



Mr E Smith

38 Mitton Road, Whalley

Flood Risk Assessment

D4851-R-01

March 2026

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Document Control Sheet

38 Mitton Road, Whalley

Flood Risk Assessment

Job	Date	Issue	Copy
D4851	12 Jan 2026	Original	

Originator.....G Sanderson.....

Checker.....D Wallbank.....

Approver..... G Sanderson

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1. Introduction

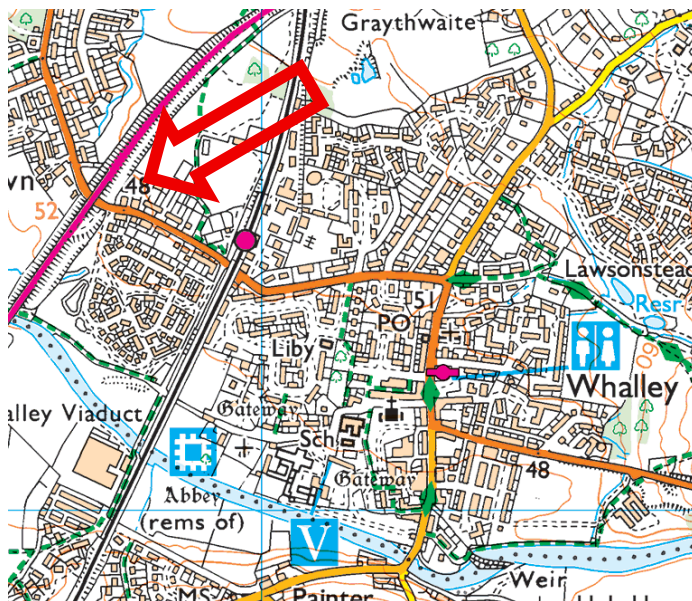
PSA Design have been commissioned by Mr E Smith to undertake a Flood Risk Assessment (FRA) in support of an application for proposed detached annexe type dwelling on land to the rear of 38 Mitton Road, Whalley.

Location

The site is located at:

Land to rear of 38 Mitton Road
Whalley
Clitheroe
BB7 9RX

The general location of the site is shown below. It can also be seen on the Architects plans, included as **Appendix A**. NGR for the site is 372740E 436625N.



Existing Site & Usage

The existing property is a traditional townhouse fronting on to Mitton Road. It has a small front garden and larger rear garden. The rear garden is accessed via an existing track between number 36 and 34 Mitton Road.

The site is shown in detail on the existing plans included in **Appendix A** and in context on the aerial extract below. The arrow indicating the general location of the proposed dwelling.

The site is currently generally made up of loose stone and surrounded by a mix of traditional stone walls and timber post fences. There is an existing garage base immediately under the location of the proposed dwelling.

Levels fall from north to south across the red line boundary from circa 49mAOD in the north, down to 48.0mAOD along Mitton Road to the south. Levels along Mitton Road continue to fall to the west where it passes under the A59.



2. Development Proposals

The proposal is to construct a new 1-bedroom, single storey detached annex type dwelling which will serve to house an elderly relative of the occupants of number 38. The proposed dwelling measures 8.5m long x 7m wide and has two access points, the main entrance to the south and patio doors facing north.

The Architects' proposed plans are included in **Appendix A**. The plans also show proposed parking spaces to serve the existing and proposed properties.

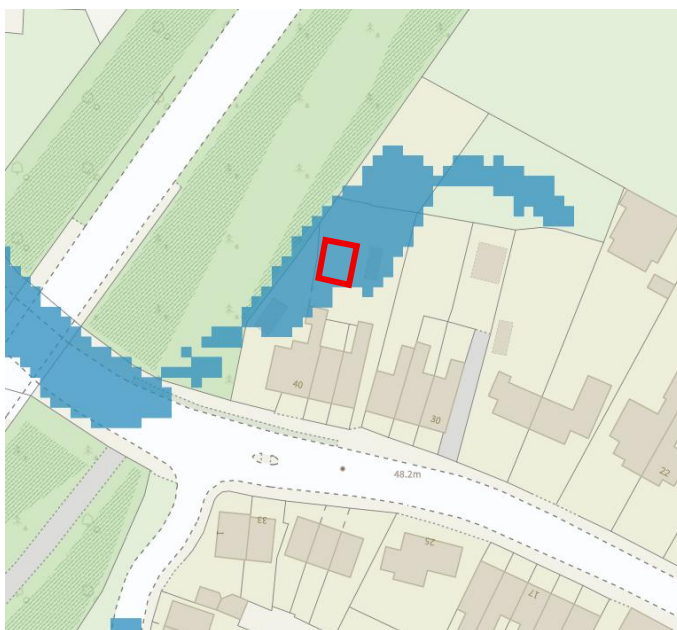
3. Flood Risk

The site lies within Flood Zone 1 and thus outwith an area at risk of flooding from fluvial and coastal sources. An extract of the flood map is shown below with the approximate location of the proposed property bound in red.

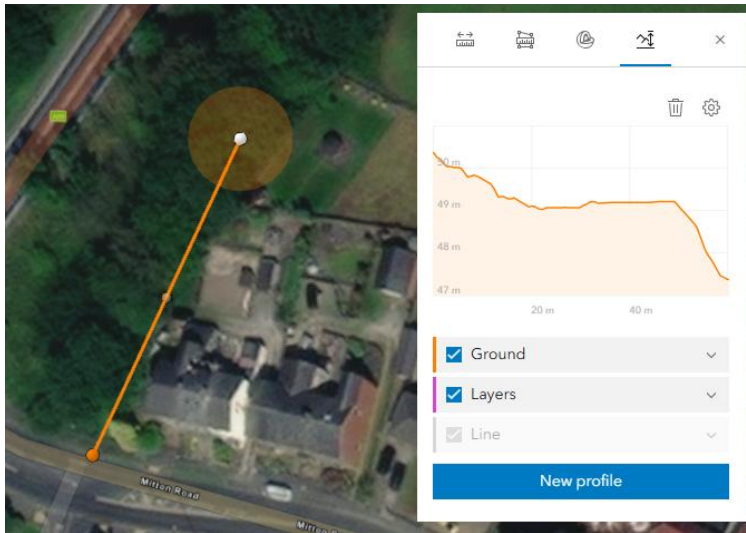


Surface Water (SW) Flood Risk

Reference to online surface water flood risk mapping shows the site is at risk of surface water flooding. Extracts of the 1 in 100yr SW flood risk maps are reproduced below.



The maps above are produced using national-scale modelling and are based on a Digital Terrain Model (DTM). In order to make a more rational assessment of site-specific surface water flood risk, it is useful to see the local topography in context. The survey drawing within **Appendix A** and the extract below shows the local topography across the site.



It can be seen from the section above, the land briefly plateaus in the general location of the proposed dwelling (and area of surface water flooding) along the bottom of the A59 embankment. As the topo and the section above indicate this is in the general area of the 49.0m AOD level. Levels from the plateau area rise slightly (to 49.1m AOD) prior to falling sharply down to 47.3m AOD on Mitton Road. This explains why the surface water flood map zone dissipates, prior to reforming under the A59 on Mitton Road. This evidence would indicate that any surface water flooding would be shallow in nature prior to overtopping the “plateau” and continuing down the slope to Mitton Road.

There are also existing surface water gullies in the area associated with the existing properties which would drain any accumulation of surface water.

Whilst anecdotal, the applicant has lived at the property for many years and has indicated that they have never experienced any ponding in the area shown to be at risk.

It is therefore considered that surface water flood risk in the area would be low.

Notwithstanding the above, flood mitigation measures are set out below to ensure the property remains safe for the lifetime of the development.

4. Flood Mitigation

Finished floor levels of the proposed dwelling will be set at a minimum of 49.40mAOD. This represents a minimum 150mm above the highest level within the footprint of the building and some 400mm above the lower levels to the south-west (which then continue to fall to Mitton Road). Existing levels to the north and west boundaries (outside of the property) should not be raised in order to maintain existing flood floor pathways.

The property should be built with a solid concrete floor construction.

All doors should be flood resilient.

All surfacing (driveways / access etc) around the property shall be of a permeable nature.

5. Conclusion

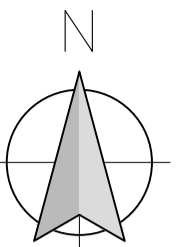
The site is located in Flood Zone 1 and thus, in flood risk terms, is at no risk from coastal / fluvial flooding.

Surface water flood risk has been analysed and assessed on a site-specific basis. Whilst it is acknowledged there is a low risk of surface water flooding, mitigation measures have been suggested to ensure the dwelling remains safe.

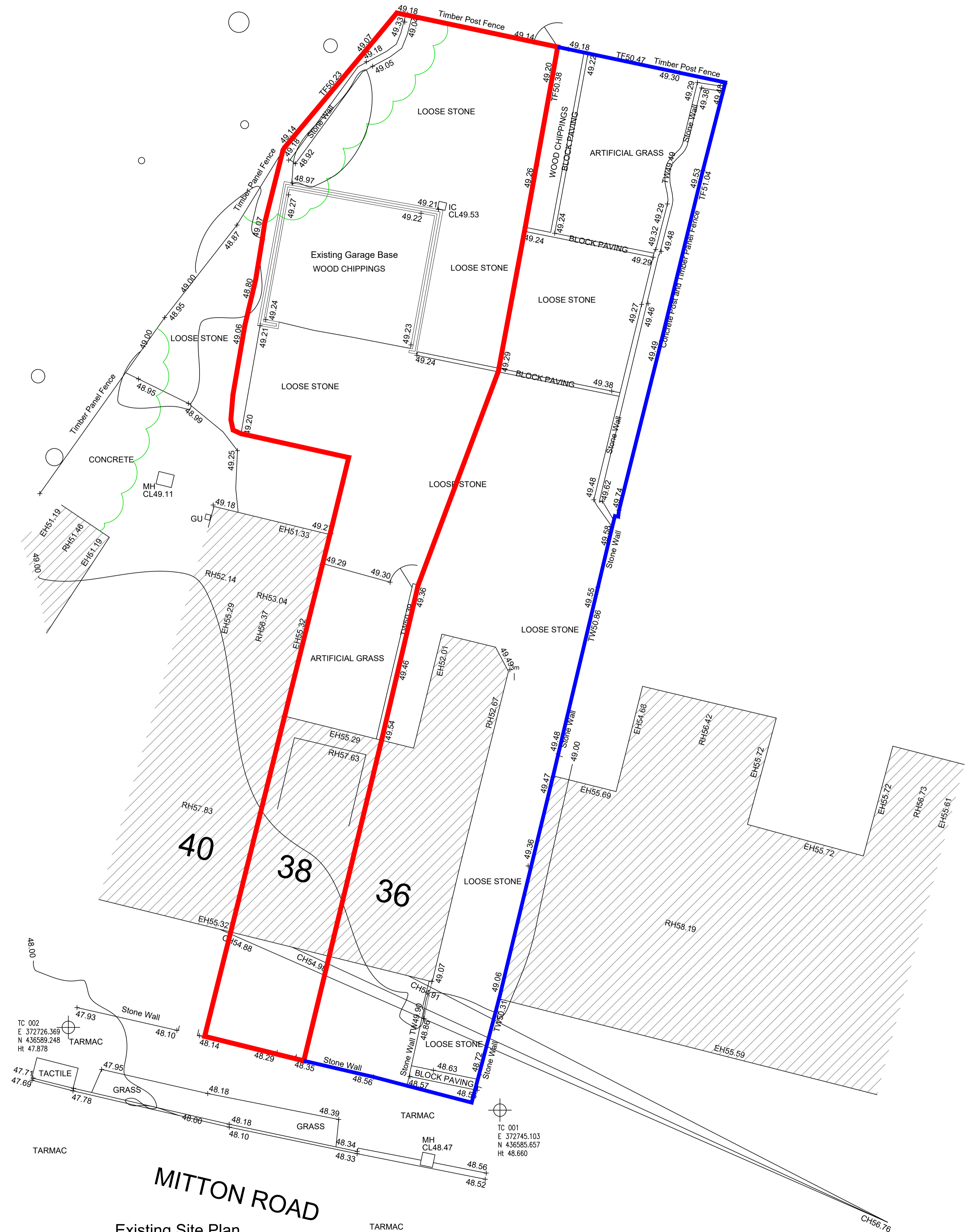
The results of this assessment indicate there is no reason planning permission can not be granted as the proposals comply with relevant NPPF flood risk policies and if anything will reduce flood risk on site.

Appendix A
Architects Plans

This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/client's risk.



0 2 4 6m
1:100 Scale



Existing Site Plan
1:100 Scale

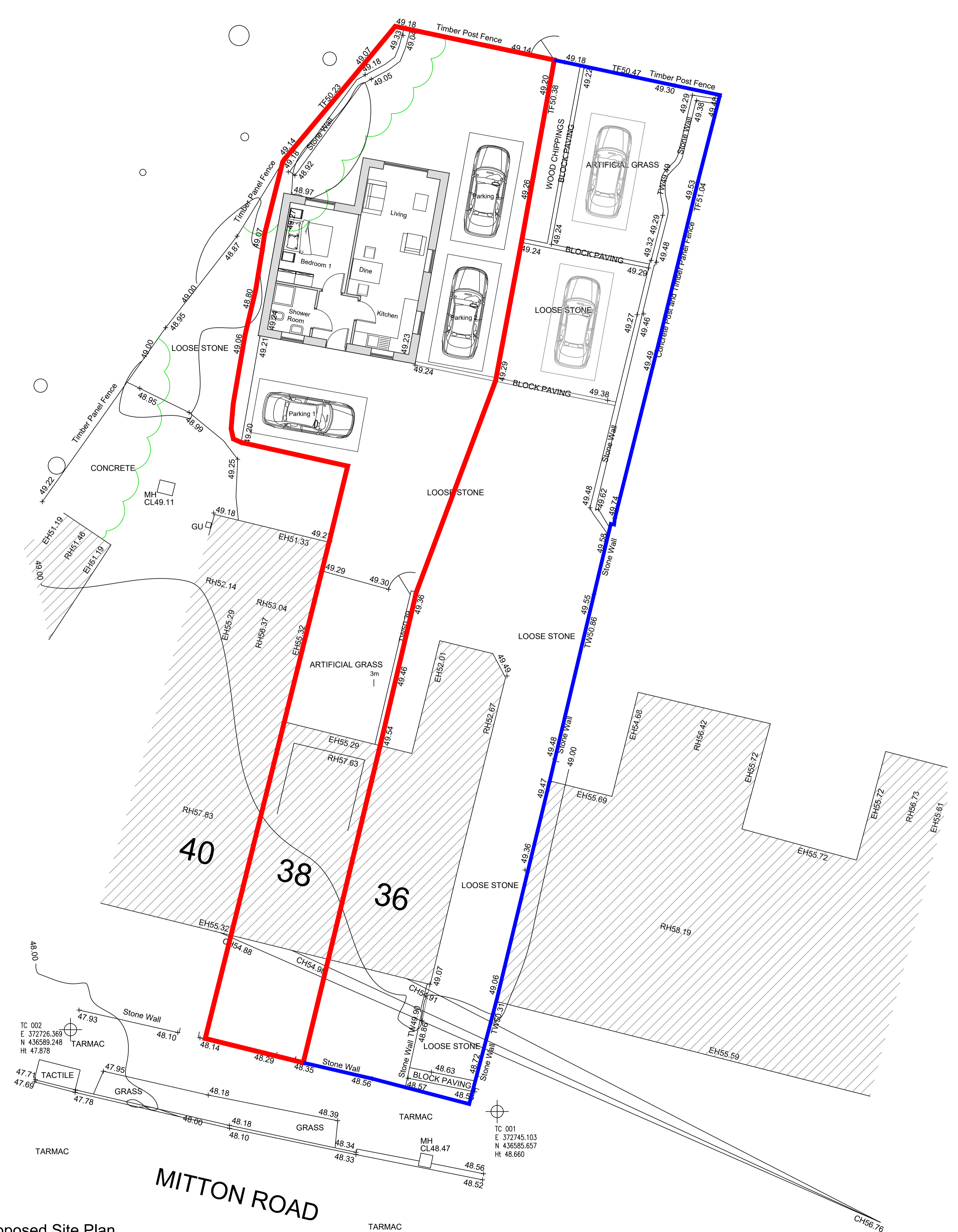
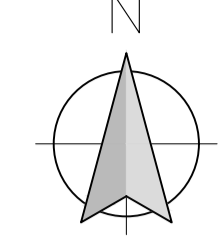
rev	date/ints	description
		Proposed Annex

drawing title
Land to rear of 38 Milton Road
Whalley
Clitheroe
BB7 9RX

dwg purpose
Existing Site Plan

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Clitheroe
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BB7 1NU
Email: Craig_leigh_harrison@yahoo.co.uk
Mobile: 07539 302831

scale	1:100	AN01
@ sheet size	A1	drawing number revision

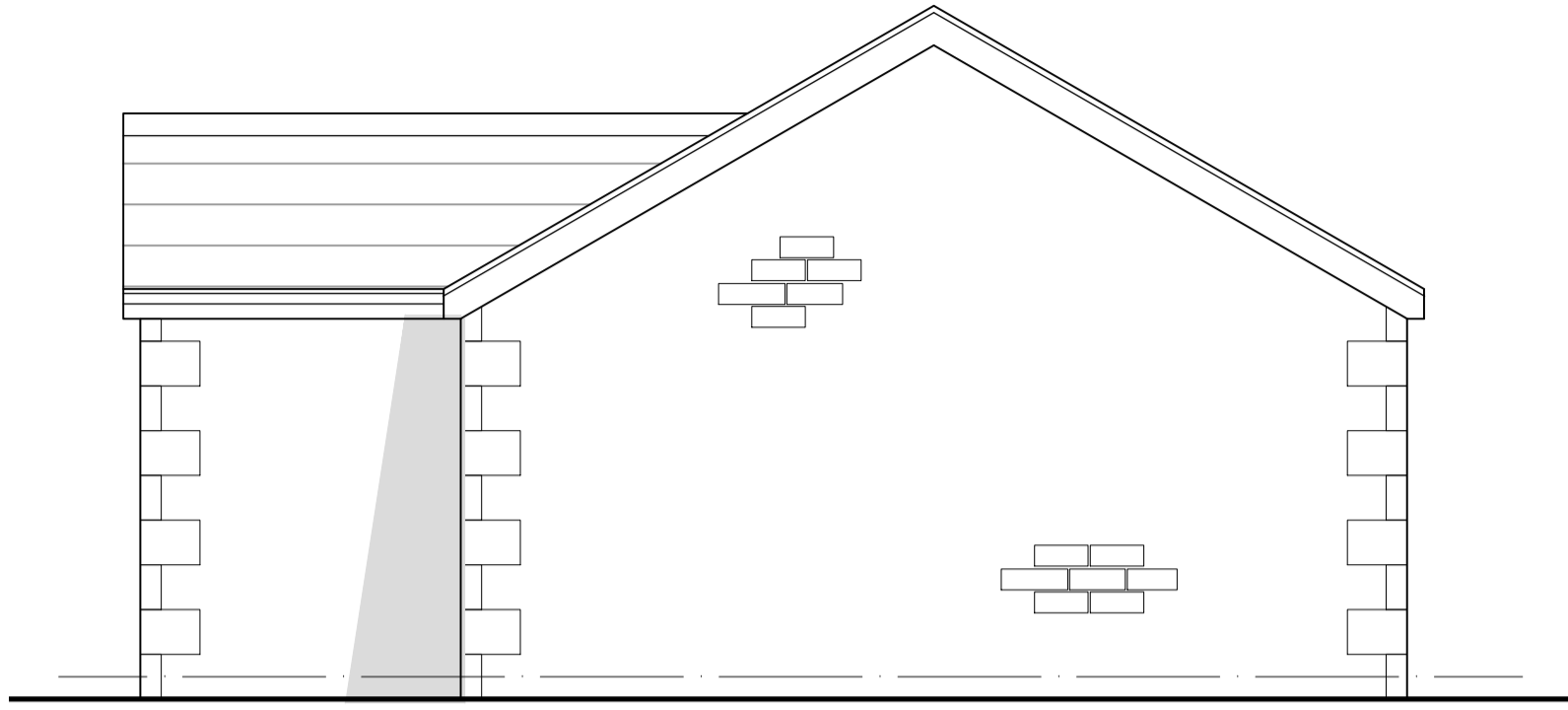
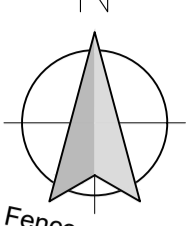


Proposed Site Plan
1:100 Scale

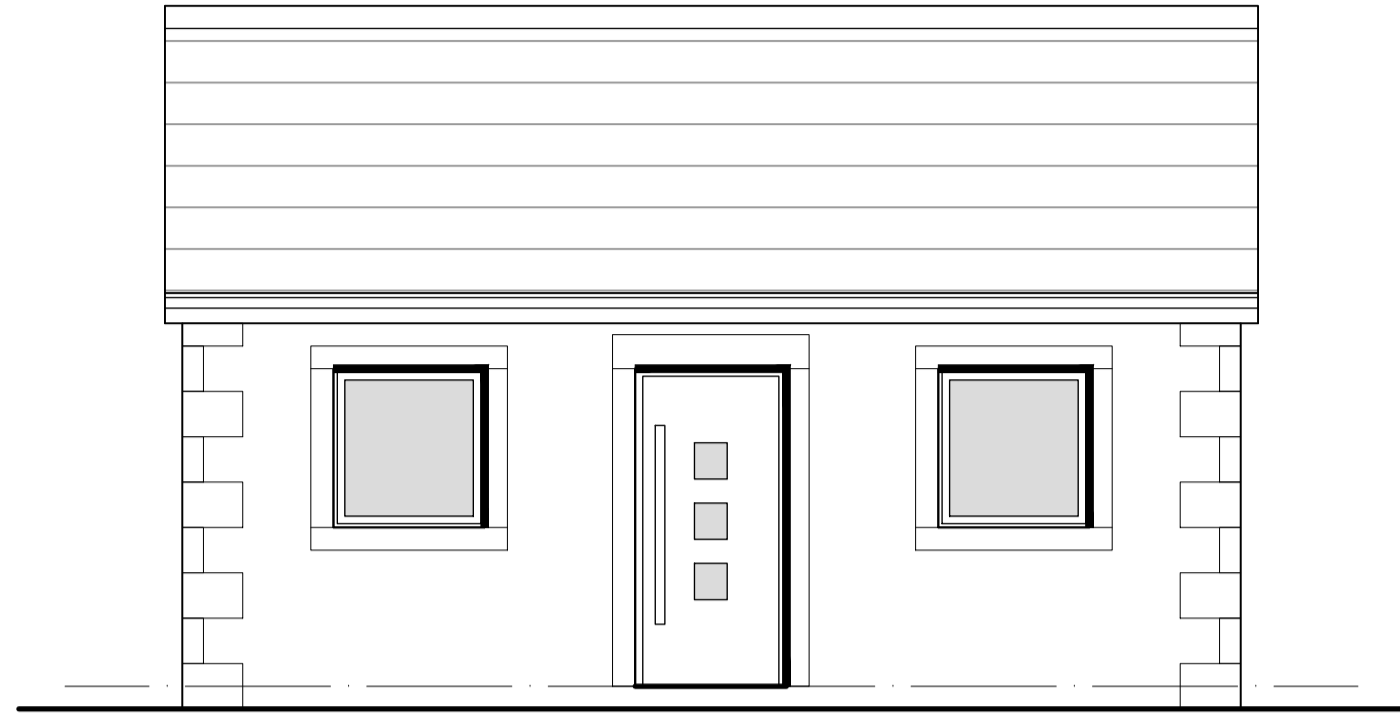
rev	date/ents	description
		project
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		Land to rear of 38 Milton Road Whalley Clitheroe BB7 9RX
		dwg purpose
		Proposed Site Plan
		Harrison Architecture LTD 38 Salthill Road Clitheroe Lancashire BB7 1NU Email: Craig_leigh_harrison@yahoo.co.uk Mobile: 07539 302831
		scale 1:100 AN03
		@ sheet size A1 drawing number revision

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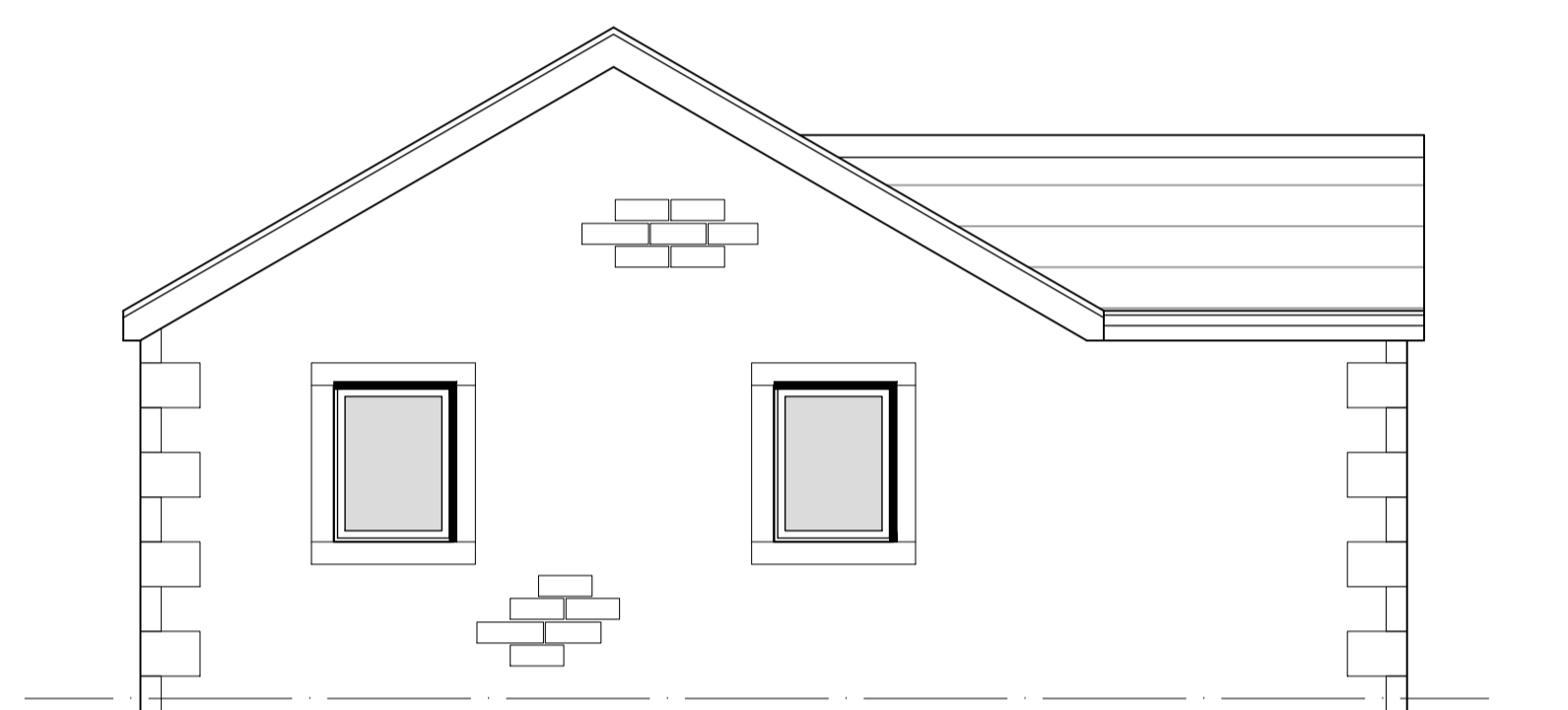
0 2 4 6m
1:100 Scale



West Elevation
1:50 Scale



South Elevation
1:50 Scale

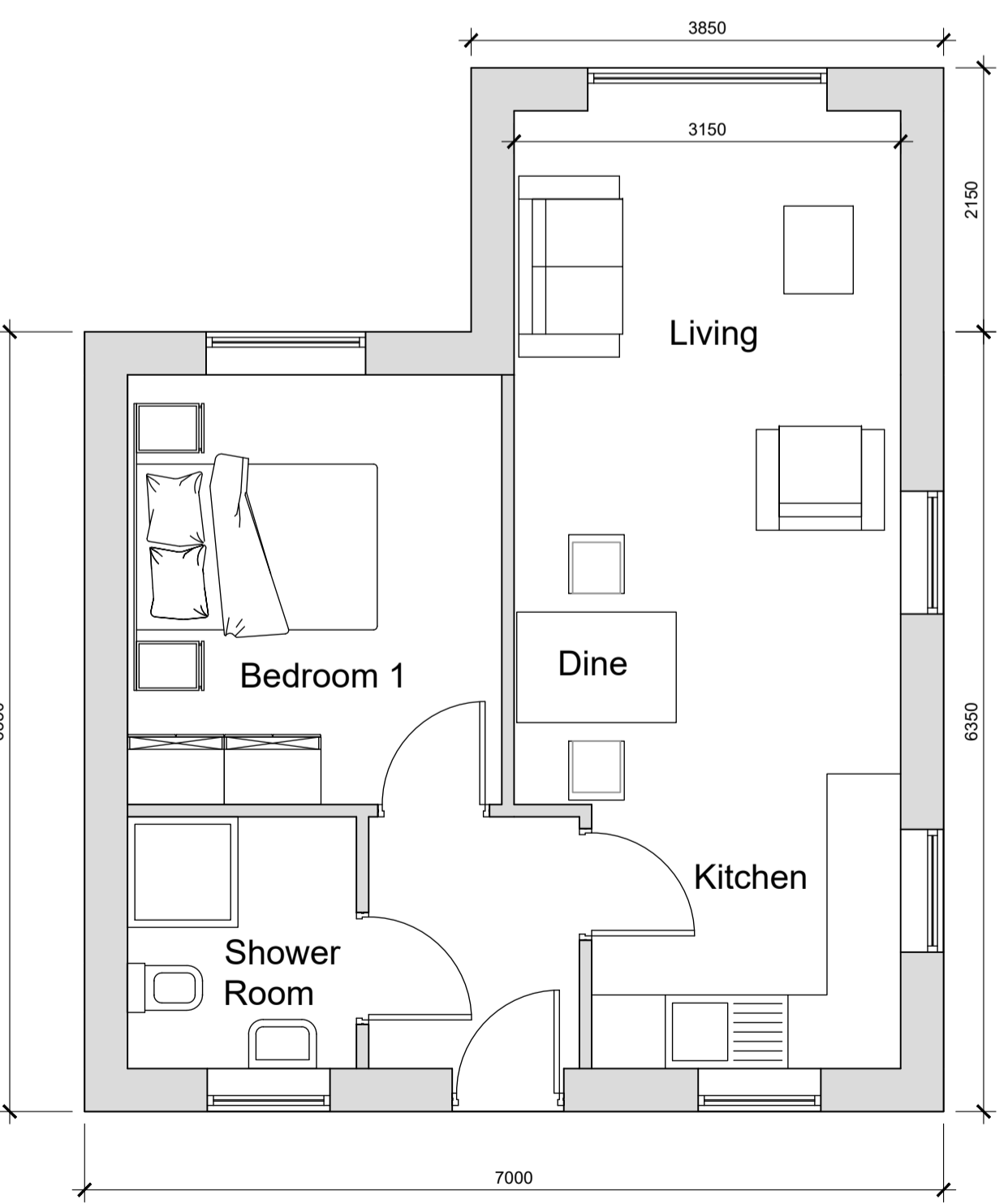


East Elevation
1:50 Scale

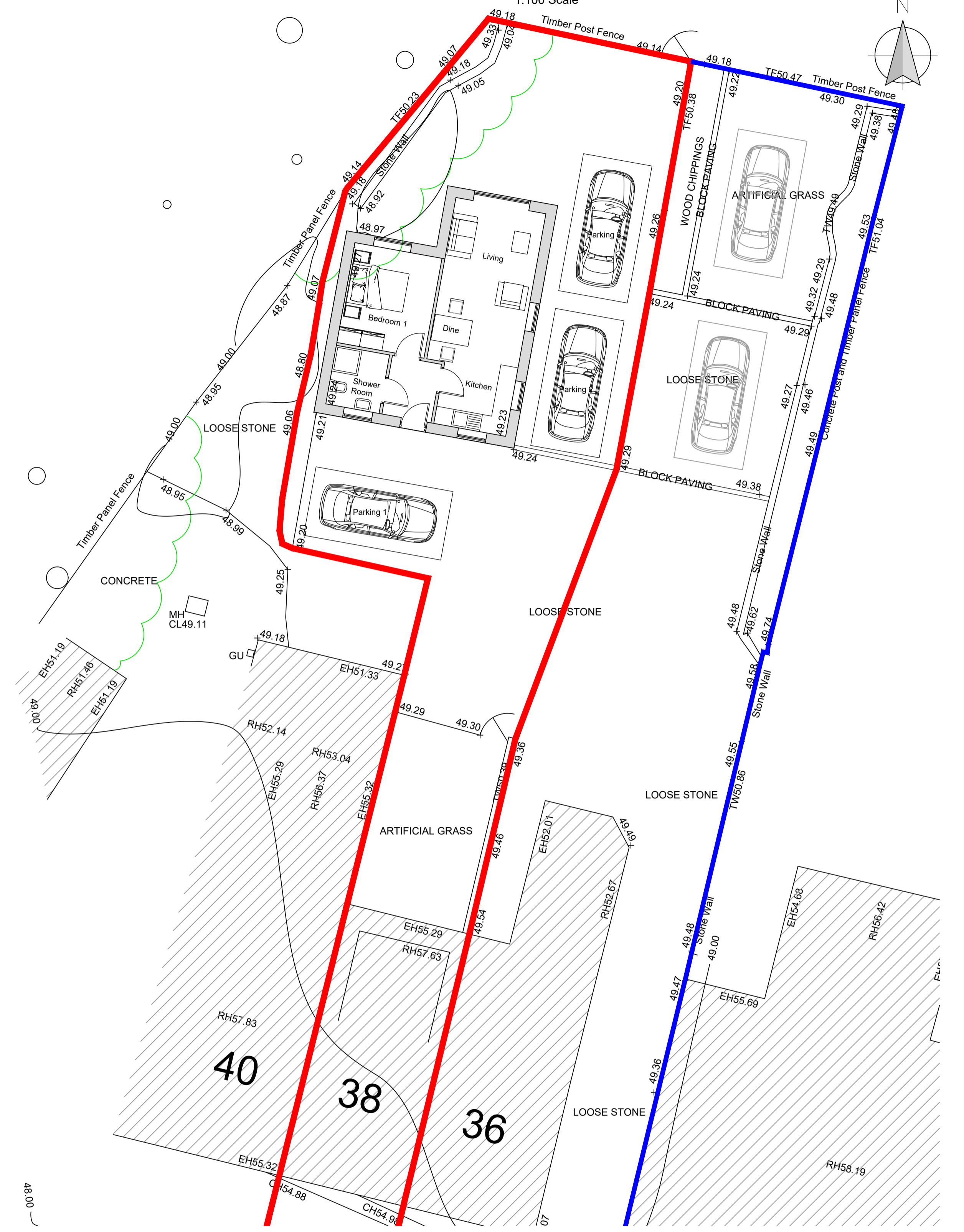


North Elevation
1:50 Scale

0 1 2 3m
1:50 Scale



Ground Floor Plan
1:50 Scale



Part Site Plan
1:100 Scale

rev	date/ints	description
		project
		Proposed Annex
		drawing title
		Land to rear of 38 Milton Road Whalley Clitheroe BB7 9RX
		dwg purpose
		Proposed Floor Plans, Elevations and Part Site Plan
		Harrison Architecture LTD 38 Salthill Road Clitheroe Lancashire BB7 1NU Email: Craig_leigh_harrison@yahoo.co.uk Mobile: 07539 302831
		scale 1:50 and 1:100 AN02
		@ sheet size A1 drawing number revision