

Flood Risk Assessment - Brockthorn Laithe Wigglesworth Road Slaidburn BD23 4SX

The Flood Risk assessment is with regards a proposed small single storey Garage Store on a total footprint of 25m² located adjacent to and for use by residential dwelling house – Brockthorn Laithe, Slaidburn, BB23 4SX.

Reference to the EA online mapping shows the site is located within Flood Zone 1.

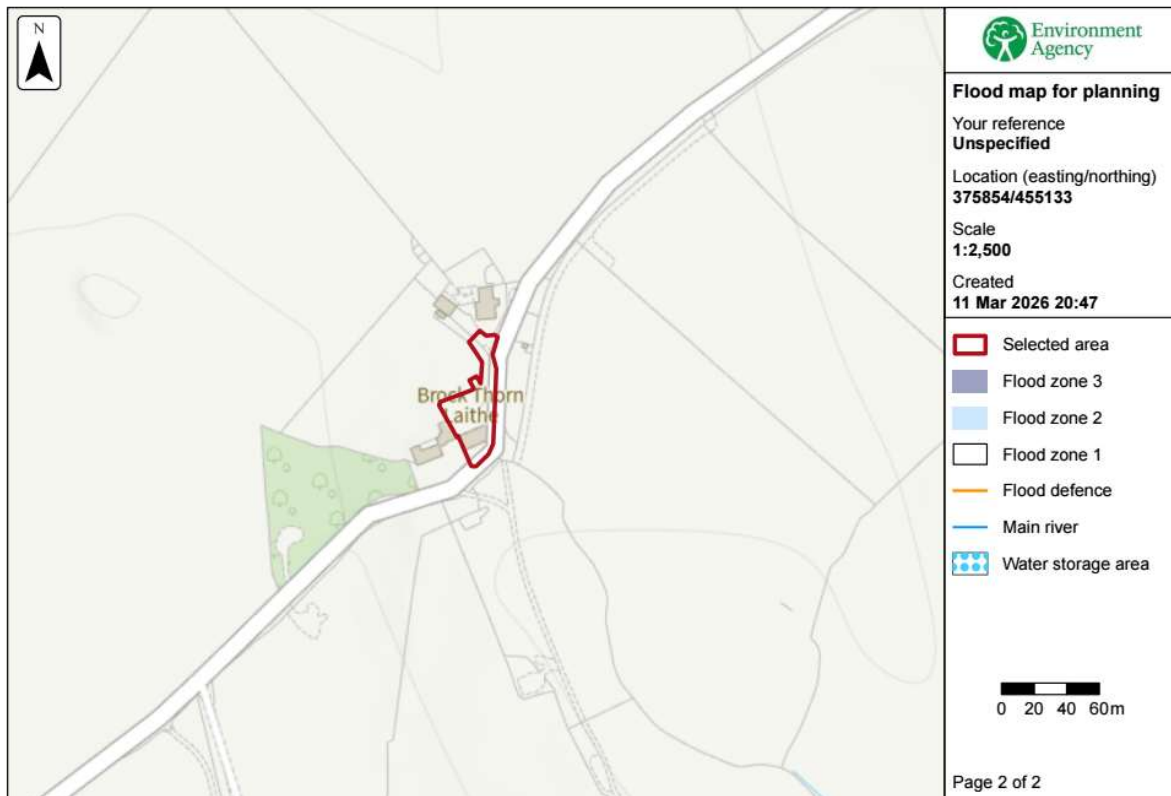
The Environment Agency describes the area as being at Low risk of flooding.

The proposed location of the garage has been specifically chosen by the Client as it is away from any previous surface water flooding – which was in extreme weather.

The garage is located on higher ground than the dwelling house, and is at less of a risk of flooding.

The garage store measures 25m² in gross external floor area and it's therefore safe to say that any impacts on flood associated with its construction will be negligible. Flood risk to the property itself will remain constant and in no way be exacerbated by the proposal.

It is therefore concluded, that in relation to Flood Risk, there appears to be no reason the site cannot be safely developed and meet the requirements of PPG.



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	375854/455133	11 March 2026 20:46

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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