


Surface Water Flood Risk Assessment

Clough Farm Barn

BB7 3AQ

Background

This assessment supports a planning application for the change of use of a self catering tourism unit to local needs occupancy residential use.

Clough Farm Barn is located approximately 2 mile north of Slaidburn village. The site is accessed via a stone track approximately 350 metres west of 

Environment Agency flood maps show the site is within Flood Zone 1 for flooding from rivers and seas for the present day and including climate change 2070 - 2125. (See below).

Surface water flood maps show the is no risk of surface water flooding within the site with possible climate change flood depths for the period 2040 – 2060 very low for flooding to 20cm,30cm and 60cm.

There are 2 points along the access track which are identified as having an annual likelihood of flooding for the 1 in 30 and 1 in 100 year scenarios. The annual likelihood of surface water flooding for the 1 in 1000 year scenarios includes two additional area.

These areas are where small ditches are culverted across the access track. The applicants have lived at Clough Farm and Clough Farm Barn for over 30 years and have never experienced flooding across the access track.

Summary

The surface water flood risk for the area surrounding Clough Farm Barn is very low.

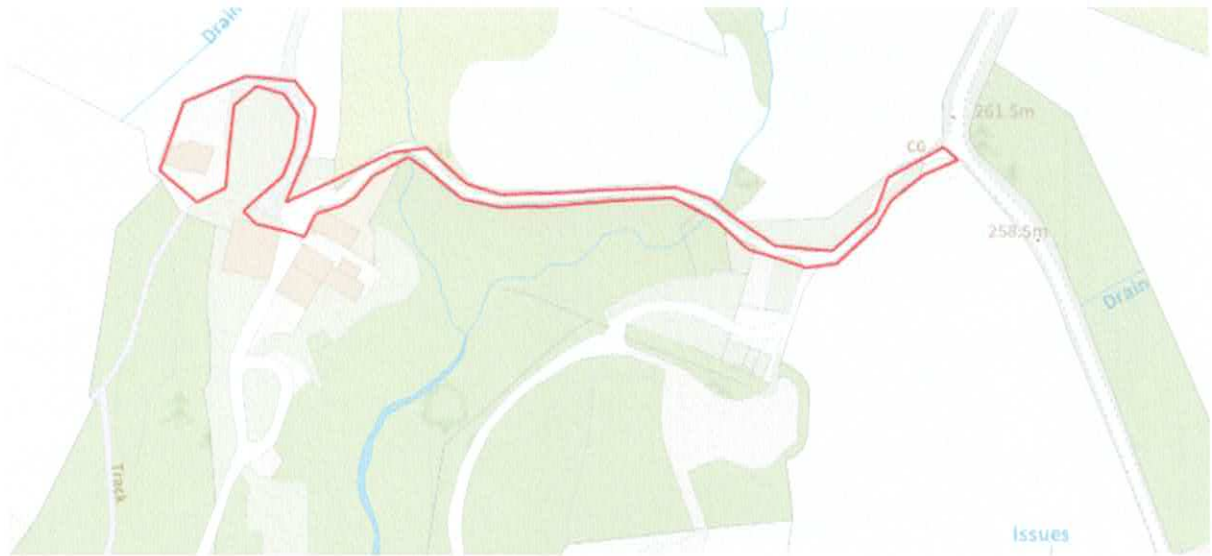
Surface water flooding is limited to two areas on the access track where small ditches are culverted. These areas have never been known to overtop the track.

The risk from surface water flooding is negligible.

Flood Risk Maps



Present day

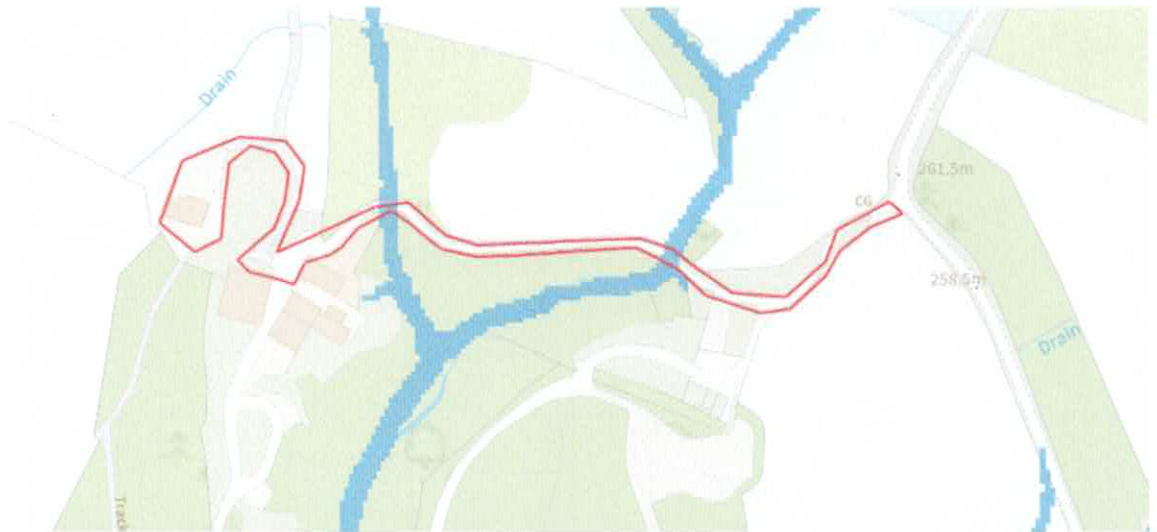


Climate change 2070-2125

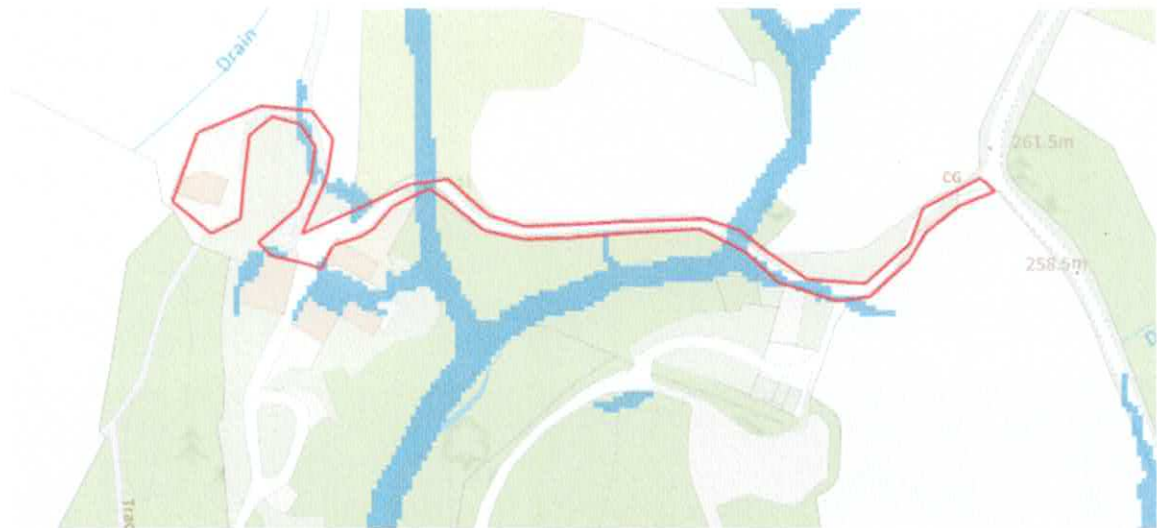
Surface Water – Annual likelihood of flooding



1 in 30



1 in 100



1 in 1000

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	370472/455996	9 January 2026 09:24

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

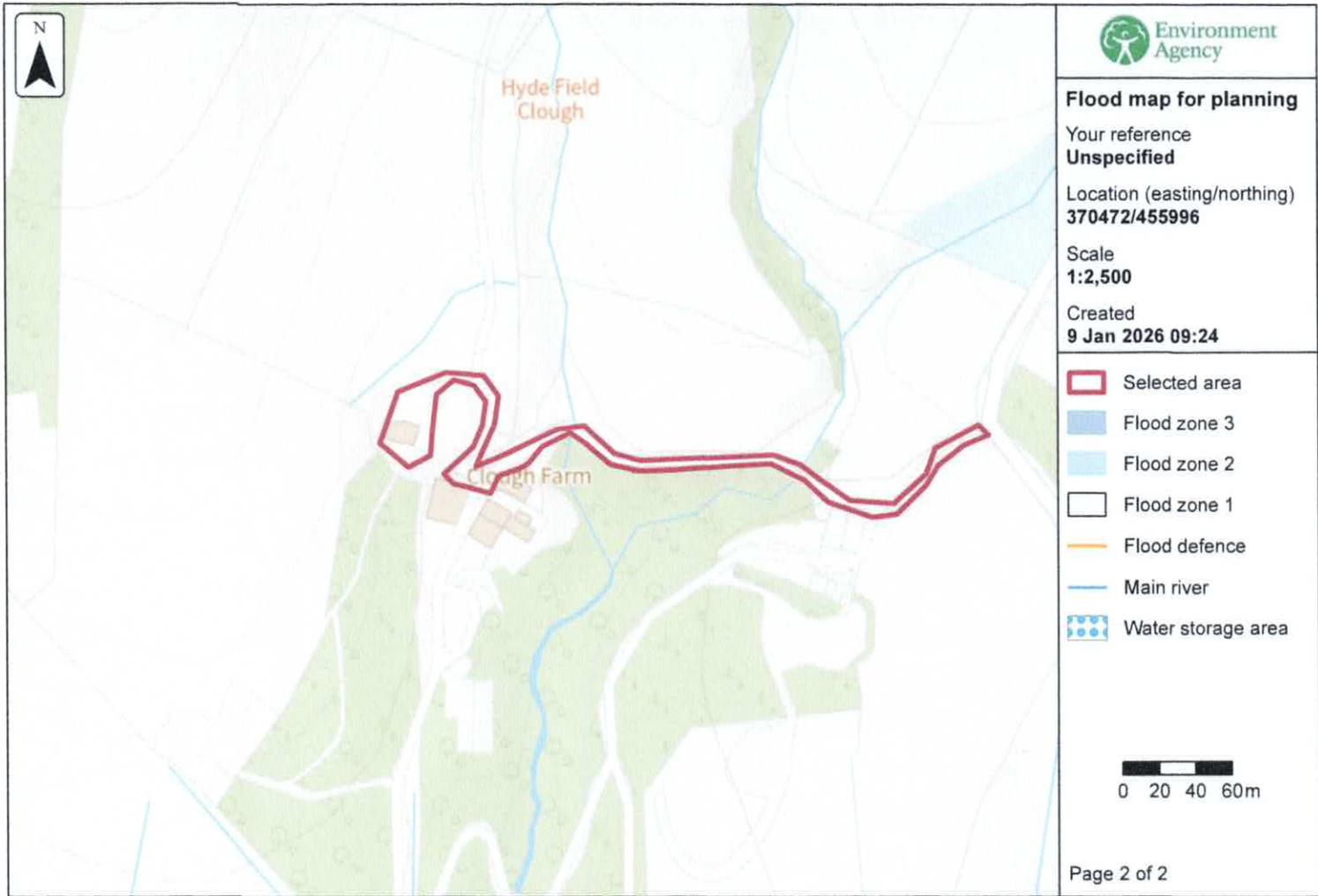
Notes

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.

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Check your long term flood risk

< [Back](#)

Surface water: possible flood depths

Your selected location: Clough Farm Barn,
Catlow Road, Slaidburn, Clitheroe, BB7 3AQ

This information tells you the flood risk of the
land around a building, not the building itself.

Flooding is hard to predict and there is always
a chance any flood water could be deeper than
what we show.

▶ [What the flood risk ratings mean](#)

Chance of flooding to 20cm

Present day		2040 – 2060	
60cm (2ft)		60cm (2ft)	
30cm (1ft)		30cm (1ft)	
20cm (8in)	Very low	20cm (8in)	Very l



At this location there's a **Very low** chance of flooding to **20cm** (or 8 inches).

Between 2040 and 2060 this stays at a **Very low** chance of flooding to **20cm** (or 8 inches).

At 20cm, flood water can get into some homes and buildings, especially if the property has a basement. At this level, water can also damage your car or cause a breakdown.

Chance of flooding to 30cm

Present day		2040 – 2060	
60cm (2ft)		60cm (2ft)	
30cm (1ft)	Very low	30cm (1ft)	Very l
20cm (8in)		20cm (8in)	



At this location there's a **Very low** chance of flooding to **30cm** (or 1ft)

Between 2040 and 2060 this stays at a **Very low** chance of flooding to **30cm** (or 1ft)

At 30cm, flood water can get into homes and buildings. Water at this level can also move a car, damage roads and cause major traffic disruption.

Chance of flooding to 60cm

Present day		2040 – 2060	
60cm (2ft)	Very low	60cm (2ft)	Very low
30cm (1ft)		30cm (1ft)	
20cm (8in)		20cm (8in)	

At this location there's a **Very low** chance of flooding to **60cm** (or 2ft)

Between 2040 and 2060 this stays at a **Very low** chance of flooding to **60cm** (or 2ft)

At 60cm, we expect flood water to get into homes and buildings. Water at this level can float most vehicles, including 4x4s.

Flood protection measures are usually effective up to 60cm. You should not try and keep flood water out of buildings if it's over 90cm. Water at this level can cause collapse or permanent structural damage.

Return to [surface water \(/surface-water\)](/surface-water) to read advice on how to manage your risk from flooding.