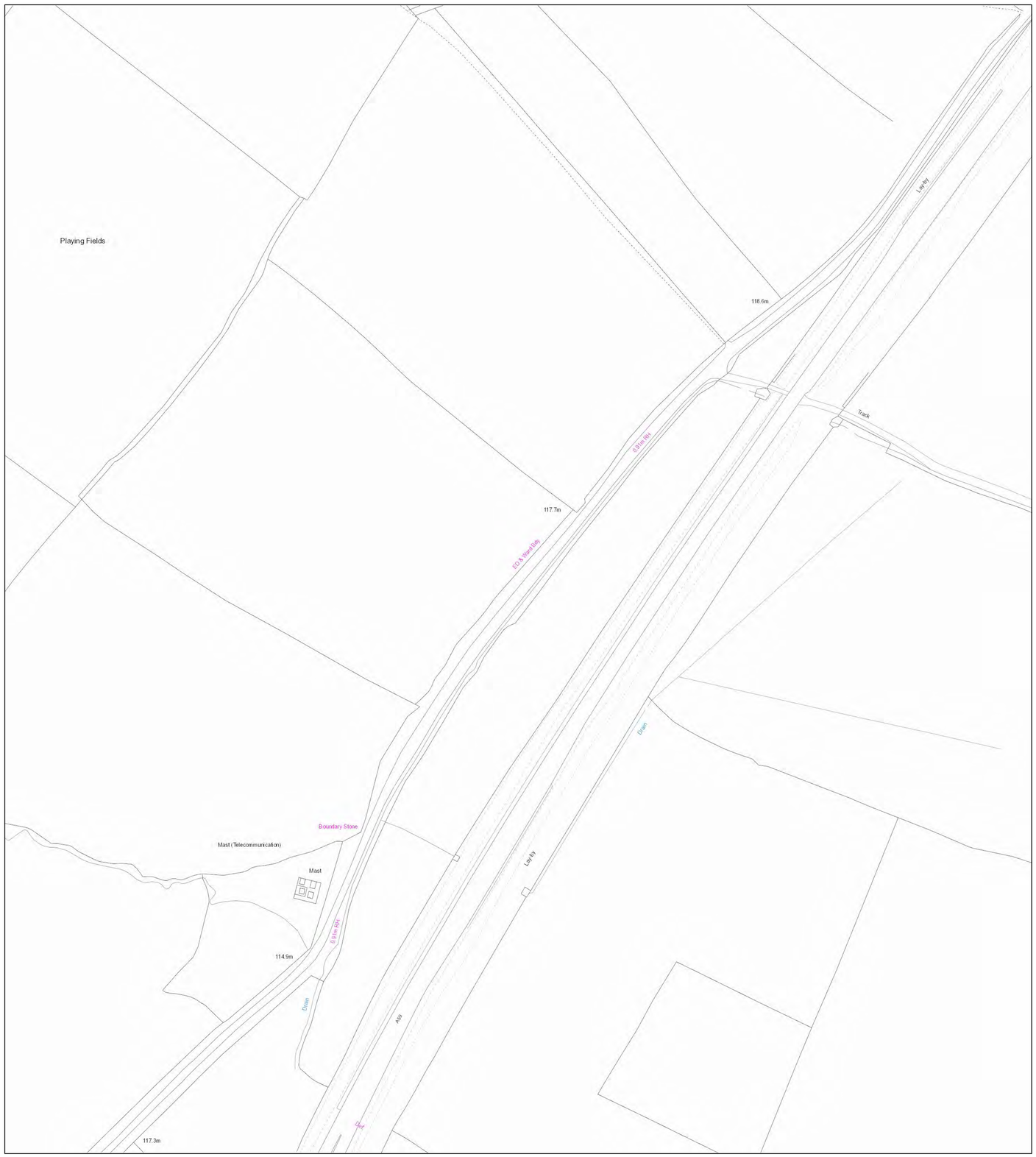
SEWER RECORDS

United Utilities
Water for the North West



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Address or Site Reference:

1 NORTH GATE,
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OS sheet Number: SD7541SE
Scale: 1:1250 **Date:** 16/10/2025
Nodes: 0
Sheet: 4 of 4

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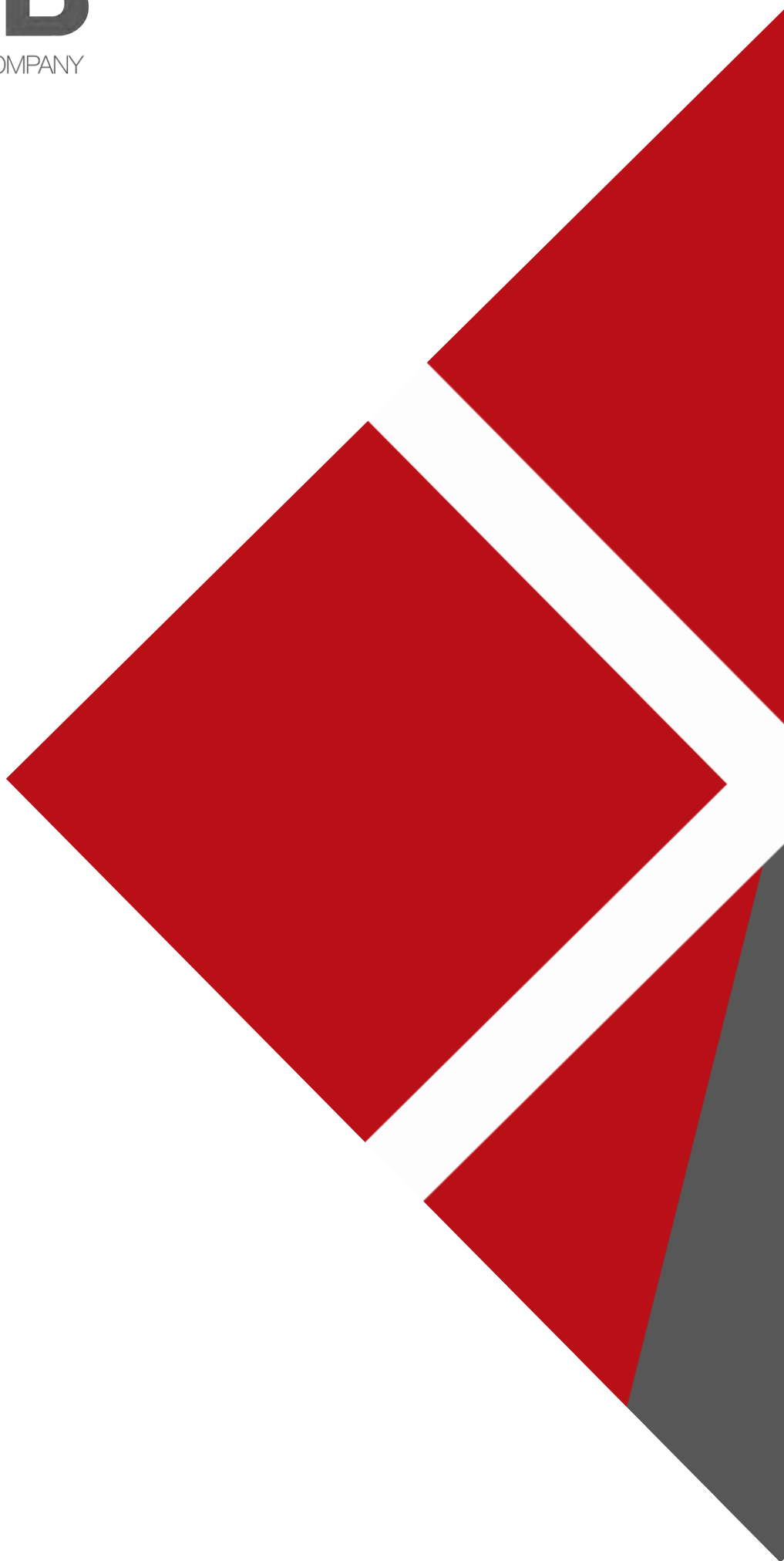
SEWER RECORDS

United Utilities
Water for the North West

BWB

A CAF GROUP COMPANY



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