

FLOOD RISK ASSESSMENT

Of

Winkley Hall Farm, Stonyhurst, Clitheroe

For

STANTON ANDREWS

Project No.: 11342				
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CONTENTS

SECTION	TITLE	PAGE
1	INTRODUCTION	3
2	SITE DESCRIPTION AND LOCATION	4
3	INVESTIGATIONS AND ENQUIRIES	5
4	DESIGNING FOR FLOOD RESILIENCE	7
5	RECOMMENDATIONS AND CONCLUSIONS	10

APPENDICES

A	Location Plan
B	EA Flood Risk Assessment Data
C	Existing Surface Water & Foul Drainage Layout

1. INTRODUCTION

- 1.1 This Flood Risk Assessment has been prepared on behalf of Stanton Andrews to support a Planning Application for the project at Winkley Hall Farm near Stonyhurst, Clitheroe. The project involves renovation of 3No. existing agricultural stone barns into 2No. residential properties and an outbuilding, demolition of 4No. existing outbuildings currently adjoining the Main Barn to allow for creation of new resident parking spaces and a new garden for the Main Barn. These buildings will be served by a refurbished tarmac road and yard with hardstandings allowing access to the front elevations of each property. There will be no overall increase to the impermeable areas on the site, existing surface water management falls and drainage runs are generally known by the current tenant farmer and have been assembled in drawing format. See Appendix C. All surface water for impermeable areas and non residential buildings are collected and combined with water from the mill pond in the water wheel pit, this is then carried away from site and discharged into the River Hodder. Surface water from all existing residential buildings is collected and distributed into a separate drainage run, incorporating a land drain system and overflow for the mill pond, this eventually discharges at an unknown point on the River Hodder.
- 1.2 The site location is at Winkley Hall Farm, Stoneyhurst, Clitheroe, BB7 9PN. The site covers an area of approximately 2560m² incorporating the proposed buildings, associated parking and proposed external grassed and paved areas.

2. SITE DESCRIPTION AND LOCATION

2.1 The development location is shown in Figure 1.

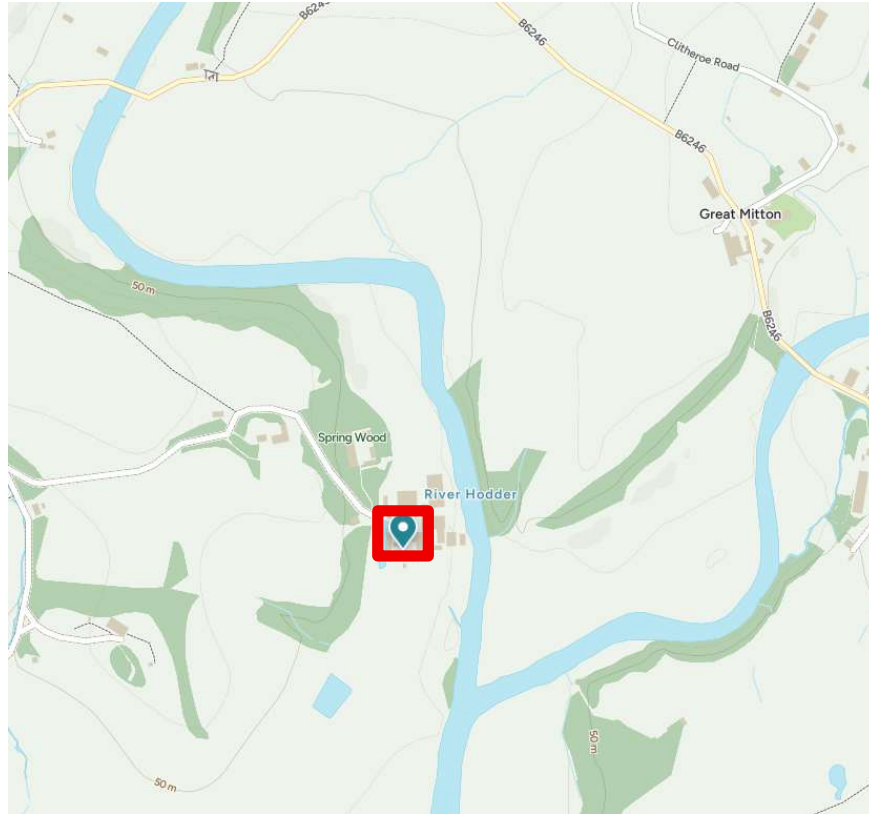


Figure 1: Site Location Plan

- 2.2 The site covers an area of approximately 2560m². The development site is occupied by the existing agricultural buildings and external hardstandings.
- 2.3 The site is bounded by an existing mill pond, existing agricultural buildings making up the remainder of Winkley Hall Farm. The site is centred at Ordnance Survey reference 70893 E, 38411 N.
- 2.4 The nearest watercourse is the River Hodder which runs approx. 88m from the Eastern Site boundary. The stream is classified as an Ordinary Watercourse (responsibility of the LLFA to maintain). The watercourse flows in a generally southerly direction and discharges into the River Ribble.

3. INVESTIGATIONS AND ENQUIRIES

- 3.1 Initial investigations show that the site is fully within Flood Zone 1. This indicates that the site has a low probability of flooding from rivers and the sea. Further information was requested from the Environment Agency (EA) and can be found in Appendix B.

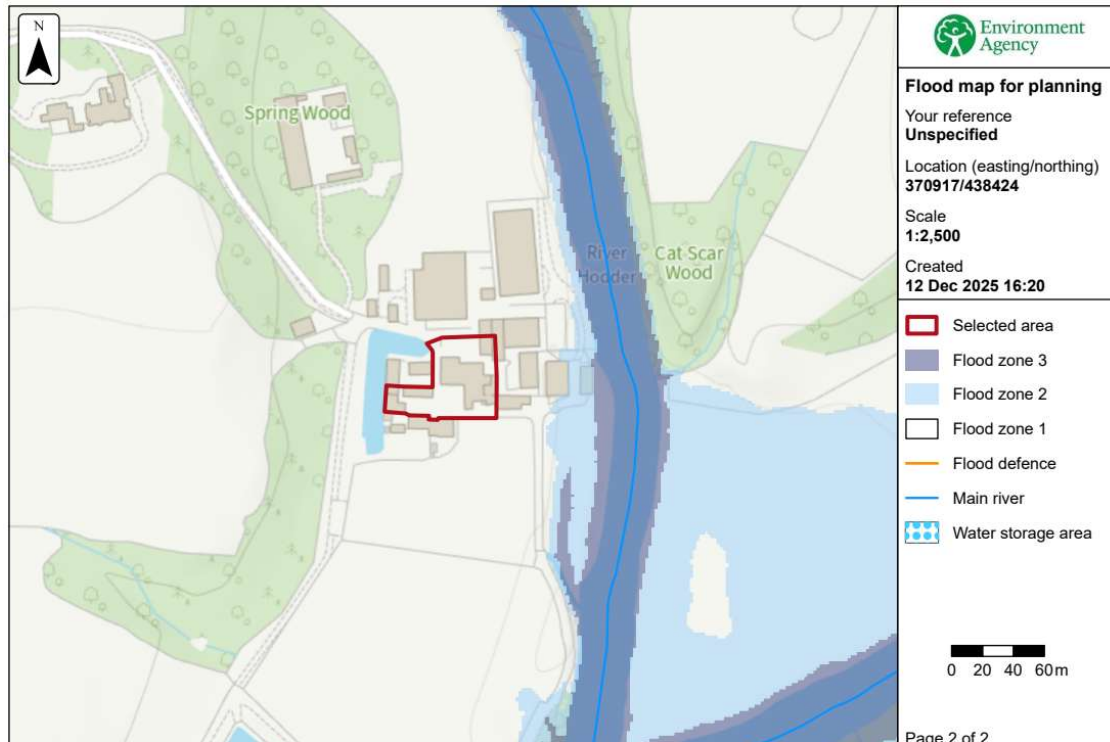


Figure 2: EA Flood Zone Map

The online Long Term Flood Risk Service was reviewed, indicating a very low annual probability of surface water flooding, and groundwater flooding in the area is unlikely. This also indicated that a very low yearly risk of flooding and very long term yearly risk of flooding by rivers and the sea.

3.2 The online Soilscape Viewer indicates that the underlying geology consists of low permeability naturally loamy and clayey soils, suggesting unfavourable conditions for infiltration if required.

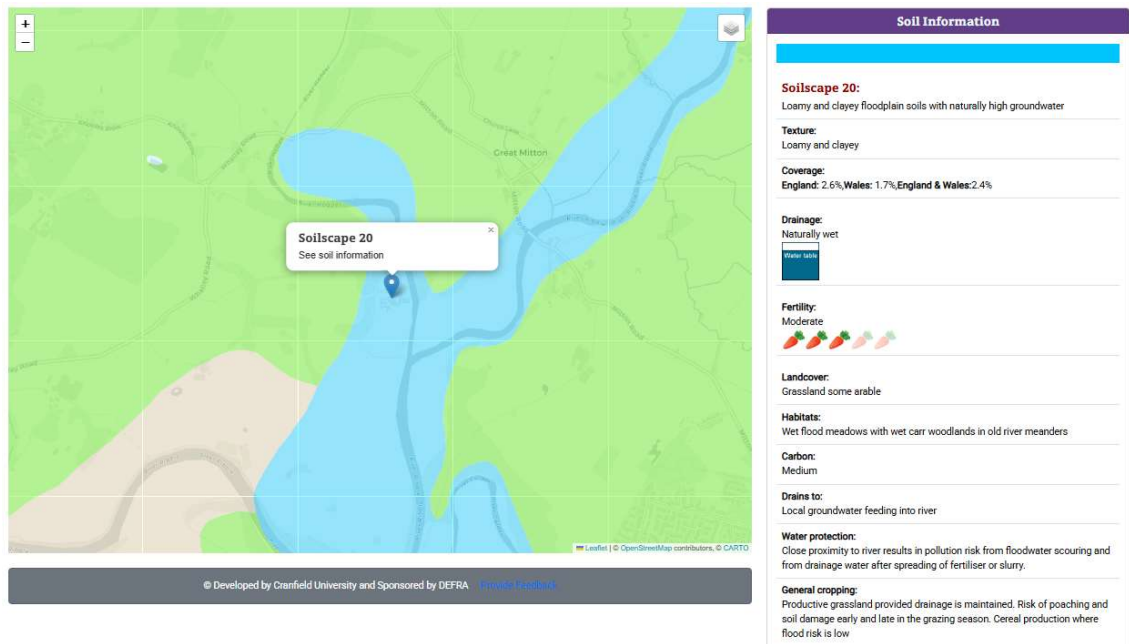


Figure 3: Soilscape Viewer

4. DESIGNING FOR SATISFACTION OF RVBC CONDITIONS

- 4.1 RVBC require contribution to 'preventing of pollution of surface and / or groundwater'. Currently there are no surface water pollution mitigation measures on site through SUDS or other means. The current pollution hazard level for the site as a working farm with commercial yard movements and non-residential car parking may be considered a 'High' pollution hazard level. The proposed pollution hazard level for the site as a residential development may be considered a 'Low' pollution hazard level. The level of pollution for the site will be lower under its new use case pollution indices for the surface water discharging into the River Hodder. This has been tabulated below in accordance with CIRA SUDS Manual Part E Section 26:

	TSS	Metals	Hydrocarbons
Existing Condition	0.8	0.8	0.9
Proposed Condition	0.2	0.2	0.05

- 4.2 RVBC require contribution to 'reducing water consumption'. Currently there is no on site system for collection of rainwater for non-potable use. It is proposed that as an improvement water butts will be incorporated under rain water downpipes for water collection and usage as the residents see fit.
- 4.4 RVBC require contribution to 'reducing the risk of surface water flooding'. Currently there are no SUDS systems in place, the reduction in impermeable areas primarily due to the removal of agricultural buildings and the addition of gardens will aid in reducing surface water flooding. Desktop Survey results as shown in 3.2 indicate that the ground will be unsuitable for infiltration. It is proposed for surface water from all roofs to discharge into water butts and all outflows into attenuation crates located under the new hardstanding. Once the attenuation capacity is exceeded surface water will be disposed of at a restricted rate of existing pre-development Greenfield runoff rate, Q_{bar} , or 2.0 l/s into the River Hodder.

5. RECOMMENDATIONS AND CONCLUSIONS

- 5.1 This surface water drainage strategy, along with an assessment of flood risk has been prepared on behalf of Stanton Andrews in support of a planning application for a proposed residential re-development of an existing agricultural farm at Winkley Hall Farm, Stonyhurst, Clitheroe BB7 9PN.
- 5.2 The risk of flooding to development is very low.
- 5.3 New surface water drainage will be constructed, appropriately sized, to take surface water run off from the proposed buildings' roofs and hardstanding areas and be attenuated to 2.0l/s prior to a controlled discharge being made into the River Hodder.
- 5.4 Foul water drainage and disposal has not been assessed.

APPENDIX A

LOCATION PLAN

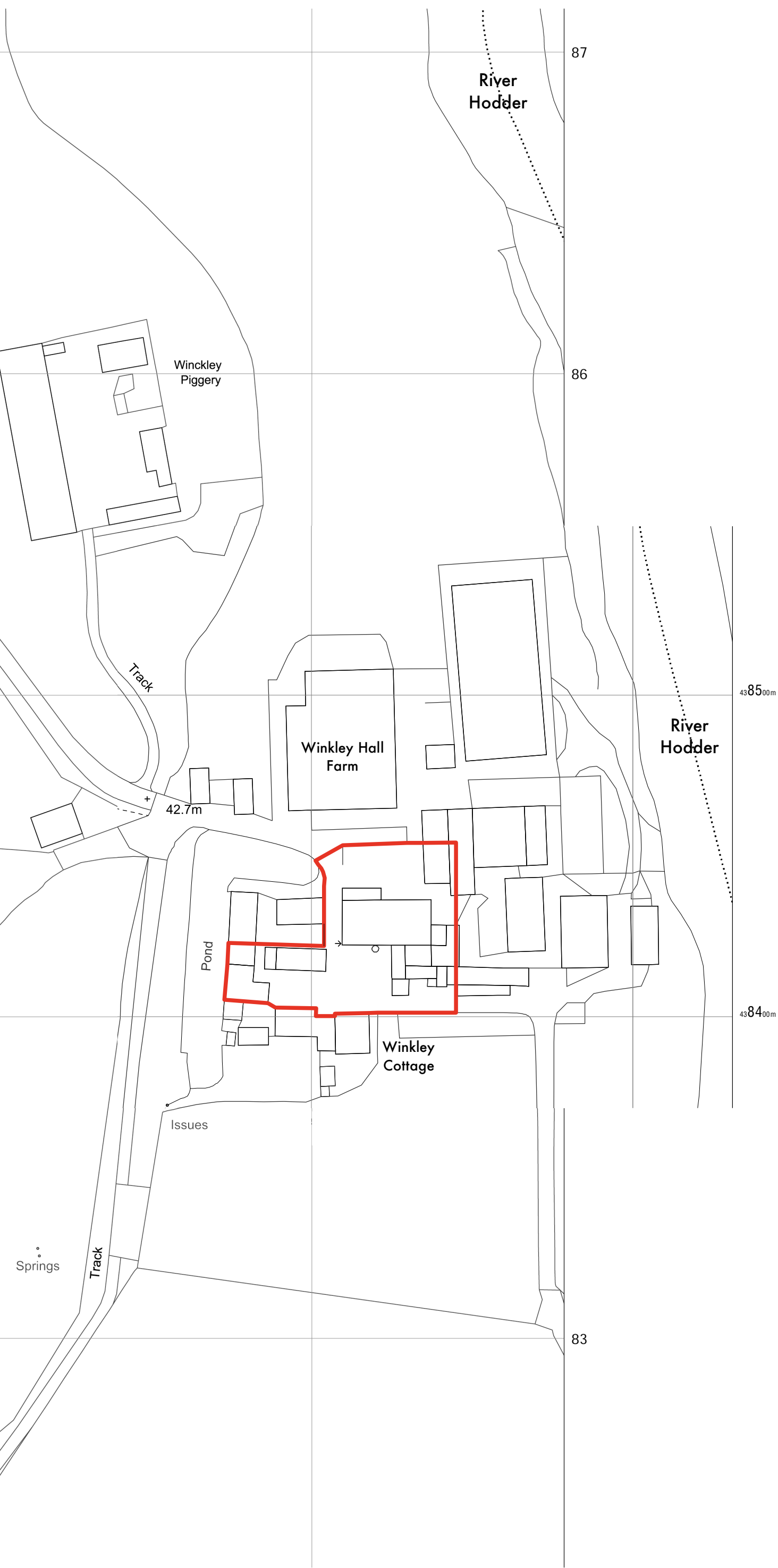


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Do not scale, use figured dimensions only. All dimensions to be checked on site. This drawing should be printed and read at the original size, as stated in this block. Stanton Andrews accept no responsibility for errors that occur as a result of reviewing this drawing at any other size. Stanton Andrews to be notified of any discrepancies before proceeding. Drawing is to be read in conjunction with all relevant consultants and specialists drawings. 'As existing' drawings based on information provided by others - no measured survey of the property has been undertaken by the architect.

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revision	date	note
-	07.07.25	issued for pre-application advice





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project

Winkley Hall Farm

project number

22.41

name

location plan

scale

1 : 1250 @ A1

date

june.24

status

planning

drawing number

Ex 01

revision

-



Chartered Practice

APPENDIX B

EA FLOOD RISK ASSESSMENT DATA

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	370917/438424	12 December 2025 16:19

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.

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 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

370917/438424

Scale

1:2,500

Created

12 Dec 2025 16:20

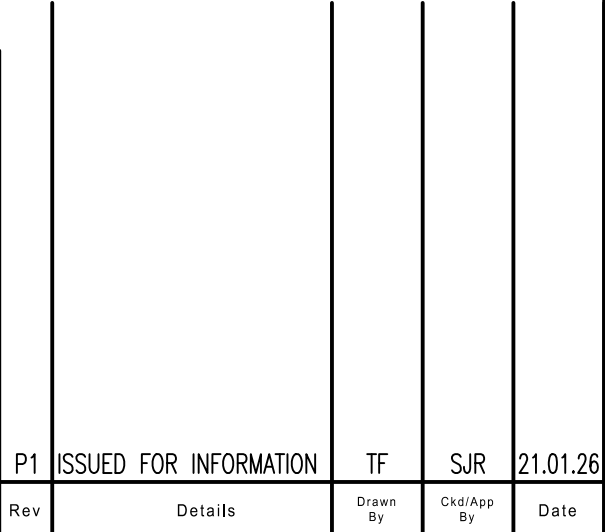
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

APPENDIX C

EXISTING SURFACE WATER & FOUL DRAINAGE LAYOUT



Project:

WINKLEY HALL FARM
STONYHURST
CLITHEROE

Issued For:

INFORMATION

QMS[®]
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