

FLOOD RISK ASSESSMENT

Proposed Self-Build Bungalow

Twin Brook Barn, Upbrooks, Clitheroe, BB7 1PL

Prepared for: Mr A Thornburn

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1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for the erection of a single-storey self-build bungalow at Twin Brook Barn, Upbrooks, Clitheroe.

The purpose of this assessment is to demonstrate that the proposed development will be safe for its lifetime, taking account of flood risk, climate change and access requirements, and that it will not increase flood risk elsewhere.

The assessment has been informed by Environment Agency flood risk information, site-specific topographical survey data and the submitted development proposals.

Planning Policy Context

The National Planning Policy Framework (NPPF) requires development to be directed away from areas at highest risk of flooding and to be safe for its lifetime without increasing flood risk elsewhere.

Paragraph 175 of the NPPF recognises that a site-specific flood risk assessment may demonstrate that development will not be at risk of flooding, taking account of factors such as existing flood defences, predicted flood levels, site levels, flood warning arrangements and access and escape routes.

This Flood Risk Assessment has been prepared having regard to that guidance and draws upon Environment Agency information, site-specific topographical survey data and the submitted development proposals.

The assessment demonstrates that the proposed self-build bungalow has been located within Flood Zone 1, benefits from safe access and egress arrangements and can be accommodated safely without increasing flood risk elsewhere.

The assessment should be read alongside the supporting technical documents submitted with

the application, including the Environment Agency Product 4 flood modelling data, the March 2026 topographical survey and the Ground Conditions, Land Raising and Flood Map Accuracy Review.

2. Site Description

The application site forms part of the curtilage of Twin Brook Barn and is located adjacent to Twin Brook Business Park on the eastern side of Clitheroe.

The site lies within the settlement boundary of Clitheroe and is accessed from Twin Brook Road.

The surrounding area comprises a mix of residential, commercial and open land uses. Twin Brook Business Park occupies land immediately adjacent to the site and was constructed following significant regrading and raising of ground levels associated with the approved development.

The application proposes a single-storey self-build bungalow together with associated parking, access and residential curtilage.

3. Planning History

The site has a relevant planning history which informs the assessment of flood risk associated with the current proposal.

Planning permission was granted under application 3/2025/0528 for the erection of a garage and games room within the application site. The approved building extends across areas identified as Flood Zones 1, 2 and 3 and demonstrates that development has previously been considered acceptable on the site when supported by an appropriate flood risk assessment.

Application 3/2023/0272 proposed the demolition of an existing storage building and erection of a dwelling and ancillary outbuilding. Although planning permission was refused, the refusal was not based upon flood risk concerns. The Environment Agency raised no objection to the proposal and the sole reason for refusal related to the application of the Sequential Test.

The current proposal has been substantially revised from the earlier scheme. The proposed self-build bungalow has been specifically positioned within the area identified as Flood Zone 1 and informed by detailed site-specific survey information.

4. Flood Risk Context

The Environment Agency Flood Map for Planning identifies areas of Flood Zones 2 and 3 within parts of the wider site.

The proposed bungalow has been specifically located within the area identified as Flood Zone 1.

The development layout has been informed by Environment Agency flood mapping, site-specific survey information and the objective of locating the dwelling within land at the lowest probability of flooding.

The proposal therefore represents a lower flood risk form of development than previous proposals considered on the site.

5. Site-Specific Assessment

A detailed topographical survey undertaken in March 2026 has informed the design and positioning of the proposed bungalow.

The survey has been used alongside Environment Agency flood risk information to identify an appropriate development area within the site and to inform finished floor level design.

A separate supporting document entitled Ground Conditions, Land Raising and Flood Map Accuracy Review has been submitted with the application. This document provides additional evidence regarding site levels, surrounding landform and changes that have occurred since preparation of the Environment Agency flood model.

The available evidence demonstrates that the proposed development can be accommodated safely within the site.

In addition to the available modelling and survey information, no historical records of flooding affecting the application site have been identified.

The application site remained unaffected during significant flood events that have impacted parts of the wider Clitheroe area, including the Boxing Day 2015 floods and Storm Christoph in January 2021. Furthermore, the Environment Agency holds no recorded incidents of flooding affecting the site.

This historical evidence provides additional support for the conclusion that the proposed development can be accommodated safely within the site.

6. Safe Access and Egress

Safe access and egress can be achieved from the proposed dwelling via Twin Brook Road.

The submitted site layout plan demonstrates that both vehicular and pedestrian access between the proposed dwelling and Twin Brook Road can be maintained via land identified as Flood Zone 1.

The proposed dwelling itself is located wholly within Flood Zone 1, with the submitted plans clearly identifying the relationship between the development, flood zone boundaries and access routes.

The development therefore provides an appropriate means of access and evacuation during extreme flood events and satisfies national planning policy requirements relating to occupant safety.

7. Surface Water Flood Risk

Current flood risk information identifies the site as being at low risk of surface water flooding.

The proposal relates to a modest residential development and appropriate drainage measures will be incorporated as part of the development.

The development is not expected to increase surface water flood risk on-site or elsewhere.

8. Climate Change

National planning policy requires development to remain safe for its lifetime, including the effects of climate change.

The proposed bungalow has been positioned within Flood Zone 1 and informed by detailed site-specific survey information.

The available evidence demonstrates that the development can be accommodated safely having regard to future flood risk and climate change allowances.

9. Proportionate Assessment

National planning policy requires flood risk assessments to be proportionate to the scale and nature of the proposed development.

The proposal comprises a single self-build bungalow located within Flood Zone 1.

Detailed topographical survey information is available for the site and has informed the design and location of the proposed development.

The assessment has therefore relied upon Environment Agency flood risk information, site-specific survey data and observed site conditions in order to provide a proportionate assessment of flood risk.

The evidence demonstrates that the proposed development can be accommodated safely without increasing flood risk elsewhere.

10. Supporting Documents

The following documents have been submitted separately in support of this Flood Risk Assessment:

- Environment Agency Product 4 Flood Modelling Data.
- Topographical Survey (March 2026).
- Proposed Site Layout and Development Plans.
- Ground Conditions, Land Raising and Flood Map Accuracy Review.

These documents provide the technical information upon which this assessment has been based.

11. Conclusion

This Flood Risk Assessment demonstrates that the proposed self-build bungalow can be developed safely without increasing flood risk elsewhere.

The dwelling has been specifically positioned within Flood Zone 1 and informed by detailed site-specific survey information.

The submitted site layout demonstrates that the proposed dwelling, vehicular access and pedestrian access can all be accommodated within Flood Zone 1.

Safe access and egress can be achieved via Twin Brook Road and the available evidence demonstrates that the development will remain safe throughout its lifetime, including the effects of climate change.

The Environment Agency raised no objection to the previous residential proposal submitted under application 3/2023/0272, and the sole reason for refusal related to the Sequential Test rather than flood safety.

The proposal also represents a lower flood risk form of development than that approved under application 3/2025/0528, where part of the approved building extends into areas identified as Flood Zones 2 and 3.

Accordingly, the proposed development is considered compliant with national planning policy relating to flood risk and represents an appropriate form of development for the site.