

BASIC FLOOD RISK ASSESSMENT

55 Shawbridge, Clitheroe

Proposed Change of Use from Dwellinghouse to Sui Generis Holiday Let

Application site	55 Shawbridge, Clitheroe
Proposal	Change of use of an existing dwellinghouse to a Sui Generis holiday let
Flood zone	Flood Zone 3
Scope	Basic Flood Risk Assessment prepared in response to the Local Planning Authority's validation request

1. Purpose of this assessment

This assessment has been prepared to demonstrate that flood risk has been considered as part of the proposed change of use at 55 Shawbridge. Ribble Valley Borough Council has identified that the application site lies within Flood Zone 3 and has requested a basic assessment outlining the extent of flood risk and the mitigation measures in place to deal with flood occurrences.

The proposal relates to the change of use of an **existing residential property** to a holiday let. It does not involve the construction of a new dwelling, an extension to the building, or an increase in the existing building footprint. Accordingly, the proposal itself will not create additional built footprint or additional impermeable building area.

2. Existing flood risk

The site is acknowledged to be within **Flood Zone 3** and therefore at a high probability of fluvial (river) flooding for planning purposes. Flood risk is not being understated in this assessment; rather, the purpose is to identify the known risk and set out proportionate measures to improve resilience and provide appropriate arrangements for future occupants.

A detailed Flood Risk Assessment was prepared in 2022 for the Lidl site on Shawbridge Street in the immediate local area. That assessment identifies **Mearley Beck** as the principal source of fluvial flood risk to that site and records areas of Flood Zone 3 in the locality. It also identifies surface-water (pluvial) flood risk and a flow path through Clitheroe. The Lidl assessment is site-specific to that development and is referred to here only as useful background evidence concerning the nature of flood risk in the immediate Shawbridge area.

3. Recent catchment and flood-management works

Flood-management and river-restoration work has also taken place within the Mearley Brook catchment. Ribble Rivers Trust describes its Mearley Brook project as a programme of nature-based interventions intended to restore more natural river processes while enhancing flood management. The Trust has also undertaken wider natural flood-management work in the catchment aimed at slowing and storing water and reducing peak flows affecting downstream areas of Clitheroe.

4. Property-level mitigation and resilience

The following measures are being incorporated or pursued at 55 Shawbridge as proportionate responses to the identified flood risk:

- **Drainage improvements:** works are currently being undertaken within the front garden to provide a new drainage system and improve the management of surface water around the property.
- **Highway/frontage drainage:** the owners are in communication with Ribble Valley Borough Council and Lancashire County Council Highways regarding the drainage arrangements at the frontage, with the aim of improving drainage in this location.
- **Flood-resilient finishes:** the whole ground floor is intended to have water-resistant/resilient flooring rather than fitted carpet, making the property easier to clean and recover should water enter the building.
- **No increase in footprint:** the change of use does not add an extension or increase the existing impermeable building footprint.

5. Flood warnings and guest safety

As the proposed use is a holiday let, particular consideration will be given to guests who may be unfamiliar with the area. The property will be registered for the relevant flood warning/alert service where available. Guest information will include clear emergency contact details and instructions on what to do in the event of a flood warning or flood occurrence.

The owners will monitor official flood warnings during periods of severe weather and will keep the guest information and emergency arrangements under review. The intention is to ensure that visitors are made aware of any relevant warning and have clear information available to them rather than being expected to understand the local flood risk independently.

6. Conclusion

The flood risk affecting 55 Shawbridge has been recognised and considered as part of the proposed change of use. The site is within Flood Zone 3; however, the proposal concerns an existing residential building and does not increase its footprint. Existing and proposed property-level resilience measures, drainage improvements, flood warning arrangements and guest emergency information provide a proportionate response to the nature of the application.

In addition, recent natural flood-management and river-restoration work within the Mearley Brook catchment provides relevant background context. This assessment is intentionally proportionate to the Local Planning Authority's request for a basic Flood Risk Assessment.

Supporting information / references

1. Flood Risk Assessment, Lidl, Shawbridge Street, Clitheroe, Document Ref. 22045-FRA-001, Revision B, May 2022.
2. Ribble Rivers Trust – "Revitalising Mearley Brook: Restoring Natural Flow and Enhancing Ecosystems", 2025.
3. Ribble Rivers Trust – Community Catchments / natural flood-management information relating to Clitheroe and the Mearley Brook catchment.
4. BBC News coverage supplied by the applicant concerning local Mearley Brook works.

Note: The Lidl Flood Risk Assessment relates to a separate site and is cited only as background evidence of flood conditions in the immediate locality. This document does not adopt site-specific conclusions from that assessment as conclusions for 55 Shawbridge.