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Proposed Artificial Grass Pitch Edisford Playing Pitches Edisford Road Clitheroe



Flood Risk Assessment

Revision 0: June 2026
R-FRA-31271-01-0

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**Proposed Artificial Grass Pitch
Edisford Playing Pitches
Edisford Road
Clitheroe**

Flood Risk Assessment

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0	2 nd June 2026	First Issue	Thomas Kirk	Katherine Rose

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1.0 Introduction

1.1 Background

1.1.1 This report is a Flood Risk Assessment which has been prepared by JPP Consulting Limited for the benefit of our Client, Labosport Ltd (to be utilised in conjunction with the Football Foundation AGP Framework) for a proposed Artificial Grass Pitch (AGP).

1.1.2 The proposed AGP is located at Edisford Playing Pitches, Edisford Road, Clitheroe, as shown in Figure 1.1 below. Clitheroe is located circa 13km north-west of Burnley and approximately 15km north-east of Blackburn. The National Grid Reference for the site is E372830 N441320.



Figure 1.1 Site Location Plan
Source: OpenStreetMap, obtained 05.02.2026

1.2 Objectives

1.2.1 The objective of this report is to advise interested parties regarding the potential risk of flooding arising from the proposals.

1.2.2 This report has been prepared to support a detailed planning application.

2.0 Policy review

2.1 Introduction

- 2.1.1 The following section of the report details key national and local policies relating to flood risk and drainage, which will inform the assessment of the proposed development.

2.2 Reference documents

- 2.2.1 This report has been prepared with reference to the following publications:-

- Department for Environment, Food and Rural Affairs (updated July 2025), National standards for sustainable drainage systems (SuDS)
- Ministry of Housing, Communities and Local Government (March 2012, updated February 2025), National Planning Policy Framework
- Ministry of Housing, Communities and Local Government (March 2014, updated September 2025), Planning Practice Guidance 'Flood Risk and Coastal Change'
- Environment Agency (March 2014, updated April 2025), Planning Practice Guidance 'Flood risk assessments: applying for planning permission'
- Environment Agency (February 2016, updated May 2022), Planning Practice Guidance 'Flood risk assessments: climate change allowances'
- Environment Agency (October 2013), Delivering benefits through evidence: Rainfall runoff management for developments
- HM Government (2010), The Building Regulations (2010), Drainage and Waste Disposal, Approved Document H, The NBS, Newcastle Upon Tyne
- Wilson, Bray, Cooper (2004), Sustainable drainage systems: Hydraulic, structural and water quality advice, C609, CIRIA, London
- Woods-Ballard et al (2015), The SUDS Manual, C753, CIRIA, London
- CIRIA Report C624 Development and flood risk
- National SUDS Working Group (2004), Interim Code of Practice for Sustainable Drainage Systems,
- Institute of Hydrology (1999), Flood Estimation Handbook, Institute of Hydrology, Wallingford
- BS EN 752:2008 Drain and sewer systems outside buildings. Hydraulic design and environmental considerations
- BS 8533:2011 Assessing and managing flood risk in development – Code of Practice
- CIRIA Report C635 Designing for exceedance in urban drainage – good practice
- Ribble Valley Borough Council's Level 1 Strategic Flood Risk Assessment (revised April 2017)
- Ribble Valley Borough Council Core Strategy 2008 – 2028 (adopted December 2014)

2.3 National policy

2.3.1 National Planning Policy Framework (NPPF)

2.3.1.1 The revised NPPF was published in December 2024, superseding all previous versions, however the presumption in favour of sustainable development remains as the core objective of the document. The document sets out the Government's planning policies for England and details how they are expected to be applied.

2.3.1.2 The paragraphs of most relevance to flood risk and drainage are captured within Chapter 14: Meeting the challenge of climate change, flooding and coastal change. The paragraphs presented within Chapter 14 are categorised as follows:

- 161: introductory paragraph
- 162 to 169: Planning for climate change
- 170 to 182: Planning and flood risk
- 183 to 186: Coastal

2.3.2 Planning Practice Guidance (PPG)

2.3.2.1 In 2016, the Government published the PPG, which provides further information and guidance to support the NPPF. Sections of the PPG relevant to the preparation of this report include:

- Flood risk assessments: applying for planning permission;
- Flood risk and climate change; and.
- Flood risk assessments: climate change allowances.

2.3.3 National standards for sustainable drainage systems

2.3.3.1 The National standards for sustainable drainage systems (SuDS), as published by DEFRA and updated in July 2025, set out the following Standards:

1. Runoff destinations
2. Management of everyday rainfall (interception)
3. Management of extreme rainfall and flooding
4. Water quality
5. Amenity
6. Biodiversity
7. Design of drainage for construction, operation, maintenance, decommissioning and structural integrity.

2.3.3.2 The above standards are underpinned by eleven principles, categorised as follows:

- Natural approach to managing water (1, 2, 3)
- Early and integrated design (4, 5, 6, 7, 8)
- Links with development planning (9, 10, 11)

2.4 Local policy

2.4.1 Ribble Valley Borough Council Core Strategy 2008 – 2028

2.4.1.1 The Ribble Valley Borough Council Core Strategy 2008 – 2028 was adopted in December 2014. Policy DME6 of the Strategy is titled 'Water Management'. Policy DME6 sets out the following.

"Development will not be permitted where a proposal would present an unacceptable risk of flooding or would exacerbate flooding elsewhere.

Applications for development should include appropriate measures for the conservation, protection, and management of water, ensuring that development contributes to:

- 1. The prevention of pollution of surface water and/or groundwater;"*
- 2. "The reduction of water consumption; and"*
- 3. "The reduction of the risk of surface water flooding, for example through the use of Sustainable Drainage Systems (SuDS).*

As part of the consideration of water management issues, and alongside flood management objectives, the authority will also seek to protect the borough's watercourses for their biodiversity value.

All planning applications should include details of surface water drainage and disposal methods based on sustainable drainage principles. The use of the public sewerage system is considered the least sustainable form of surface water disposal. Therefore, development proposals will be expected to investigate and identify more sustainable alternatives in order to reduce the risk of surface water flooding and minimise environmental impact.

It is essential to ensure that the water environment—including water use, pollution, and flood risk—is effectively managed through the development management process, in order to support the delivery of the development strategy and its strategic framework as set out in the Core Strategy."

3.0 Description and history of the site and development proposals

3.1 Location and description of the site

- 3.1.1 The proposed AGP is located at Edisford Playing Pitches, Edisford Road, Clitheroe, as shown in Figure 1.1. The site is bound by the B6242 (Edisford Road) and Edisford Road car park to the north (beyond which is the Roefield Leisure building and Edisford Sports Complex; including Ribblesdale Pool and Ribble Valley 3G pitches), a residential area to the south and east and an access road to a camping and caravanning site to the west.
- 3.1.2 A watercourse is located to the north of the site, between the proposed pitch and adjacent car park to the north. The watercourse flows to the south-west, where it connects to the River Ribble.

3.2 History of the site

- 3.2.1 The site is currently comprised of existing grass pitches, as shown on the topographical survey enclosed in **Appendix A**.
- 3.2.2 Aerial imagery dating back to December 2000 is shown in Figure 3.1 below, with the most recent aerial imagery (dated September 2025) shown in Figure 3.2 below. It can be seen that the site has remained comparable during this time.



Figure 3.1 Aerial Imagery dated December 2000
Source: Google Earth Pro, obtained 27.05.2026



*Figure 3.2 Aerial Imagery dated September 2025
Source: Google Earth Pro, obtained 27.05.2026*

3.3 Site topography

- 3.3.1 The topographical survey indicates that site levels fall from east (at approximately 59.8m) to west (lowest point of approximately 56.1m, south-west corner of the site). The topographical survey is shown on the plan enclosed in **Appendix A**.

3.4 Existing drainage infrastructure

- 3.4.1 United Utilities' asset plan is enclosed in **Appendix B**. The asset plan identifies no adopted drainage infrastructure within the site boundary. The asset plan does show adopted sewer networks located south of the site along Blackwater Road. Details of these sewers are as follows.
- 225mm diameter surface and foul water sewer networks. Flows of both sewers directed east to west, turning south along Ribble Prospect.
 - 150mm diameter surface and foul water sewer networks. Flows of both sewers directed east to west, turning south along Croal Road.
- 3.4.2 A review of the topographical survey (enclosed in **Appendix A**) suggests that there is no existing private drainage infrastructure located within the direct vicinity of the site.

3.5 Geology of the site and ground investigation data

3.5.1 Inspection of the geological maps show that the upper most superficial deposits at the site are comprised of Till, Devensian. The bedrock geology which underlies the site is comprised of Clitheroe Limestone Formation.

3.5.2 Soiltechnics Ltd have completed a geotechnical investigation on the site, see report extract enclosed in **Appendix C**. This investigation included a site visit undertaken on 27th November 2025. The investigation comprised of six exploratory hand pits. This investigation found Topsoil overlaying Devensian Till. Details of the encountered ground conditions are summarised in Table 3.1 below.

Summary of Ground Investigation Information						
Underlying Stratum	Depth bgl (m)					
	HP01	HP02	HP03	HP04	HP05	HP06
Topsoil	0.30	0.30	0.35	0.35	0.30	0.20
Devensian Till	1.20	1.20	1.05	1.10	1.00	1.15

Table 3.1 Ground Investigation Information

3.5.3 Groundwater strikes occurred in all six excavated hand pits, ranging in depths between 0.9m and 1.2m bgl.

3.5.4 Regarding groundwater, the GI states:

"It is anticipated that groundwater may be encountered during foundation excavations, with groundwater seepages between approximately 1.00m to 1.20m below ground level. Groundwater levels are expected to vary seasonally and in response to weather events."

3.5.5 Regarding infiltration, the GI states:

"Infiltration testing has been undertaken at the site following the principles of BRE 365: Soakaway Design (2016). The deposits Devensian Till were as a cohesive material. Indicative testing was undertaken within HP01, however only one cycle could be undertaken during the fieldwork due to the very slow dissipation of water added. Due to insufficient infiltration over the test period, permeability could not be determined. No existing soakaway features were observed on site during ground investigation works."

3.6 Proposed development

3.6.1 The proposed development will comprise of an Artificial Grass Pitch (AGP) and a small toilet block adjacent to the pitch. The proposed development layout is shown on the plan in Figure 3.3 below.



Figure 3.3 Proposed Site Layout (AGP)

Source: Labosport Ltd

3.7 Development proposals and flood risk vulnerability

- 3.7.1 With reference to Annex 3 of the National Planning Policy Framework (NPPF), the proposed AGP would be classed as a Water Compatible development.
- 3.7.2 An extract from Annex 3 is replicated below in Table 3.2 with the proposed development type highlighted.

Flood Risk Vulnerability Classification	
Vulnerability	Development Types
Water-Compatible Development	Flood control infrastructure.
	Water transmission infrastructure and pumping stations.
	Sewage transmission infrastructure and pumping stations.
	Sand and gravel working.
	Docks, marinas and wharves.
	Navigation facilities.
	Ministry of Defence installations.
	Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
	Water-based recreation (excluding sleeping accommodation).
	Lifeguard and coastguard stations
	Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
	Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.
Source: National Planning Policy Framework - 2012	

Table 3.2 Flood Risk Vulnerability Classification

4.0 Flood risk

4.1 Fluvial / Tidal flooding

- 4.1.1 An extract of the Environment Agency's Flood Map for Planning (Flood Zones) is provided below in Figure 4.1. The flood map was extracted from the GOV.UK website on 28th May 2026. The approximate application site boundary is shown in red. The map indicates that the proposed AGP is located predominantly within Flood Zone 1 (Low Probability) and at a low risk of flooding from rivers or the sea. The north-western edge of the pitch is shown to encroach slightly into an area of Flood Zone 2 (Medium Probability), as associated with the watercourse in this location.



Figure 4.1 Flood Map for Planning - Flood Zones (given year)
Source: GOV.UK website, obtained 02.06.2026

- 4.1.2 The latest mapping also includes an allowance for climate change (2070 to 2125), as shown in Figure 4.2 below. The mapping shows that the AGP remains at a comparable risk of flooding when accounting for an additional allowance for climate change.



Figure 4.2 Flood Map for Planning - Flood Zones (2070 2125)
Source: GOV.UK website, obtained 02.06.2026

- 4.1.3 The published flood maps have been overlain with the proposed site layout, as shown on the plan enclosed in **Appendix D**. It can be seen that the proposed pedestrian access of the AGP is shown to be located in an area of Flood Zone 2 (Medium Probability). The proposed pedestrian access location of the AGP correlates to the existing pedestrian access of the grass playing fields. Therefore, the level of flood risk will remain comparable to the existing on-site arrangement, regardless of the development proposals. It should also be noted that the AGP is categorised as Water Compatible development. It is therefore deemed that the level of flood risk is acceptable for the proposed use of this site.
- 4.1.4 Table 4.1 below is a copy of Table 1 from Planning Practice Guidance for 'Flood Risk and Coastal Change' to the National Planning Policy Framework which defines Flood Zones. The proposed AGP, which is located within Flood Zone 1, is defined as having a less than 1 in 1,000 annual probability of river or sea flooding in any year.

Flood Zone Definitions

Flood Zone	Definition
Zone 1: Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding.
Zone 2: Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a: High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b: The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.

Source: Planning Practice Guidance - 2022

Table 4.1 Flood Zone Definitions

4.2 Flooding from surface water

- 4.2.1 An extract of the Environment Agency map Flood Map for Planning (Surface Water) is provided in Figure 4.3 below. The approximate application site boundary is shown in red. The majority of the AGP is shown to be located outside of the 1 in 1000 year extent, and therefore at a very low chance of surface water flooding in a given year. The exception is the north-western edge of the pitch.

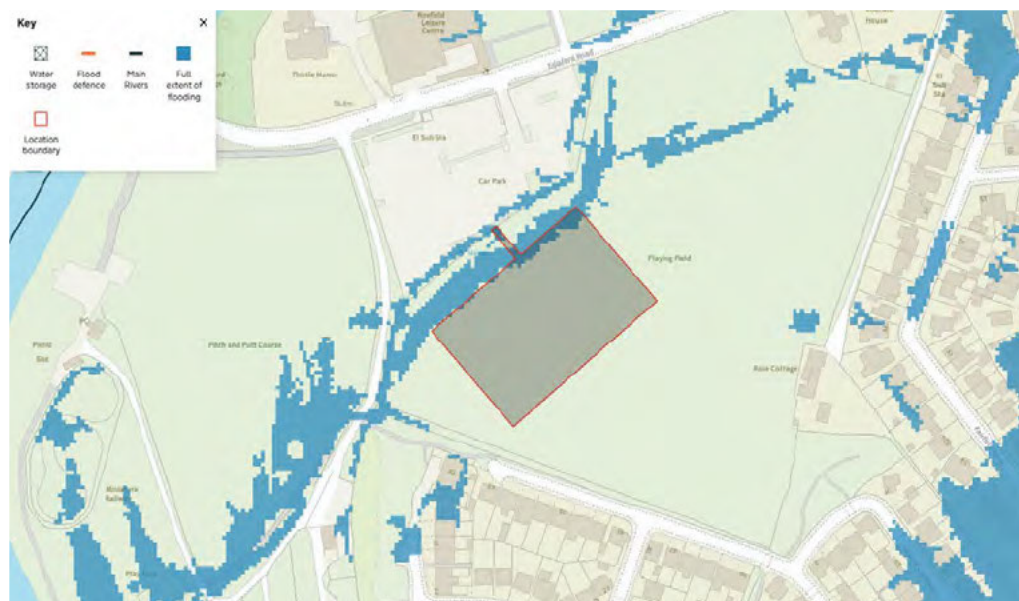


Figure 4.3 Flood Map for Planning – Surface Water (1 in 1000 year, Present Day)

Source: GOV.UK website, obtained 02.06.2026

- 4.2.2 The latest mapping also includes an allowance for climate change (2061 to 2125), as shown in Figure 4.4, Figure 4.5, Figure 4.6 below. The extent of the yearly chance of flooding is comparable to the non-climate change scenario.

Proposed Artificial Grass Pitch Edisford Playing Pitches, Edisford Road, Clitheroe Flood Risk Assessment

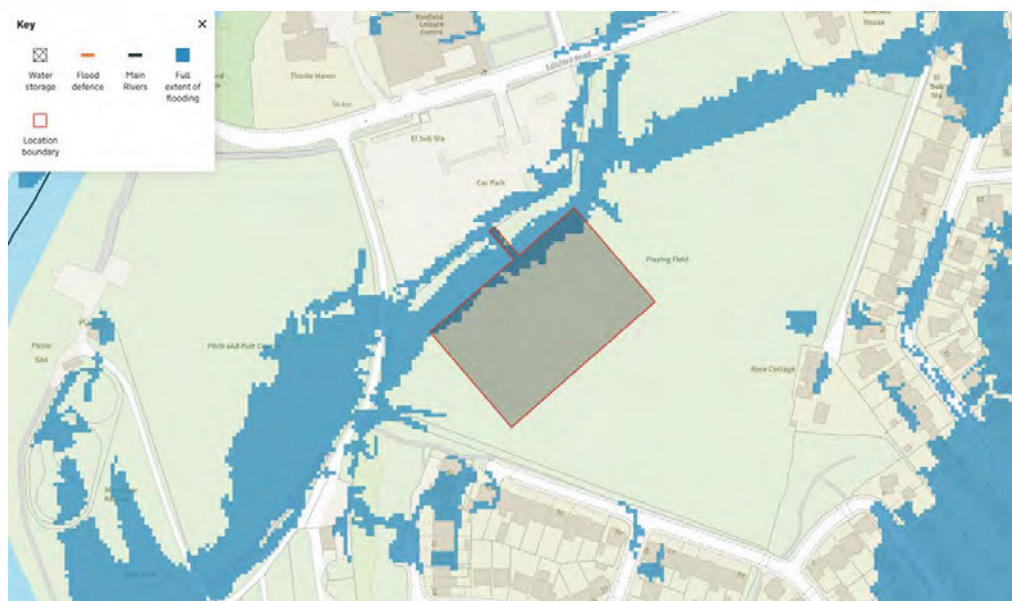


Figure 4.4 Flood Map for Planning – Surface Water (1 in 1000 year, 2061 – 2125)
Source: GOV.UK website, obtained 02.06.2026



Figure 4.5 Flood Map for Planning – Surface Water (1 in 100 year, 2061 – 2125)
Source: GOV.UK website, obtained 02.06.2026



Figure 4.6 Flood Map for Planning – Surface Water (1 in 30 year, 2061 – 2125)
Source: GOV.UK website, obtained 02.06.2026

- 4.2.3 With an allowance for climate change, the north-western edge of the pitch is shown to extent slightly into the 1 in 1000 year (low), 1 in 100 year (medium) and 1 in 30 year (high) extent of surface water flood risk.
- 4.2.4 As shown in the four figures above and depicted on the plan enclosed in **Appendix D**, the proposed pedestrian access of the AGP is shown to be located in an area at a low (1 in 1000 year) and medium (1 in 100 year) chance of surface water flooding. The proposed pedestrian access location of the AGP correlates to the existing pedestrian access of the playing fields. Therefore, the level of flood risk will remain comparable to the existing on-site arrangement, regardless of the development proposals. It should also be noted that the AGP is categorised as Water Compatible development. It is therefore deemed that the level of flood risk is acceptable for the proposed use of this site.
- 4.2.5 It should be noted that this map is generated using a broad methodology applied at the national scale. The model utilises generalised information on infiltration, sewerage infrastructure, rainfall events and catchment topography to route rainfall over a ground surface model. As such, the analysis does not take account of site-scale factors / characteristics that may exert an influence upon surface water flood depths and extents. The map therefore only provides a guide regarding the areas that may be vulnerable to this source of flooding.

4.3 Flooding from groundwater

- 4.3.1 Ribble Valley Borough Council's Level 1 Strategic Flood Risk Assessment has been reviewed in regards to groundwater flooding. The report states the following.

"Following consultation with the EA, no evidence of groundwater flooding in the area has been identified. While no risk has been demonstrated, this is not to say that unrecorded groundwater flooding events may have taken place or that groundwater flooding may not occur in the future, but using the best available information they are not considered to be a significant risk at this time."

- 4.3.2 Soiltechnics Ltd have completed a geotechnical investigation on the site. Regarding groundwater, the GI states the following.

"It is anticipated that groundwater may be encountered during foundation excavations, with groundwater seepages between approximately 1.00 m to 1.20 m below ground level. Groundwater levels are expected to vary seasonally and in response to weather events."

- 4.3.3 The information available at the time of preparing this report, and the nature of the underlying geology, suggests that groundwater emergence at the surface is unlikely, such that groundwater flood risk does not constitute a constraint in this instance.

4.4 Flooding from sewers

- 4.4.1 United Utilities' asset plan is enclosed in **Appendix B**. The asset plan identifies no adopted drainage infrastructure within the site boundary. The site does show adopted sewer networks located south of the site along Blackwater Road.

- 4.4.2 Ribble Valley Borough Council's Level 1 Strategic Flood Risk Assessment has been reviewed in regards to sewer flooding. The report states the following in relation to sewer flooding in Clitheroe (in which the AGP is located).

"This area does not have a significant sewer flooding (DG5) problem, although actual theoretical risk of such flooding is unclear."

- 4.4.3 We do not have any records of sewer flooding within the vicinity of the proposed development.

- 4.4.4 We therefore do not consider the risk of flooding from sewers to be a significant risk to the proposed development.

4.5 Flooding from reservoirs, canals and other artificial sources

- 4.5.1 We are not aware of any canals or artificial water sources that may result in flooding of this site.
- 4.5.2 The EA provides maps (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/>) showing the area that may be affected by flooding as a result of a breach of a large, raised reservoir (i.e. capable of storing over 25,000 cubic metres of water above the natural level of any part of the surrounding land).
- 4.5.3 An extract of the Environment Agency map 'Risk of Flooding from Reservoirs' is provided below in Figure 4.7. It can be seen that the proposed development site, shown in red, is not at a risk of flooding from reservoirs.

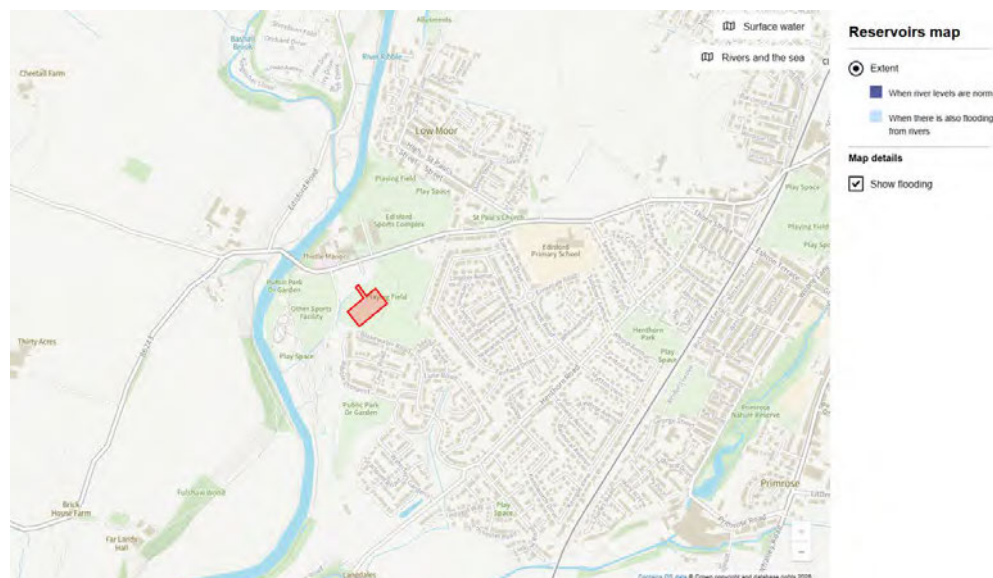


Figure 4.7 Risk of Flooding from Reservoirs
Source: GOV.UK website, obtained 28.05.2026

- 4.5.4 It can therefore be concluded that the risk of flooding from reservoirs and other artificial sources is low.

4.6 Historic flooding

- 4.6.1 Figure 4.8 below displays a map showing historic flooding events around the western area of Clitheroe and the surrounding hinterland, as published by the Environment Agency. As depicted, the mapping shows no recorded flooding incidents located within the proposed site boundary.



Figure 4.8 Historic Flood Mapping

Source: Historic Flood Map, GOV.UK website (QGIS output) - data.gov.uk, obtained 28.05.2026

4.7 Flood risk vulnerability and flood zone compatibility

- 4.7.1 Based on the above assessment of the site being located within Flood Zone 1 and classified as a Water Compatible development, and with reference to Table 4.2 below (Planning Practice Guidance for 'Flood Risk and Coastal Change' to the National Planning Policy Framework, Table 2), the proposed development of this site would be considered "appropriate". A copy of Table 2 is presented below highlighting the above.

Table 2 – Flood Risk Vulnerability and Flood Zone Compatibility					
Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatibility	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception test required	✓	✓
Zone 3a	Exception test required	✓	X	Exception test required	✓
Zone 3b	Exception test required	✓	X	X	X
✓ = Development is appropriate			X = Development should not be permitted		
Source: Planning Practice Guidance - 2022					

Table 4.2 Flood Risk Vulnerability and Flood Zone Compatibility

4.7.2 Sequential Test

4.7.2.1 The aim of the sequential test is to steer development to areas with the lowest probability of flooding.

4.7.2.2 The footprint of the AGP is primarily shown to be located in Flood Zone 1 and also at a very low chance of flooding from surface water. The north-western edge of the pitch is shown to encroach slightly into an area of Flood Zone 2, and also surface water flood risk.

4.7.2.3 The proposed pedestrian access of the AGP is shown to be located in an area of Flood Zone 2 (Medium Probability) and at a low (1 in 1000 year) and medium (1 in 100 year) chance of surface water flooding. As discussed above, the proposed pedestrian access location of the AGP correlates to the existing pedestrian access of the established grass playing fields.

4.7.2.4 The Planning Practice Guidance on flood risk has recently been updated, which now states the following with regards to the sequential test:

“In applying paragraph 175, a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, and mitigation measures, would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.”

4.7.2.5 The level of flood risk will remain comparable to the existing on-site arrangement, applying to both the existing grass playing fields and the proposed AGP. It should also be noted that the AGP is categorised as Water Compatible development and will not result in a change of use on-site. It is therefore deemed that the level of flood risk is acceptable for the proposed use of this site. This is considered to be in line with the NPPF paragraph 175, with reference to the PPG extract set out above.

4.8 Flood compensation

4.8.1 Flood compensation measures will not be required for the AGP as it is located within Flood Zone 1.

4.9 Access and egress

4.9.1 Access and egress to and from the AGP will be provided via the proposed pedestrian access, located in Flood Zone 2 and at a low (0.1% to 1%) and medium (1% to 3.3%) chance of surface water flooding.

4.9.2 As discussed above, the proposed pedestrian access location of the AGP correlates to the existing pedestrian access of the playing fields, therefore considering the Water Compatible nature of the development we deem the access arrangements suitable for the development proposals.

5.0 Summary and conclusions

- 5.1 The proposed AGP is located at Edisford Playing Pitches, Edisford Road, Clitheroe. The site is bound by the Edisford Road car park and the B6242 (Edisford Road) to the north (beyond which is the Roefield Leisure building and Edisford Sports Complex; including Ribblesdale Pool and Ribble Valley 3G pitches), a residential area to the south and east and an access road to a camping and caravanning site to the west. The site is currently comprised of existing grass pitches.
- 5.2 The proposed development will comprise of an Artificial Grass Pitch (AGP).
- 5.3 The preparation of this Flood Risk Assessment has been informed by key national and local policies relating to flood risk.
- 5.4 Soiltechnics Ltd have completed a geotechnical investigation on the site. The investigation comprised of six exploratory hand pits. This investigation found Topsoil overlaying Devensian Till. Groundwater strikes occurred in all six excavated hand pits ranging in depths between 0.9m and 1.2m bgl.
- 5.5 The AGP is primarily located within Flood Zone 1 (Low Probability) and at a low risk of flooding from rivers or the sea. The AGP has also been assessed to be at a low risk of flooding from surface water, groundwater reservoirs and sewers.
- 5.6 The proposed pedestrian access of the AGP is shown to be located in an area of Flood Zone 2 (Medium Probability) and at a low (1 in 1000 year) and medium (1 in 100 year) chance of surface water flooding.
- 5.7 The level of flood risk will remain comparable to the existing on-site arrangement, applying to both the existing grass playing fields and the proposed AGP. It should also be noted that the AGP is categorised as Water Compatible development and will not result in a change of use on-site. It is therefore deemed that the level of flood risk is acceptable for the proposed use of this site.

Appendix A
Topographical Survey
Brightsurv Ltd drawing no. BRI1266 – T01



GENERAL NOTES

This drawing is to be read and printed in full colour.

SURVEY NOTES

1. This plan should only be used for its original purpose. Brightsurv Ltd accepts no responsibility if supplied to any other party than the original client.
2. Certain areas of the site may have been inaccessible due to dense vegetation, vehicles etc on site at the time of survey, therefore not all services may be identified on the survey drawing.
3. Information Shown outside of the site boundary has been taken from Ordnance Survey records and would need verification to be relied upon.
4. The spread of vegetation shown is approximate only. Where canopy spread is critical then this shall be regularly checked. Generally only trees with a spread greater than 2.0m will be shown on the drawing.
5. Where the identity of a service is shown this is based on a visual id only. Where specific identification is required then additional survey work shall be undertaken.
6. Dimensions shown are in millimetres and levels in metres unless indicated.

Levels Levels relate to GPS observations.

LEGEND KEY

AV	Air Valve	FL	Floor Level	RE	Rodding Eye
B	Bollard	FLI	Flood Light	RL	Ridge Level
BH	Borehole	PW	Foul Water	RS	Road Sign
BL	Bird Level	G	Gully	RWP	Rainwater Pipe
BS	Bus Stop	GV	Gas Valve	St	Stump
BT	BT Cover	HL	Height	SL	Soft Level
BW	Brick Wall	IC	Inspection Chamber	SV	Stop Valve
CATV	Cable TV Cover	IL	Invert Level	SVP	Soil & Vent Pipe
C/B	Close Boarded	IR	Iron Railing	SW	Surface Water
CL	Chain Link	KO	Kerb Outlet	SW	Stone Wall
CL	Cover Level	LB	Letter Box	THL	Threshold Level
Col	Column	LP	Lamp Post	TL	Traffic Light
C/RW	Concrete Retaining Wall	MH	Manhole	TP	Telegraph Pole
C/W	Concrete Wall	Mir	Marker Post	US	Underside
CPR	Catch Pit	NP	Name Plate	UTL	Unable To Lift
DPC	Damp Proof Course	OH	Overhead	VP	Vent Pipe
Dr	Drain	P	Post	WL	Water Level
EL	Eaves Level	PI	Pipe	WM	Water Meter
ER	Earth Rod	PR	Post & Rail	WO	Wash Out
EP	Electricity Pole	PW	Post & Wire	WT	Water Tap
FH	Fire Hydrant	PL	Parapet Level		

Building		Tree Canopy	
Vegetation		Fence	
Control Station		Boundary	
Bush/Shrub		Contours	
Tree		OH Telecom	
Tree (Multi-Bolt)		OH Electric	
Bore Hole		Foul Water	
Gate		Surface Water	

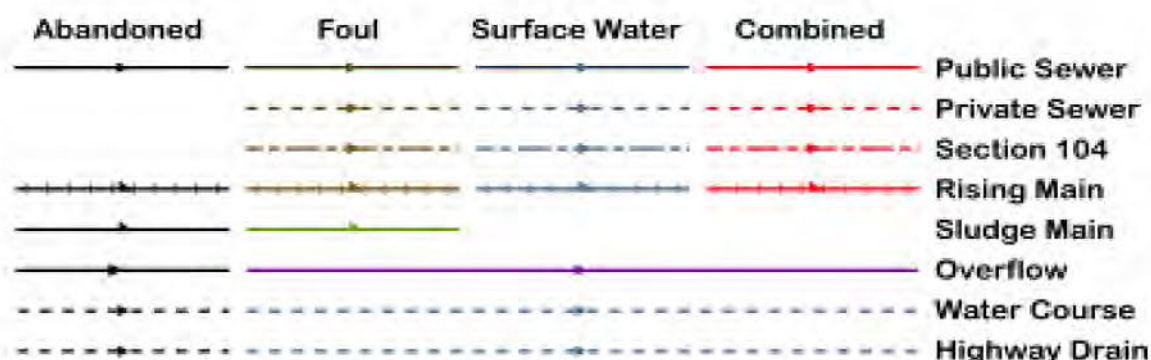
Gate Hole

Brightsurv Ltd. 9 Thickwillow Godmanchester PE29 2LR Contact: Richard@brightsurv.co.uk Tel: 07843 411 341	Client	Football Foundation					
	Project	Edisford Playing Pitches					
	Title	Topographical Survey					
Scale at A2	1 500	Drawn by	RB	Checked by	RB	Date	DEC 2025
Status	For Information	Project ref	BRI1266	Drawing no.	T01	Revision	

Appendix B

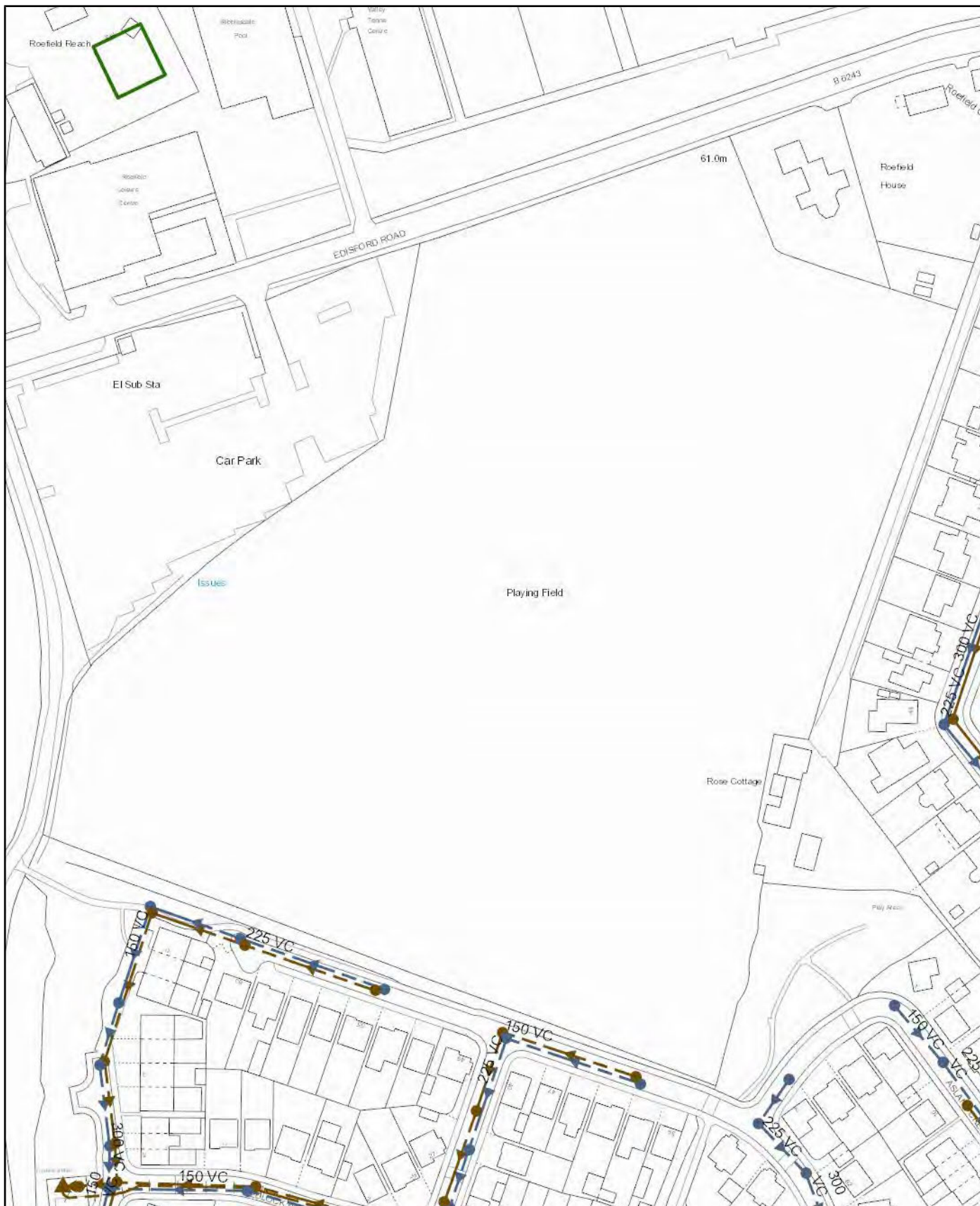
United Utilities Wastewater Asset Plan

Wastewater Symbolology



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

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



Scale: 1:1621
Date: 11/07/2025

SEWER RECORDS



Water for the North West

Address or Site Reference: Edisford Playing Pitches STX7132

Printed by: Property Searches

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.

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Appendix C
Extract of Ground Investigation Report
Soiltechnics Ltd report ref. STX7132-R02-Rev_B

soiltechnics

environmental • geotechnical • building fabric

Ground Investigation Report

Proposed LED Floodlit Artificial Grass Pitch

Edisford Playing Pitches, Clitheroe

February 2025



Non-technical Summary

Topic	Commentary
Site description	The proposed AGP and wider site currently form part of grassed playing fields associated with Edisford Sports Complex. Edisford Road provides access to the site from the north.
Development proposals	The proposed development is for construction of a new 11v11 3G LED Floodlit Artificial Grass Pitch (AGP).
Site history	During the late 1800s to early 1900s the proposed AGP and wider site area comprised agricultural fields with a building noted in the south-eastern corner of the wider site. From the mid-20th century, a drain is recorded along the southern extent of the western boundary. By 2000, the proposed AGP and wider site is observed as playing fields.
Ground conditions	Ground conditions comprised Topsoil to a depth of 0.30-0.35m bgl. Superficial Devensian Till was observed underlying Topsoil in all exploratory positions beyond the maximum excavation depth of 1.20m bgl. Devensian Till was typically observed as being firm, slightly sandy gravelly clay with a low cobble content. Groundwater seepages were observed in all exploratory positions from 1.00-1.20m bgl.
Mining and ground stability risk	The site falls outside of a Coal Mining Reporting Area.
Floodlight foundation solution	The Devensian Till deposits are considered suitable to support the proposed floodlights on traditional shallow pad type foundations and example bearing capacities are provided in Section 7. A concrete class of DS-1 and AC-1s is required.
CBR assessment and pitch foundations	Based on the anticipated founding depth and DCP results, a CBR design value of 7% can be adopted for soils that are likely to be representative of those which remain at or near pitch formation levels. Results of laboratory CBR testing undertaken on remoulded samples is unlikely to be representative of soils left undisturbed at formation level. However, if earthworks are undertaken at the site, and the pitch formation supported by site won natural soils placed as fill, reassessment of design CBR values should be undertaken.
Drainage potential	Devensian Till deposits are considered to be effectively impermeable for the purposes of drainage design. On this basis, disposal of stormwater via a soakaway is not considered viable. As an alternative, it is possible that the AGP drainage could key into the existing sewers in Blakewater Road adjacent to the south of the AGP area.
Chemical contamination	Topsoil in-situ would be chemically suitable for reuse onsite, or offsite within a residential development. Topsoil deposits are not considered to present a significant contamination risk to construction operatives.
Waste characterisation	As no Made Ground was encountered on site, a composite sample of Topsoil was taken from each exploratory hole, referenced as TS01. The Topsoil is considered non-hazardous and suitable for disposal in an inert landfill cell based on laboratory test results. Natural soils can be disposed as inert waste.
Recommendation for further works	At this stage further investigations are not considered to be necessary..

3 Ground Investigation

3.1 Objectives

- 3.1.1 The ground investigation scope and location of exploratory holes was determined by Soiltechnics Ltd, based upon the overall brief outlined in Section 1.
- 3.1.2 The objectives of the fieldwork were to:
- a) Establish ground and groundwater conditions at the site.
 - b) Obtain samples for subsequent laboratory testing.

3.2 Fieldwork Summary

- 3.2.1 Fieldwork was undertaken on 27th November 2025.
- 3.2.2 A summary of the works completed is set out in the table below, along with the location of the exploratory records. The exploratory hole location plan is presented within Appendix A.

Exploratory records	Method	Qty	Final Depth Range (m bgl)	Comments
Appendix B	Hand Pits	6	1.05-1.20	HP01 to HP06 Terminated at scheduled depth to confirm ground conditions for floodlight foundation design purposes.

Table 3-A: Summary of fieldwork undertaken

- 3.2.3 All soils encountered were described in accordance with BS EN ISO 14688 "Identification and Classification of soil".

3.3 Unexploded Ordnance (UXO)

- 3.3.1 As outlined in Section 2.9, the risk review concluded that the UXO risk to the ground investigation works is low within the site boundary and therefore no special precautions were required.

3.4 Sampling

- 3.4.1 During the fieldwork, sampling of soil, rock and groundwater for geotechnical purposes has been undertaken in accordance with BS EN ISO 22475-1 "Geotechnical Investigation and testing – sampling by drilling and excavation and groundwater measurements".
- 3.4.2 Samples collected for chemical analysis have been taken and handled in accordance with BS ISO 18400-105:2017 "Soil quality — Sampling Part 105: Packaging, transport, storage and preservation of samples".
- 3.4.3 Various sampling and sub-sampling methodologies have been adopted as appropriate, with the primary aim of obtaining the highest quality sample class practicable.
- 3.4.4 Untested chemical and geotechnical samples will be held for a period of 4 weeks from the date of the first report issue, after which they will be disposed of with no further notice.

3.5 In-situ Testing

- 3.5.1 The following table summarises the field testing carried out. The results are summarised on individual exploratory hole logs where appropriate and detailed within the Appendices indicated.

Tests	Qty	Applicable standard / guidance	Location of Results
Pocket penetrometer	18	Manufacturer's instructions	Included within logs Detailed in Appendix C
Dynamic Cone Penetrometer	7	DMRB: CS229	Detailed in Appendix C
Soakaway test	1	Principles of BRE 365	Detailed in Appendix C

Table 3-B: Summary of field testing undertaken

3.6 Investigation Constraints

- 3.6.1 No significant constraints were encountered which limited the design of the scope of works or the undertaking of fieldworks.

3.7 Topographical Survey

- 3.7.1 A topographical survey was commissioned for the proposed pitch and areas immediately adjacent. A copy is presented in Appendix H and has been issued under separate cover (including .dwg file).

3.8 Electrical Capacity

- 3.8.1 Currently there are no buildings onsite from which a source of power could be utilised for floodlights which form part of the development. Based on information provided by the client, we understand there is a sub-station located in the adjacent car park from which electricity could be sourced, subject to the size of feed required.

5 Ground Investigation Findings

5.1 Ground Model

5.1.1 The exploratory hole locations were positioned in proximity to the originally indicated pitch location. Three exploratory holes are located within or immediately adjacent to the proposed AGP boundary, with two other located slightly further to the east.

5.1.2 Based on the relatively uniform topography, historical land use, and absence of discernible changes in surface conditions across the wider park area, the ground conditions encountered are considered representative of those anticipated beneath the propped pitch location.

5.1.3 The table below interprets the geological conditions at the site. Unless otherwise stated in subsequent interpretive report sections, this represents the adopted ground model.

Stratum	Brief description	Top depth range (m bgl)	Adopted model top depth (m bgl)	Thickness (m)
Topsoil	Brown, sandy, slightly gravelly, clay with frequent rootlets.	G.L	G.L.	0.20 – 0.35
Devensian Till	Firm, greyish brown, mottled orangish brown, sandy slightly gravelly, clay with a low to medium cobble content.	0.20 – 0.35	0.30	Not proven

Table 5-A: Ground Model

5.1.4 Further detail about the ground conditions encountered is provided in the relevant sub-sections below.

5.2 Topsoil

5.2.1 Topsoil was encountered in all exploratory holes from ground level to a depth of between 0.20 m to 0.35m bgl.

5.2.2 Topsoil comprised brown, sandy, slightly gravelly clay with frequent rootlets.

5.2.3 A photograph of topsoil deposits encountered is presented below.



Figure 5-A: Topsoil extracted from HP02

5.3 Devensian Till

- 5.3.1 Devensian Till was encountered underlying the Topsoil in all exploratory positions, however the base of the deposit was not encountered, with a maximum excavated depth ranging from 1.00 m to 1.20 m bgl.
- 5.3.2 Devensian Till was typically a firm grey mottled orangish brown slightly sandy, gravelly clay with a low to medium cobble content of siltstone. The gravels comprised siltstone, sandstone and mudstone. Trial pits HP03 to HP06 terminated due to the cobble content between depths of 1.00-1.15m.
- 5.3.3 A photograph of the Devensian Till Deposits generally encountered on site is presented below.



Figure 5-B: Devensian Till extracted from HP04

5.4 Groundwater

5.4.1 A summary of the groundwater level data obtained during the fieldworks phase is presented below.

Exploratory hole ID	Groundwater observation
HP01	Groundwater encountered at 1.20m depth, with no significant rise after 20 minutes.
HP02	Groundwater encountered at 1.20m depth, rising to 0.90m after 20 minutes.
HP03	Groundwater encountered at 1.20m depth, rising to 0.85m after 20 minutes.
HP04	Groundwater encountered at 1.00m depth, with no significant rise after 20 minutes.
HP05	Groundwater encountered at 1.00m depth, rising to 0.90m after 20 minutes.
HP06	Groundwater encountered at 0.90m depth, rising to 0.85m after 20 minutes.

Table 5-B: Summary of groundwater observations during the fieldworks

5.4.2 Groundwater levels are expected to vary seasonally and in response to recent weather conditions. Long term monitoring will provide a reasonable quantification of such variation.

5.5 Evidence of Possible Contamination

5.5.1 During the ground investigation works, no significant visual or olfactory evidence of contamination was noted.

5.6 Obstructions and Instability

5.6.1 The table below summarises the obstructions encountered that affected the progress of the investigation works.

7 Geotechnical Discussion

7.1 Scheme Overview

- 7.1.1 The following assessments are made on the investigatory data presented in the preceding sections of this report and are made with reference to the specific nature of the development. Should scheme proposals change then it is recommended that the validity of the conclusions of this report in relation to the revised scheme are checked.
- 7.1.2 The proposed development is for construction of a new 11v11 3G LED floodlit Artificial Grass Pitch (AGP).
- 7.1.3 In view of the scheme proposals, the geotechnical elements considered in this report are outlined below:
- a) Floodlight and pitch foundations
 - b) Drainage

7.2 Key Geotechnical Issues

- 7.2.1 In view of the ground conditions, the following list summarises the key geotechnical issues that may impact the scheme and will therefore need to be appropriately managed during the lifecycle of the project:
- Groundwater
 - Trees and other vegetation

7.3 Groundwater

- 7.3.1 It is anticipated that groundwater may be encountered during foundation excavations, with groundwater seepages between approximately 1.00 m to 1.20 m below ground level.
- 7.3.2 The inflow of groundwater into excavations may lead to instability and excavation collapse. However, flow rates are anticipated to be relatively minor, and it may be possible that groundwater can be controlled via conventional sump pumping techniques, and shoring used to maintain the stability of excavation sides.
- 7.3.3 Groundwater levels are expected to vary seasonally and in response to weather events.

7.4 Trees and other Vegetation

- 7.4.1 There are a number of trees within close proximity of the proposed development, which may impact upon the foundation design depth. It is recommended that a suitably qualified arboriculturist is appointed to undertake a survey such that building foundations can be designed appropriately. The survey should include the location, species, height (and mature height) and water demand of each tree and major vegetation.

- 7.6.5 While there is a slight fall in levels across the pitch area, it is assumed the pitch would not require cut/fill works, and the pitch formation constructed on undisturbed Devensian Till deposits. As such CBR values from in-situ testing (7%) should be used for design purposes, unless earthworks are undertaken at the site.
- 7.6.6 The Devensian Till deposits soils are considered frost susceptible and this may override the CBR criteria for pavement foundation design purposes.

7.7 Drainage

- 7.7.1 Infiltration testing has been undertaken at the site following the principles of BRE 365: Soakaway Design (2016). The results are presented in Appendix C.
- 7.7.2 The deposits Devensian Till were as a cohesive material. Indicative testing was undertaken within HP01, however only one cycle could be undertaken during the fieldwork due to the very slow dissipation of water added. Due to insufficient infiltration over the test period, permeability could not be determined.
- 7.7.3 No existing soakaway features were observed on site during ground investigation works; however, a full drainage survey was not undertaken.
- 7.7.4 Foul and surface water sewers are present in Blakewater Road adjacent to the south of the AGP area. If this is considered an option for the development a comprehensive drainage assessment will be required to determine the potential impact on the capacity of the existing systems, to identify the invert levels of existing features, and to confirm drainage gradients achievable across the proposed AGP area.

7.8 Aggressiveness of the Ground to Buried Concrete

- 7.8.1 The aggressiveness of the ground with respect to buried concrete has been assessed in accordance with Building Research Establishment Special Digest 1: Concrete in Aggressive Ground Third Edition (2005).
- 7.8.2 The site is interpreted to be a brownfield site where pyrite is unlikely to be present.

The classification of the strata is tabulated below:

Stratum	Disturbed / Undisturbed	Design sulphate class	Aggressive chemical environment for concrete class
Devensian Till	N/A	DS-1	AC-1s

Table 7-B: Summary of the aggressiveness of the ground to buried concrete



- Key:
- Site Boundary
 - Proposed AGP Footprint
 - Hand Pit
 - Dynamic Cone Penetrometer (DCP) Test
 - Soakaway Testing

Notes

1) Base image provided by Google.

2) All drawn features are approximate.

Contains OS data © Crown copyright [and database right] [2024]
Map data © 2024 Google

A	Jan 2026	First issue
REV	DATE	COMMENT ON VARIATION

soiltechnics
environmental • geotechnical • building fabric

PROJECT
Edisford Playing Pitches

TITLE
Exploratory Hole Location Plan

DRAWING No.
STX7132-D01-A

Key to legends

Composite materials, soils and lithology					
	Topsoil		Made Ground		Boulders
	Clay		Coal		Cobbles
	Gravel		Limestone		Mudstone
	Sand		Sandstone		Silt
					Siltstone
					Concrete
					Peat
					Chalk

Note: Composite soil types are signified by combined symbols.

Key to 'test results' and 'sampling' columns

Test result		Sampling	
Depth	Records depth that the test was carried out (i.e.: at 2.10m or between 2.10m and 2.55m)	From (m) To (m)	Records depth of sampling
	PP – Pocket penetrometer result reported as an equivalent undrained shear strength (kN/m ²) by applying a factor of 50.		D Disturbed sample
			B Bulk disturbed sample
			ES Environmental sample
			W Water sample
		Type	U Undisturbed thick-walled sample 100mm diameter sampler
			UT Undisturbed thin walled sample 100mm diameter sampler
			UTF Failed undisturbed sample
Result	SV – Hand held shear vane result reported as an undrained shear strength (kN/m ²). Where multiple readings are taken at the same level the average value is shown on the log. * Signifies that instrument limit reached.		

Water observations

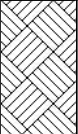
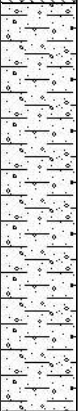
Described at foot of log and shown in the 'water strike' column.

 Water level observed after specified delay in drilling

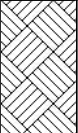
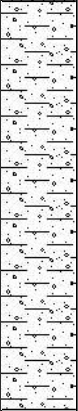
 Water strike

Density

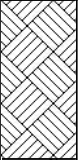
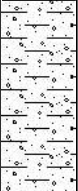
Density recorded in brackets determined by qualitative field assessment or inferred from density testing and soil descriptions from across the site (i.e.: [Medium dense]).

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown sandy slightly gravelly CLAY with frequent rootlets. Gravel is fine to medium subangular sandstone. (TOPSOIL)	0.30				PP 0.40	PP 92	0.15	1.00	ES
Firm grey mottled orangish brown slightly sandy slightly gravelly CLAY with low cobble content of subangular siltstone. Gravel is fine to coarse subangular to subrounded siltstone and sandstone. (DEVANSIAN TILL)							0.50		B
							0.80		D
							1.00		ES
TRIAL PIT TERMINATED AT 1.20m	1.20				PP 1.10	PP 71			

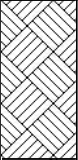
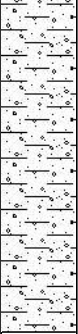
Notes Terminated at scheduled depth.	Groundwater observations		Title Trial pit record	Dimensions (w x l) 0.35m x 0.35m	Date(s) 27/11/2025
	Strike (m)	Comments	Method Hand Excavated	Plant used Hand tools	Sheet number Sheet 1 of 1
	1.20	Slow seepage at base of pit, no significant rise.	Level (m OD) -	Logged by OH	Revision A
			Co-ordinates Not surveyed	Status FINAL	HP01

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown sandy slightly gravelly CLAY with frequent rootlets. Gravel is fine to medium subangular sandstone. (TOPSOIL)	0.30				PP 0.50	PP 46	0.20		ES
Firm grey mottled orangish brown slightly sandy slightly gravelly CLAY with medium cobble content of subangular siltstone and sandstone. Gravel is fine to coarse subangular to subrounded siltstone, sandstone and mudstone. (DEVENSIAN TILL)							0.40		D
							1.10		D
TRIAL PIT TERMINATED AT 1.20m	1.20				PP 1.19	PP 59			

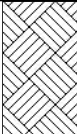
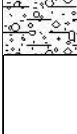
Notes Terminated at scheduled depth.	Groundwater observations		Title Trial pit record	Dimensions (w x l) 0.35m x 0.30m	Date(s) 27/11/2025 - 27/01/2026
	Strike (m)	Comments	Method Hand Excavated	Plant used Hand tools	Sheet number Sheet 1 of 1
	1.00	Rising to 0.9m depth after 20 minutes.	Level (m OD) -	Logged by OH	Revision A
			Co-ordinates Not surveyed	Status FINAL	HP02

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown sandy slightly gravelly CLAY with frequent rootlets. Gravel is fine to medium subangular sandstone. (TOPSOIL)	0.35				PP 0.50	PP 59	0.30	1.00	ES
Firm orangish brown mottled grey slightly sandy slightly gravelly CLAY with low cobble content of subangular siltstone. Gravel is fine to coarse angular to subrounded sandstone, siltstone and mudstone. (DEVENSIAN TILL)							0.60		D
Firm greyish brown very gravelly slightly sandy CLAY with medium cobble content of subangular siltstone and sandstone. Gravel is fine to coarse angular to subangular sandstone, siltstone and mudstone. (DEVENSIAN TILL)	0.80				PP 0.80	PP 84	0.85		B
TRIAL PIT TERMINATED AT 1.05m	1.05				PP 1.04	PP 42	1.04		D

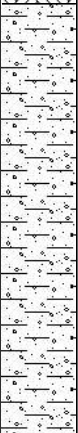
Notes Terminated due to presence of cobbles in the base of hole.	Groundwater observations		Title	Dimensions (w x l)	Date(s)
	Strike (m)	Comments	Trial pit record	0.30m x 0.35m	27/11/2025
	0.90	Rising to 0.85m after 20 minutes.	Method	Plant used	Sheet number
			Hand Excavated	Hand tools	Sheet 1 of 1
			Level (m OD)	Logged by	Revision
			-	OH	A
			Co-ordinates	Status	HP03
			Not surveyed	FINAL	

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown sandy slightly gravelly CLAY with frequent rootlets. Gravel is fine to medium subangular sandstone. (TOPSOIL)	0.35						0.10		ES
Firm greyish brown mottled orangish brown slightly sandy slightly gravelly CLAY with low cobble content of subangular siltstone. Gravel is fine to coarse subangular to subrounded siltstone, sandstone and mudstone. (DEVENSIAN TILL)					PP 0.40	PP 42	0.50 0.50	0.90	D B
					PP 0.70	PP 59			
	1.10				PP 1.00	PP 34			
TRIAL PIT TERMINATED AT 1.10m									

Notes Terminated due to presence of cobbles in the base of hole.	Groundwater observations		Title	Dimensions (w x l)	Date(s)
	Strike (m)	Comments	Trial pit record	0.40m x 0.35m	27/11/2025
	1.00	Rising to 1.0m upon completion.	Method	Plant used	Sheet number
			Hand Excavated	Hand tools	Sheet 1 of 1
			Level (m OD)	Logged by	Revision
			-	OH	A
			Co-ordinates	Status	HP04
			Not surveyed	FINAL	

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown sandy slightly gravelly CLAY with frequent rootlets. Gravel is fine to medium subangular sandstone. (TOPSOIL)	0.30				PP 0.40	PP 50	0.20	0.90	ES
Firm greyish brown mottled orangish brown slightly sandy slightly gravelly CLAY with low cobble content of subangular siltstone. Gravel is fine to coarse subangular to subrounded siltstone, sandstone and mudstone. (DEVANSIAN TILL)							0.50		B
							0.60		D
							0.90		D
TRIAL PIT TERMINATED AT 1.00m	1.00								

Notes Terminated due to presence of cobbles in the base of hole.	Groundwater observations		Title	Dimensions (w x l)	Date(s)
	Strike (m)	Comments	Trial pit record	0.35m x 0.35m	27/11/2025
	1.00	Rising to 0.90m upon completion.	Method	Plant used	Sheet number
			Hand Excavated	Hand tools	Sheet 1 of 1
			Level (m OD)	Logged by	Revision
			-	OH	A
			Co-ordinates	Status	HP05
			Not surveyed	FINAL	

STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown sandy slightly gravelly CLAY with frequent rootlets. Gravel is fine to medium subangular sandstone and occasional. (TOPSOIL)	0.20								
Firm grey mottled orangish brown slightly sandy slightly gravelly CLAY with medium cobble content of subangular siltstone and sandstone. Gravel is fine to coarse subangular to subrounded siltstone, sandstone and mudstone. (DEVENSIAN TILL)					PP 0.30	PP 67			
					PP 0.60	PP 59			
					PP 0.90	PP 46			
TRIAL PIT TERMINATED AT 1.15m	1.15								

Notes Terminated due to presence of cobbles in the base of hole.	Groundwater observations		Title Trial pit record	Dimensions (w x l) 0.40m x 0.30m	Date(s) 27/11/2025
	Strike (m)	Comments			
			Method Hand Excavated	Plant used Hand tools	Sheet number Sheet 1 of 1
			Level (m OD) -	Logged by OH	Revision A
	No groundwater strike recorded		Co-ordinates Not surveyed	Status FINAL	HP06

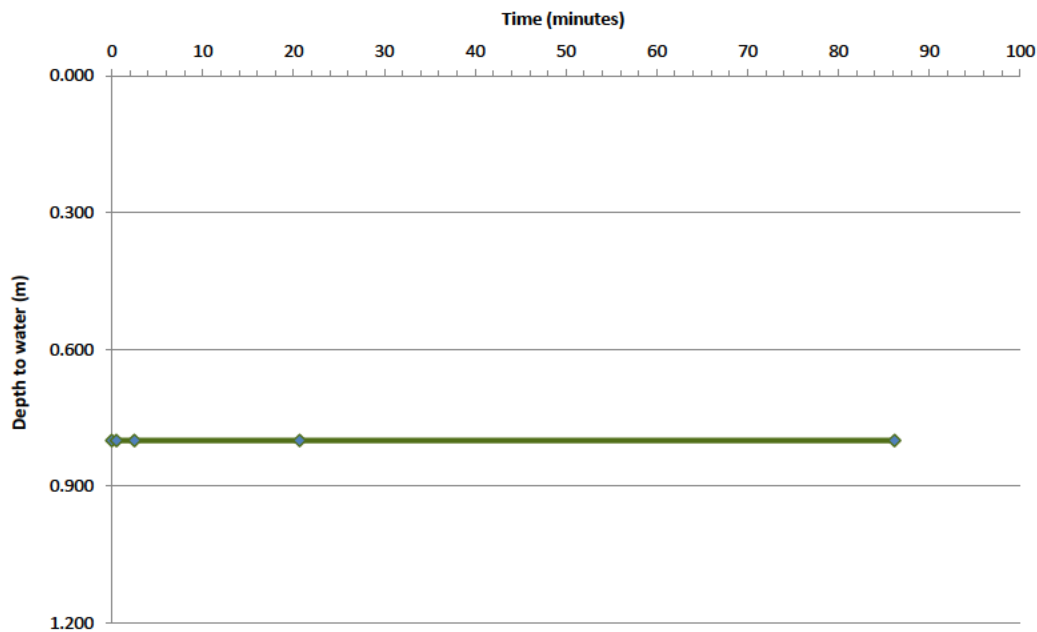
Soil infiltration test (following BRE Digest 365 2016)

Location	Cycle	Test date	Plan dimensions (m)
HP01	1	27/11/2025	0.35 x 0.35

Groundwater observations (at time of excavation)

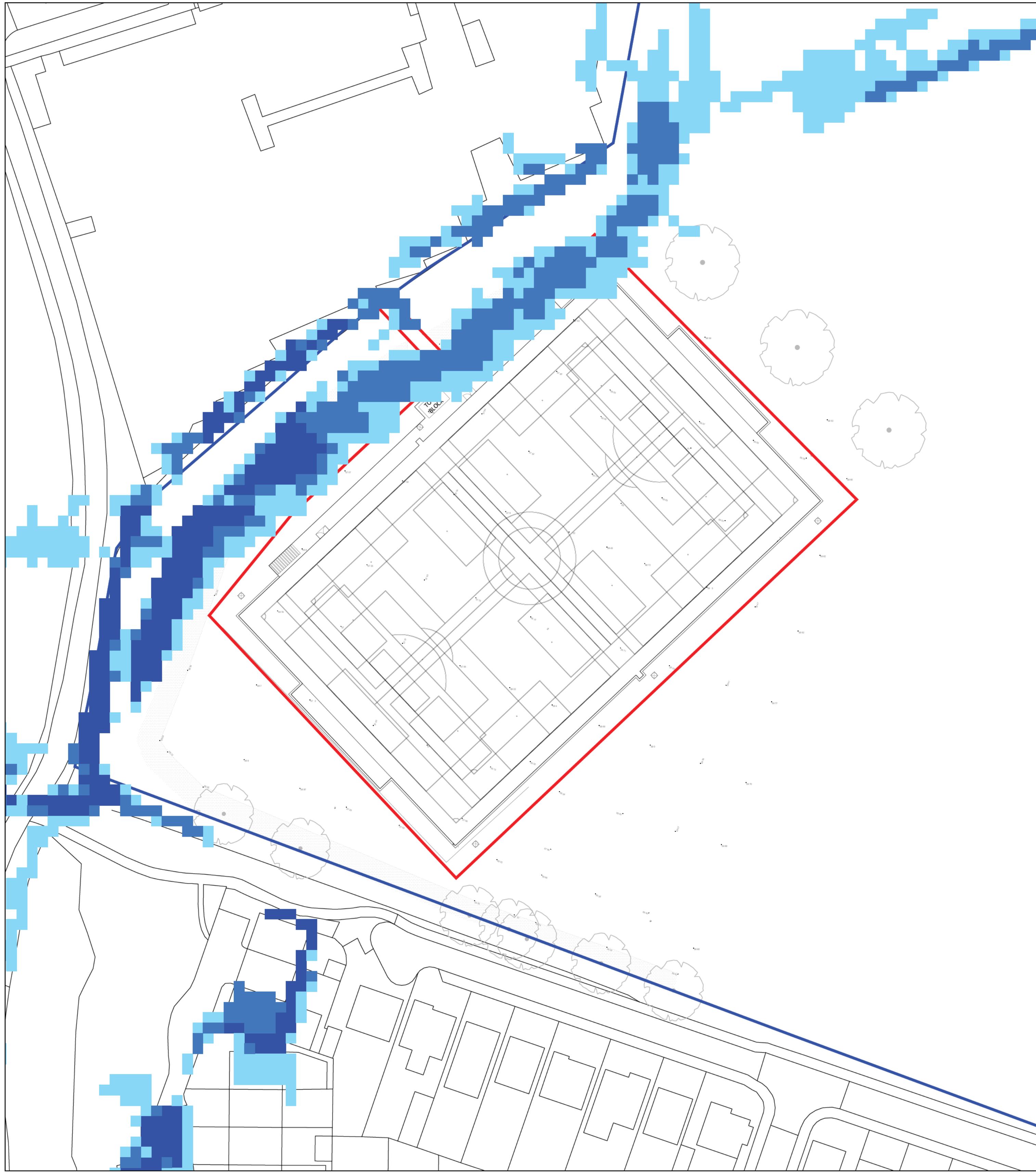
1.2

Depth of pit at start (m)	Depth of pit at end (m)	Strata Tested
1.2	1.2	DEVENSIAN TILL



Insufficient infiltration over 86 minutes of monitoring therefore unable to calculate soil infiltration rate.

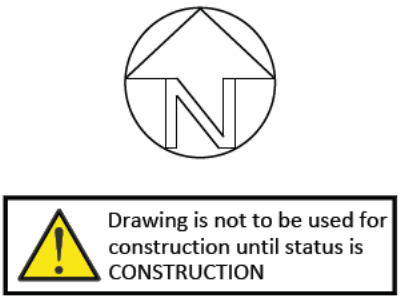
Appendix D
Flood Risk Overlay
JPP Consulting drawing no. 31271-FRA01



- General Notes**
1. All dimensions are in metres unless otherwise stated.
 2. All levels are in metres.
 3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
 4. Do not scale from this drawing.

- Drawing Key**
- Site Boundary
 - Ownership Boundary
 - Flood Zone 2
 - Flood Zone 3
 - Low Chance of Surface Water Flooding
 - Medium Chance of Surface Water Flooding
 - High Chance of Surface Water Flooding

This drawing has been based/developed using the following external drawings					
Type	Company	Drawing date	Drawing title	Date received	Rev
Site Layout	Labosport Ltd	02.02.2026	Extracted from: Edisford PP - EXPORT.dwg	16.02.2026	-
Topographical Survey	Brightsurv Ltd	Dec 2025	BRI1266- T01 Edisford Playing Pitches.dwg	27.05.2026	-
OS Mapping	-	-	Extracted from: Edisford PP - EXPORT	16.02.2026	-



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- Infrastructure Design
- Highways
- Structural Engineering
- Development Planning
- Geotechnical & Environmental
- Surveying
- Construction Management

Client Labosport Ltd

Project Proposed Artificial Grass Pitch
Edisford Playing Pitches
Clitheroe

Title Flood Risk Overlay

Scale at A1	1:500	Drawn by	TMK	Checked by	KER	Date	02.06.2026
Status	FOR PLANNING	Project ref	31271	Drawing no.	FRA01	Revision	-