

**21 Church Street, Clitheroe,
Lancashire, BB7 2DF**

Reference: R1115 FRA-v1

Sep-26

www.rida-reports.co.uk

FLOOD RISK ASSESSMENT

	Section
Introduction	1
Site Assessment	2
National and Local Planning Policy	3
The Sequential and Exception Test	4
Flood Hazard Assessment	5
Flood Risk Management	6
Off-Site Impacts	7
Conclusions	8
 Appendices	
Site Location Plan	A
Existing and Proposed Site Layouts	B
Site Characteristics	C



FLOOD RISK ASSESSMENT

21 Church Street, Clitheroe, Lancashire, BB7 2DF

Reference: R1115 FRA-v1

Report Limitations

All comments and proposals contained in this report, including any conclusions, are based on information available to RIDA Reports during investigations. The conclusions drawn by RIDA Reports could therefore differ if the information is found to be inaccurate or misleading. RIDA Reports accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

Except as otherwise requested by the client, RIDA Reports is not obliged to and disclaims any obligation to update the report for events taking place after the date on which the assessment was undertaken.

RIDA Reports makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the following report.

All Environment Agency mapping data used under special licence. Data is current as the data on the correspondence given by the Environment Agency and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

This report has been prepared for the sole use of our direct client. No other third parties may rely upon or reproduce the contents of this report without the written permission of RIDA Reports. If any unauthorised third party comes into possession of this report they rely on it at their own risk and the authors do not owe them any Duty of Care or Skill.

Purpose of this report

- 1.1 RIDA Reports Ltd has been appointed to undertake a Level 1 – Screening Study Flood Risk Assessment for a development located at BB7 2DF.

Objectives

- 1.2 The objectives of this FRA are to demonstrate the following:
- Whether the proposed development will likely be affected by current or future flooding.
 - Whether the proposed development will increase flood risk elsewhere.
 - Whether the flood risks associated with the proposed development can be satisfactorily managed.
 - Whether the measures proposed to deal with the flood risk are sustainable.

Documents Consulted

- 1.3 To achieve these objectives, the following documents have been consulted and referenced:

The National Planning Policy Framework (NPPF)
CIRIA C753 document The SuDS Manual, 2015
Local Flood Risk Management Strategy (LFRMS)
Level 1 Strategic Flood Risk Assessment (SFRA)
Aerial photographs and topographical survey of the site
British Geological Society Records
Local Council flood Maps
Environment Agency flood maps
The CIRIA publication 'C635 Designing for exceedance in urban drainage Good practice'



Development Site and Location

- 2.1 The site is located at Church Street, Clitheroe. The nearest postcode is BB7 2DF. Refer to appendix A for site location plan.
- 2.2 The current use of the site is an existing building primarily in office use, with associated parking and external areas. The current user vulnerability classification of the site is Less vulnerable . The site is located in the River Flood Zone 1. Refer to Appendix B for more details.

Development Proposals

- 2.3 The proposed development includes the change of use of the existing building from office to residential use, including internal alterations to provide a dwelling with associated living, dining and kitchen. No extensions or external alterations are proposed. Refer to Appendix B for the layout of the proposed development.
- 2.4 The vulnerability classification of the proposed development is More vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

- | | | |
|------------------------|-----|---|
| Hydrology | 2.5 | The Mearley Brook is located approximately 211 m away from the development. |
| Aquifer | 2.6 | The development is located within a secondary aquifer type A. Aquifers type A consist of permeable layers capable of supporting water supplies at a local rather than strategic scale. They are generally aquifers formerly classified as minor aquifers. |
| Source Protection Zone | 2.7 | The site is not located within a Source Protection Zone. |
| Groundwater Levels | 2.8 | The ground water levels for this site are unknown. |

Site Geology

- | | | |
|----------------------|------|--|
| Bedrock | 2.9 | The British Geological Survey records of the site show that it is located within the Clitheroe Limestone Formation (Knoll-Reef)-Limestone. |
| Superficial Deposits | 2.10 | The British Geological Survey records show that the superficial deposits are not present at the site. |



National Planning Policy Framework (NPPF)

- 3.1 The NPPF and its technical guidance is a set of planning policies with the key objective of contributing to sustainable development. As part of it, they ensure that flood risk and sustainability are considered during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk-based approach to determining land suitability for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the development layout and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

- 3.2 The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides robust flood risk management for people, homes and businesses and encourages using SuDS for developments. A robust SuDS strategy should consider the recommendations in this Flood Risk Assessment.

Strategic Flood Risk Assessment (SFRA)

- 3.3 Planning policy with regard to development and flood risk in the area is detailed in the Strategic Flood Risk Assessment - Level One (SFRA) which was published in 2025. The proposed development site is located within the administrative boundary of the Ribble Valley Borough Council.
- 3.4 The SFRA commits to direct new development to locations at the lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.
- 3.5 This report follows the guidance given in the Strategic Flood Risk Assessment - Level One by evaluating the flood risk and providing relevant flood mitigation.



- 4.1 The NPPF guidance states that *"the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. The area to which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users."*

Applicability of the Sequential Test

- 4.2 The flood risks were determined by identifying all the sources of flooding and assessing their possible impact and likelihood to development. It is confirmed that the development is:

- In Flood Zone 1, based on the Planning Flood Risk Map
- A small portion of the site is at high risk of surface water flooding
- At very low risk of groundwater flooding
- Outside of a critical drainage area
- Outside of an area with sewer flooding

- 4.3 This type of development is exempt from applying the sequential test as per Policy F5(2)(c) of the National Planning Policy Framework (NPPF). The development has been made safe and has not increased the risk to other properties. In accordance with Policy F5(2)(c), this development category is exempt from the need for a Sequential test. National planning policy recognises that for householder development, minor non-residential extensions (footprint <250 m²) and changes of use, requiring an off-site area-of-search evaluation is impractical. As such, the scheme satisfies national sequential requirements without the need to evaluate alternative sites in lower flood risk zones. See copy of Policy F5(2)(c) below:

"F5.2. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for:

c. For the following types of development:

i. Householder development;

ii. Small non-residential extensions (with a footprint of less than 250m²); and

iii. Changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site."



Exception Test

	4.4	Fluvial flood risk for this minor development has been assessed using the Environment Agency Flood Map for Planning and the standing advice approach set out in the NPPF, which considers both the scale of development and the vulnerability classification of the proposed land use.
Step 1	4.5	The proposed development is less than 1 ha and falls within the Environment Agency (EA) Flood Zone 1. Therefore, this Flood Risk Assessment Level 1-Screening report should be sufficient under the NPPF. Flood Zone 1 is considered to have a low probability of flooding, with an annual probability of flooding of <0.1%. The chance of flooding is 1 in 1000 years or lower.
Flood Zone categorisation		
Step 2	4.6	The Exception Test is not required for this development.
The Exception Test		



- 5.1 The development has been assessed for the following potential flood risks, river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

Flood Defence and Historic Flooding

- 5.2 The Environment Agency records show that the site benefits from flood defences. They also show that the area around the site has not been flooded in the past. See Appendix C for details.

Flooding from river and sea

- 5.3 The proposed development is less than 1 ha and falls within the Environment Agency (EA) Flood Zone 1. Therefore, this Flood Risk Assessment Level 1-Screening report should be sufficient under the NPPF. Flood Zone 1 is considered to have a low probability of flooding, with an annual probability of flooding of <0.1%. The chance of flooding is 1 in 1000 years or lower.
- 5.4 The climate change allowance is not applicable for this site.
- 5.5 The site is located in an area outside of fluvial flooding flood risk.
- 5.6 It is concluded that the site is not affected by fluvial/sea flood risk.

Surface water (overland flows) flood risk

- 5.7 The Environment Agency Flood Map for Planning Surface Water dataset indicates a high surface water flood risk. The residual risk of localised deep ponding during extreme rainfall events remains significant. The mapping includes present day and climate change scenarios based on the UKCP18 Upper End 2070s climate change allowance.
- 5.8 *The Environment Agency Flood Map for Planning Surface Water datasets combine national flood modelling with locally available detailed flood model information. Flood extents below 75mm depth are removed from the mapping, as shallow surface water flooding of this magnitude is generally unlikely to prevent access or cause flooding to properties.*

Building footprints are raised within the modelling process by approximately 300mm



above surrounding ground levels. As a result, raw model outputs can sometimes indicate that buildings are outside mapped flood extents.

The mapping is not intended to provide property-specific flood risk or confirm flooding to individual buildings. However, building footprints are infilled using OS MasterMap data where surrounding flood extents indicate potential flood risk to buildings.

The modelling process also removes isolated small wet areas and infills isolated dry areas surrounded by floodwater to improve the usability and consistency of the datasets for strategic planning purposes.

5.9 The strategic flood risk for the Ribble Valley Borough Council confirms that the flood risk for the site is High. The surface water flood data from the strategic flood risk assessment has not been produced to determine the flood levels at individual properties. This data does not contain the climate change allowances for depth levels. Therefore, the Design flood level is based on the Environment Agency Flood Map for Planning Surface Water datasets. The mapping is not intended to determine flood levels at individual properties and therefore the design flood level below remains an estimate based on the best available information. Actual flood depths across the site may vary depending on local ground conditions and drainage capacity.

5.10 Based on the Environment Agency Flood Map for Planning Surface Water datasets, the Strategic Flood Risk Assessment and the presence of surface water drainage systems within the site and surrounding area, a small portion of the site is considered to be at high risk of surface water flooding during extreme rainfall events. The flood depths have been informed by the Flood Map for Planning Surface Water climate change datasets, which are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. The mapping indicates a potential flood depth of approximately 150mm. The average ground level at the location of the mapped surface water flooding is approximately 92.05 m AOD and therefore the estimated surface water flood level at the site could be in the region of 92.2 m AOD. This level has been adopted for the purposes of this Flood Risk Assessment.

Flooding from drainage systems in adjacent areas

5.11 The council's database confirms that there are no records of sewer flooding within the site. The site is located outside of the sewer flooding incidents area. See appendix C for details.



Reservoirs Risks

- 5.12 The Reservoir Flood Map (RFM) produced by the Environment Agency does not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes. They can be used to help reservoir owners produce on-site plans, and the Local Resilience Forum produce off-site plans and to prioritise areas for evacuation/early warning in the event of a potential dam failure. The RFM shows that the development could be outside of the possible dam breach flooding path. See Appendix C.

Groundwater flood risk

- 5.13 The British Geological Survey's flood risk susceptibility maps show that the development has limited susceptibility to groundwater flooding. The risk of groundwater flood to the site is considered very low. Refer to appendix C for record drawings.

Critical Drainage Areas

- 5.14 The development does not fall within a critical drainage area.



6.1 The Flood hazard assessment has demonstrated that the site is:

- In Flood Zone 1, based on the Planning Flood Risk Map
- A small portion of the site is at high risk of surface water flooding
- At very low risk of groundwater flooding
- Outside of a critical drainage area
- Outside of an area with sewer flooding

6.2 Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Design Flood Level

6.3 The design flood level is the maximum estimated water level during the design storm event including an allowance for climate change in line with current best practice and the national planning policy guidance.

6.4 The Design Flood Level for this development has been determined by evaluating the levels from the Fluvial/Sea, Surface Water and Groundwater flood levels.

6.5 For this site, the Design Flood Level is 92.2m AOD. This is the highest level and corresponds to the Surface Water Flood Level.

Flood Protection

6.6 The National Planning Guidance standing advice and Environment Agency recommends that where possible, flood avoidance is provided by establishing the development's finished floor level 600mm above (freeboard) the design flood level. However, this level can be reduced if there is a high level of certainty about the estimated flood level. For this site the estimated free board has been determined to be 0.3m above the Design Flood Level due to the quality of the flood risk information available and the type of risk. The finished floor should be 92.5m AOD. It would involve a height differential of 1m. This is the distance between the average external level (91.5m AOD) and the potential Finished Floor Level.

6.7 As this proposal is for a change of use, the proposed finished floor level will match the existing internal floor level. According to site photos, the internal FFL is raised 600mm above existing footpath level (91.8 mAOD from LIDAR

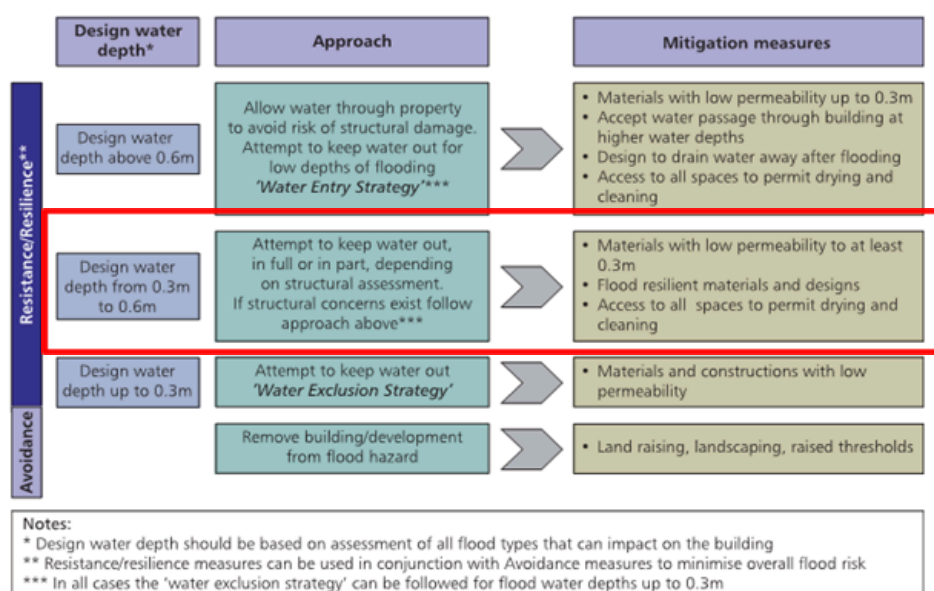


Data). The existing FFL is therefore estimated at 92.4 mAOD. Whilst this does not meet the recommended finished floor level derived in Section 6.6, it provides a 200mm freeboard from the design flood level. Furthermore it is to be noted that no sleeping accommodation is proposed on the ground floor, providing further mitigation of the flood risk for the users of the dwelling.

In addition, the flood mitigation interventions provided in the following sections should be provided.

- 6.8 The flood mitigation strategies for the development has been based on the CLG 2007 Improving the Flood Performance of New Buildings. See the figure below for the strategy highlighted in red. The strategy is based on the water level within the proximity to the building.

Rationale for flood resilient and/or resistant design strategies



- 6.9 The average external level at the front of the dwelling is 91.8mAOD, so the design water depth for this site in this location is up to 0.4m. The development should utilise building materials that are suitable for a 'water exclusion strategy'. Materials classified as "Good" (highlighted in red) in the Figure below shall be used for new construction up to 92.8m AOD to provide a 600mm freeboard from design flood level.



Flood resilience characteristics of building materials (based on laboratory testing)

Material	Resilience characteristics*		
	Water penetration	Drying ability	Retention of pre-flood dimensions, integrity
Bricks			
Engineering bricks (Classes A and B)	Good	Good	Good
Facing bricks (pressed)	Medium	Medium	Good
Facing bricks (handmade)	Poor	Poor	Poor
Blocks			
Concrete (3.5N, 7N)	Poor	Medium	Good
Aircrete	Medium	Poor	Good
Timber board			
OSB2, 11mm thick	Medium	Poor	Poor
OSB3, 18mm thick	Medium	Poor	Poor
Gypsum plasterboard			
Gypsum Plasterboard, 9mm thick	Poor	Not assessed	Poor
Mortars			
Below d.p.c. 1:3(cement:sand)	Good	Good	Good
Above d.p.c. 1:6(cement:sand)	Good	Good	Good

*Resilience characteristics are related to the testing carried out and exclude aspects such as ability to withstand freeze/thaw cycles, cleanability and mould growth

- 6.10 There are no changes to the fabric of the building. The new services and fittings (communications wiring, heating systems, electrical services, water, electricity and gas meters) should be placed at above the level of 92.8 m AOD to achieve a 600mm freeboard from design flood level. All service entries should be sealed (e.g. with expanding foam or similar closed cell material).
- 6.11 Closed-cell insulation should be used for pipes. Sealed PVC external framed doors or good fit and sealed wooden frames should be used. Hollow core timber internal doors should not be used unless sufficient flood warning is given, butt hinges, can be used to allow internal doors to be easily removed and stored. Carpets are to be avoided and use of tiles recommended in floor below the predicted design flood level.
- 6.12 Fittings should be designed to be replaced after a flood, it is advisable to specify durable fittings that are not appreciably affected by water and can be easily cleaned (e.g. use of plastic materials, or stainless steel). The cost of these units may need to be balanced against the predicted frequency of flooding. Avoid wood fiber based carcasses and use easily removable solid wood doors and drawers.



7.1

The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off-site impacts are in relation to the following:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

7.2

The development is not increasing the surface water run-off as this is a change of use in which no extensions or changes to the external areas are proposed. It is concluded that the proposed development does not increase the off-site impact.

7.3

The proposed development is for a change of use that will not alter the existing footprint of the building. Therefore, flood compensation for this development is not required.

Flood Flow conveyance and storage

7.4

Due to the size of the development and its location in the flood risk zone, flood compensation for this development is not required.



- 8.1 It is concluded that subject to the proposed mitigation measures, the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.
- 8.2 This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.



Appendix A

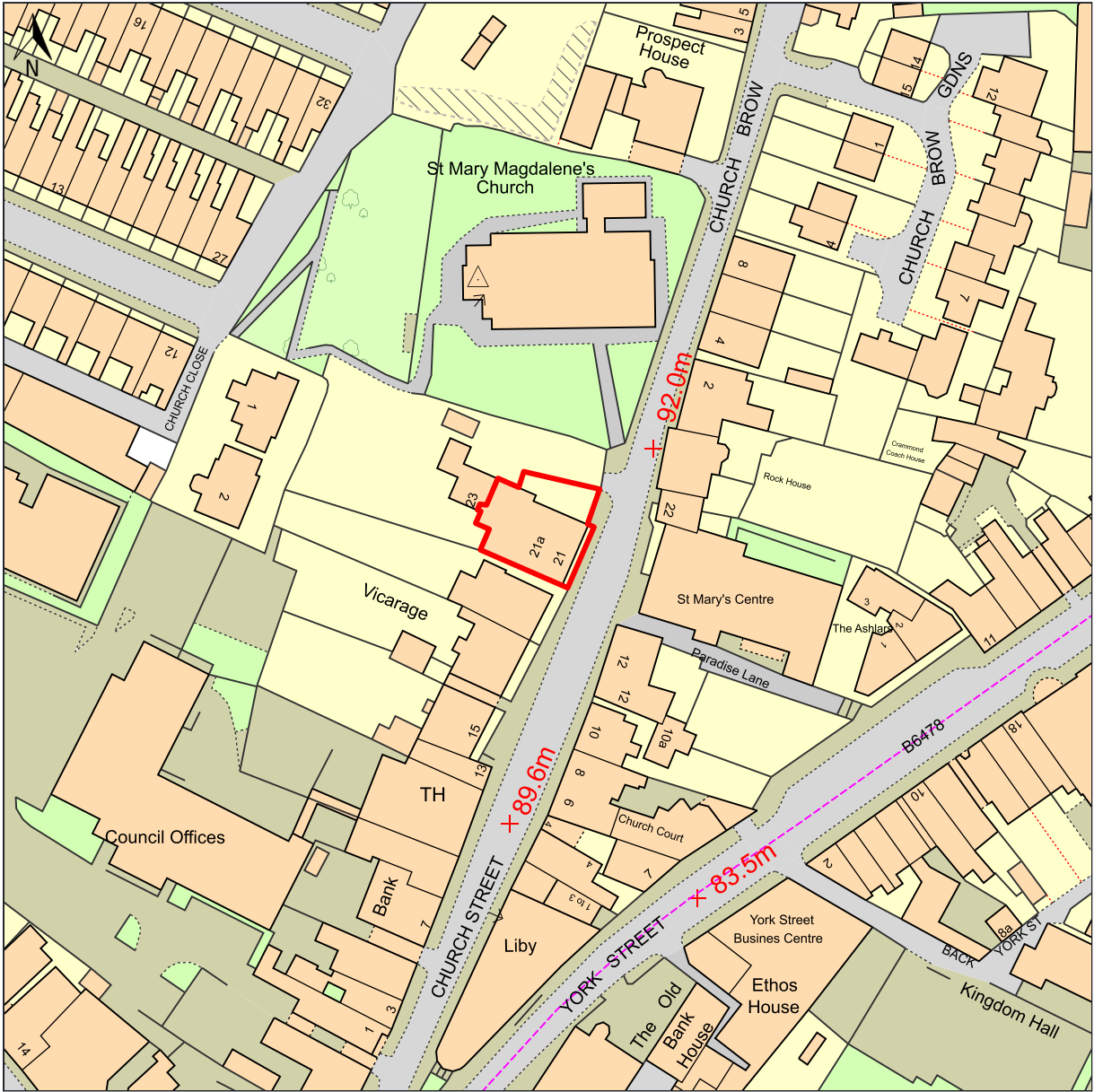


Appendix B

21, CHURCH STREET, CLITHEROE, LANCASHIRE, BB7 2DF

UPRN: 10022972098

HMLR Title No: LA619425



© Crown copyright and database rights, 2025. Ordnance Survey
AC0000808122 Created using Plans by Emapsite

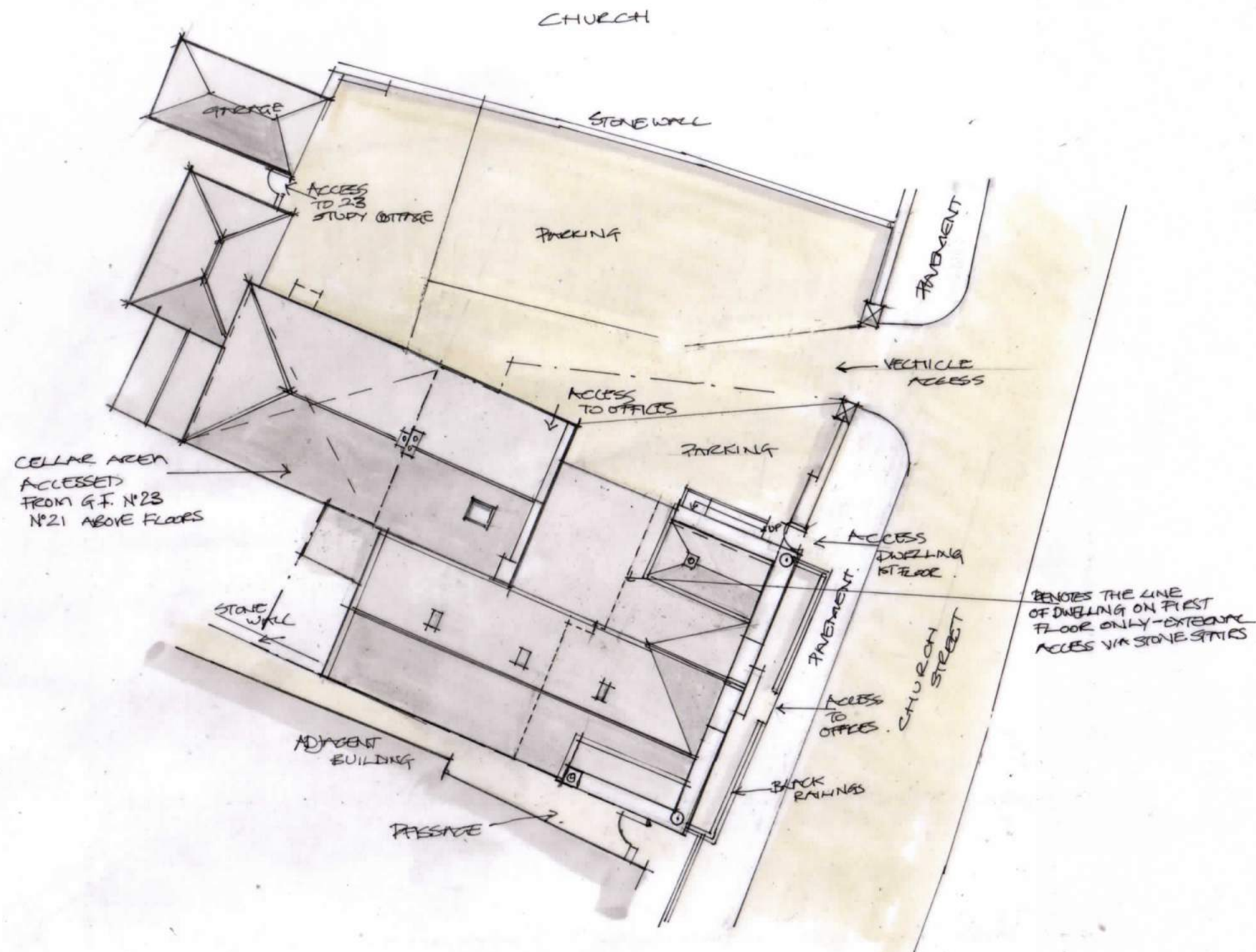
0m 20m 40m 60m 80m 100m

Scale: 1:1250

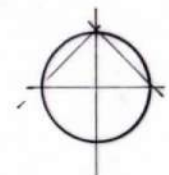
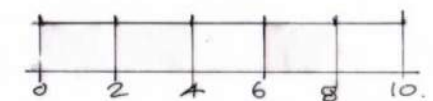
Paper Size: A4

Notes:

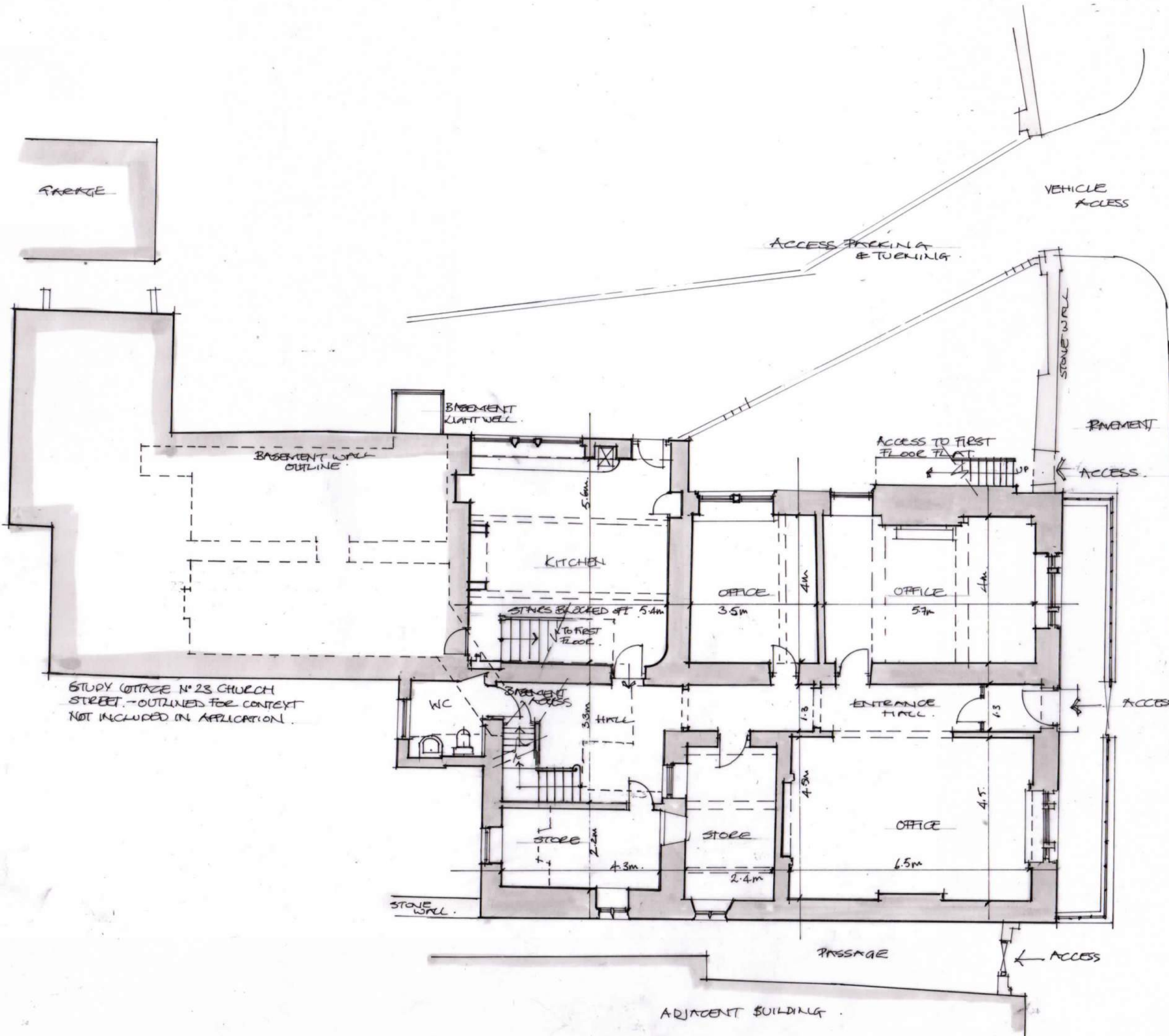




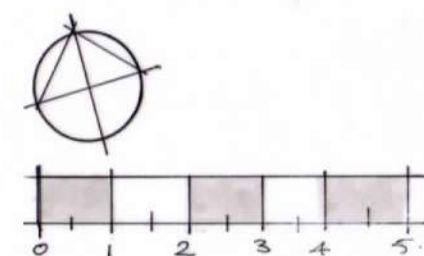
General Notes: Do not scale. This drawing is for planning purposes only to be read in conjunction with all other relevant drawings, details and specifications provided by the Designer, Client, Contractor and all other consultants, including Structural Engineer, Civil Engineer, and Energy Assessor. Should there be a conflict between drawings and details, the Designer should be informed prior to ordering materials or construction. Until technical approval (Building Control) has been obtained from the relevant Authority, the drawings are not for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk. All Risk Assessments for this project must be reviewed prior to the commencement of any work on site. The contractor is to carry out Risk Assessments and prepare method statements in line with current Health and Safety legislation. Client to advise on boundary limits and ownership, and any TPOs. DC Architectural Design does not accept liability for the quality of workmanship on-site. Fire strategy, passive fire details and fire equipment locations/details are not the responsibility of DC Architectural Design



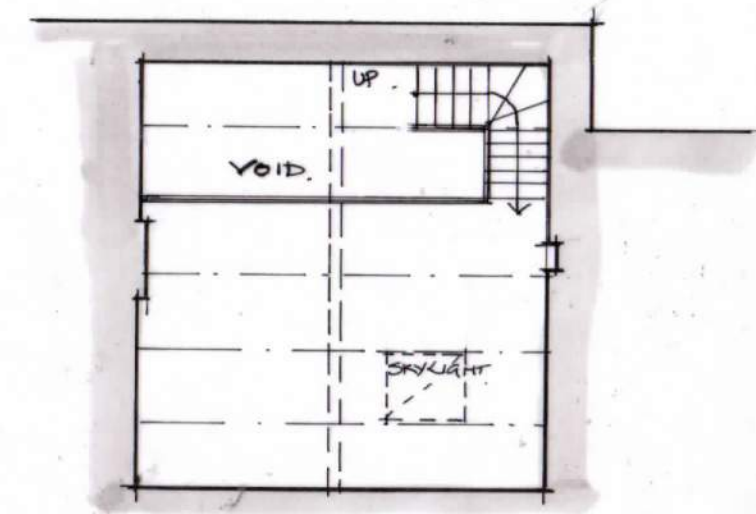
DC	
Project: 21 Church Street Clitheroe	
Title: Existing Site and Roof Plan	
Date: July 2026	Scale 1 :200
Drawing Number: PL/ 466 / 01	
Do not scale: Check all dimensions on site.	
Copyright remains with D C Architectural Design	
DC Architectural Design; Stonecroft East End Ampleforth York YO62 4DA M 07768 960326 E info@dcarchitecturaldesign.co.uk	



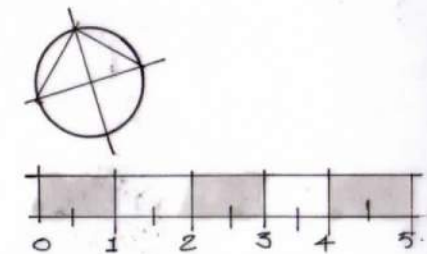
General Notes: Do not scale. This drawing is for planning purposes only to be read in conjunction with all other relevant drawings, details and specifications provided by the Designer, Client, Contractor and all other consultants, including Structural Engineer, Civil Engineer, and Energy Assessor. Should there be a conflict between drawings and details, the Designer should be informed prior to ordering materials or construction. Until technical approval (Building Control) has been obtained from the relevant Authority, the drawings are not for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk. All Risk Assessments for this project must be reviewed prior to the commencement of any work on site. The contractor is to carry out Risk Assessments and prepare method statements in line with current Health and Safety legislation. Client to advise on boundary limits and ownership, and any TPOs. DC Architectural Design does not accept liability for the quality of workmanship on-site. Fire strategy, passive fire details and fire equipment locations/details are not the responsibility of DC Architectural Design



DC	
Project: 21 Church Street Clitheroe	
Title: Existing Ground Floor	
Date: July 2025	Scale 1:100
Drawing Number: PL/ 466 / 02	
Do not scale: Check all dimensions on site.	
Copyright remains with D C Architectural Design	
DC Architectural Design; Stonecroft East End Ampleforth York YO62 4DA M 07768 960326 E info@dcarchitecturaldesign.co.uk	

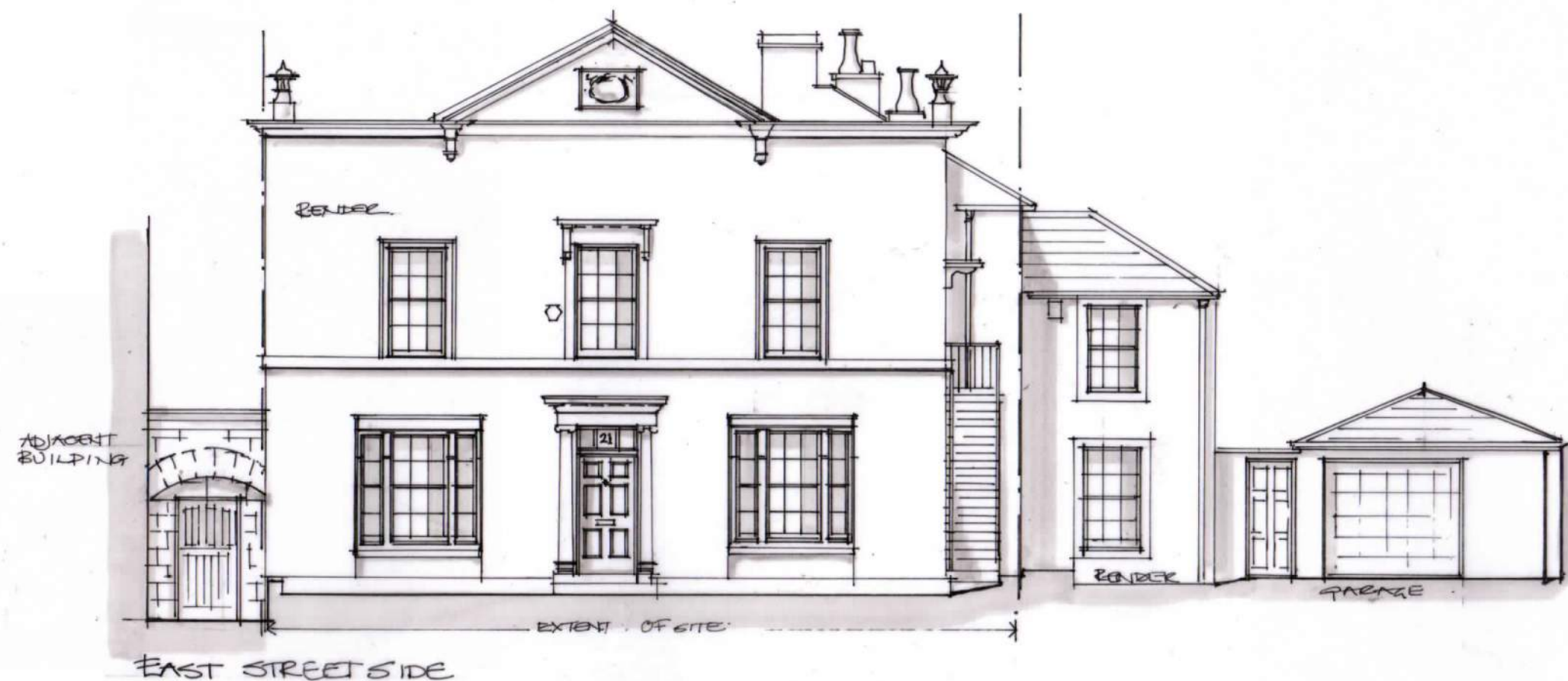


SECOND FLOOR



DC Architectural Design does not accept liability for the quality of workmanship on-site. Fire strategy, passive fire details and fire equipment locations/details are not the responsibility of DC Architectural Design

	
Project: 21 Church Street Clitheroe	
Title: Existing First Floor	
Date: July 2026	Scale 1 :100
Drawing Number: PL/ 466 / 03	
<u>Do not scale: Check all dimensions on site.</u>	
<u>Copyright remains with D C Architectural</u>	
<u>Design</u>	
DC Architectural Design; Stonecroft East End Ampleforth, York YO62 4DA M 07768 960326 E info@dcarchitecturaldesign.co.uk	



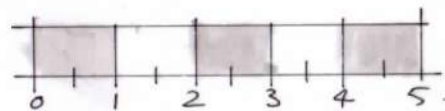
General Notes: Do not scale. This drawing is for planning purposes only to be read in conjunction with all other relevant drawings, details and specifications provided by the Designer, Client, Contractor and all other consultants, including Structural Engineer, Civil Engineer, and Energy Assessor. Should there be a conflict between drawings and details, the Designer should be informed prior to ordering materials or construction. Until technical approval (Building Control) has been obtained from the relevant Authority, the drawings are not for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk. All Risk Assessments for this project must be reviewed prior to the commencement of any work on site. The contractor is to carry out Risk Assessments and prepare method statements in line with current Health and Safety legislation. Client to advise on boundary limits and ownership, and any TPOs. DC Architectural Design does not accept liability for the quality of workmanship on-site. Fire strategy, passive fire details and fire equipment locations/details are not the responsibility of DC Architectural Design



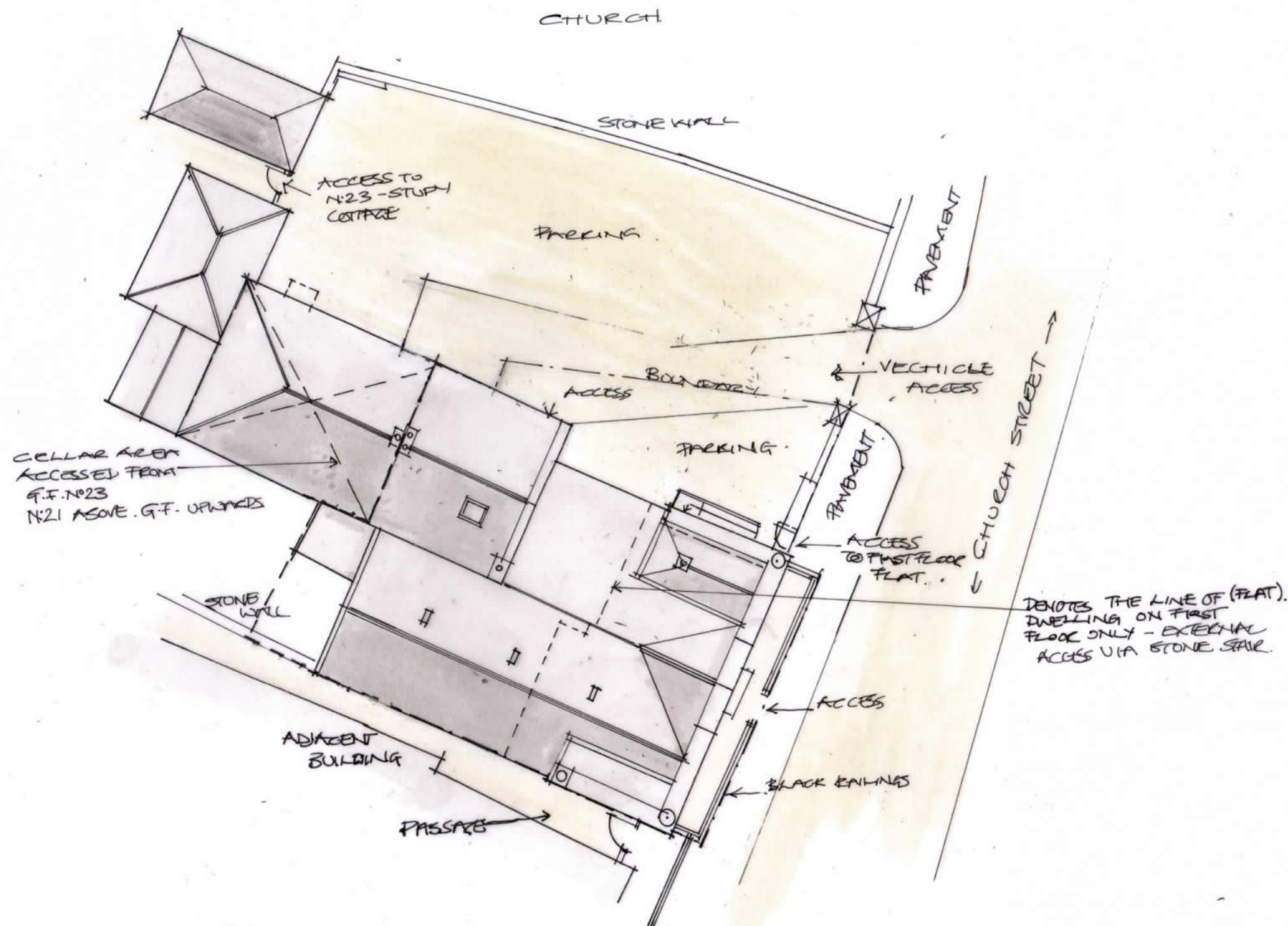
DC	
Project: 21 Church Street Clitheroe	
Title: Existing East and West Elevation	
Date: July 2025	Scale 1:100
Drawing Number: PL/ 466 / 04	
Do not scale: Check all dimensions on site.	
Copyright remains with D C Architectural Design	
DC Architectural Design; Stonecroft East End Ampleforth York YO62 4DA M 07768 960326 E info@dcarchitecturaldesign.co.uk	



General Notes: Do not scale. This drawing is for planning purposes only to be read in conjunction with all other relevant drawings, details and specifications provided by the Designer, Client, Contractor and all other consultants, including Structural Engineer, Civil Engineer, and Energy Assessor. Should there be a conflict between drawings and details, the Designer should be informed prior to ordering materials or construction. Until technical approval (Building Control) has been obtained from the relevant Authority, the drawings are not for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk. All Risk Assessments for this project must be reviewed prior to the commencement of any work on site. The contractor is to carry out Risk Assessments and prepare method statements in line with current Health and Safety legislation. Client to advise on boundary limits and ownership, and any TPOs. DC Architectural Design does not accept liability for the quality of workmanship on-site. Fire strategy, passive fire details and fire equipment locations/details are not the responsibility of DC Architectural Design

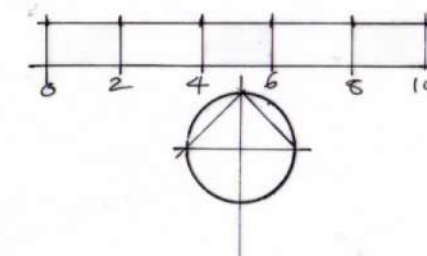


DC	
Project: 21 Church Street Clitheroe	
Title: Existing South and North Elevation	
Date: July 2026	Scale 1 :100
Drawing Number: PL/ 466 / 05	
Do not scale: Check all dimensions on site.	
Copyright remains with D C Architectural Design	
DC Architectural Design; Stonecroft East End Ampleforth York YO62 4DA M 07768 960326 E info@dcarchitecturaldesign.co.uk	



General Notes: Do not scale. This drawing is for planning purposes only to be read in conjunction with all other relevant drawings, details and specifications provided by the Designer, Client, Contractor and all other consultants, including Structural Engineer, Civil Engineer, and Energy Assessor. Should there be a conflict between drawings and details, the Designer should be informed prior to ordering materials or construction. Until technical approval (Building Control) has been obtained from the relevant Authority, the drawings are not for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk. All Risk Assessments for this project must be reviewed prior to the commencement of any work on site. The contractor is to carry out Risk Assessments and prepare method statements in line with current Health and Safety legislation. Client to advise on boundary limits and ownership, and any TPOs.

DC Architectural Design does not accept liability for the quality of workmanship on-site. Fire strategy, passive fire details and fire equipment locations/details are not the responsibility of DC Architectural Design

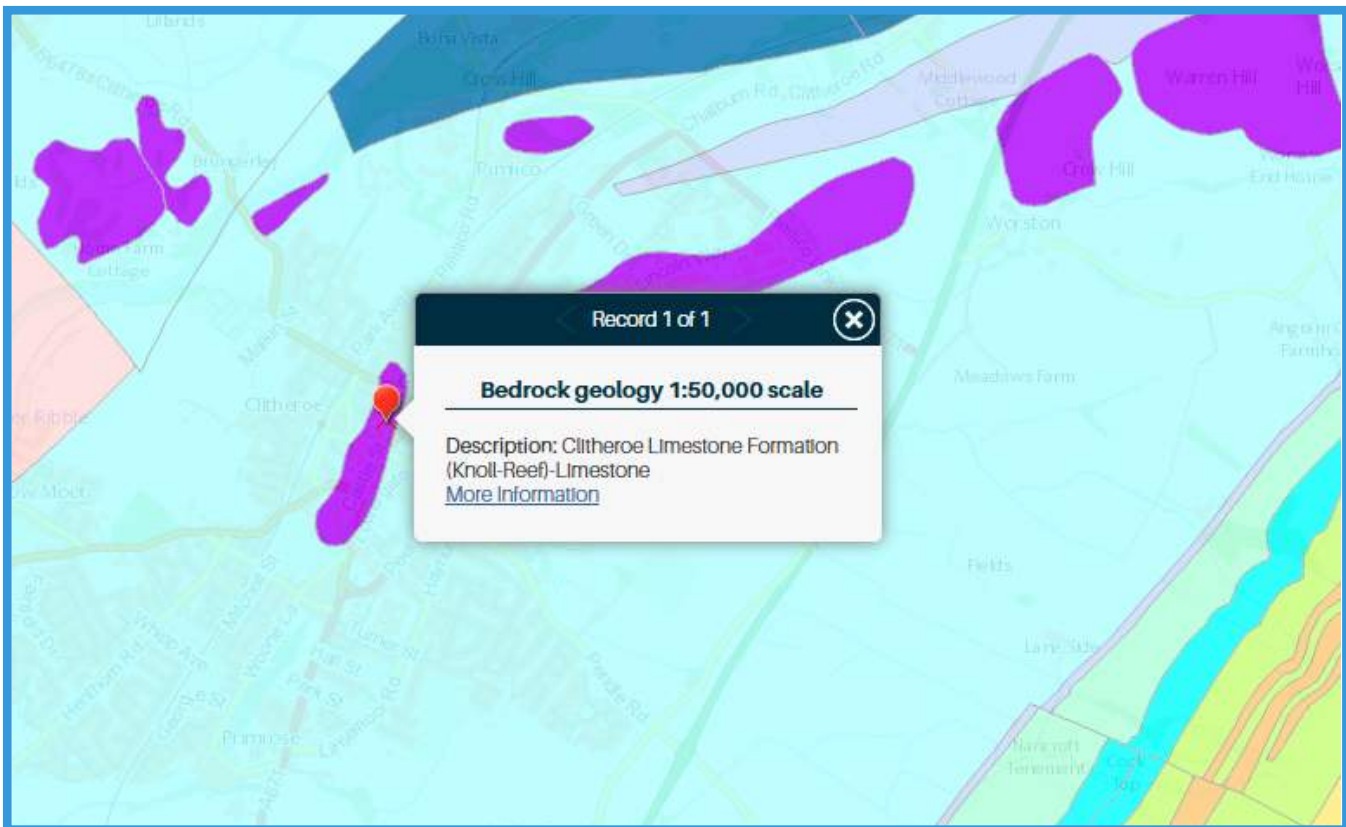


DC	
Project: 21 Church Street Clitheroe	
Title: Proposed Site and Roof Plan	
Date: July 2025	Scale 1:100
Drawing Number: PL/ 466 / 06	
Do not scale: Check all dimensions on site.	
Copyright remains with D C Architectural Design	
DC Architectural Design; Stonecroft East End Ampleforth	
York YO62 4DA M 07768 960326	
E info@dcarchitecturaldesign.co.uk	

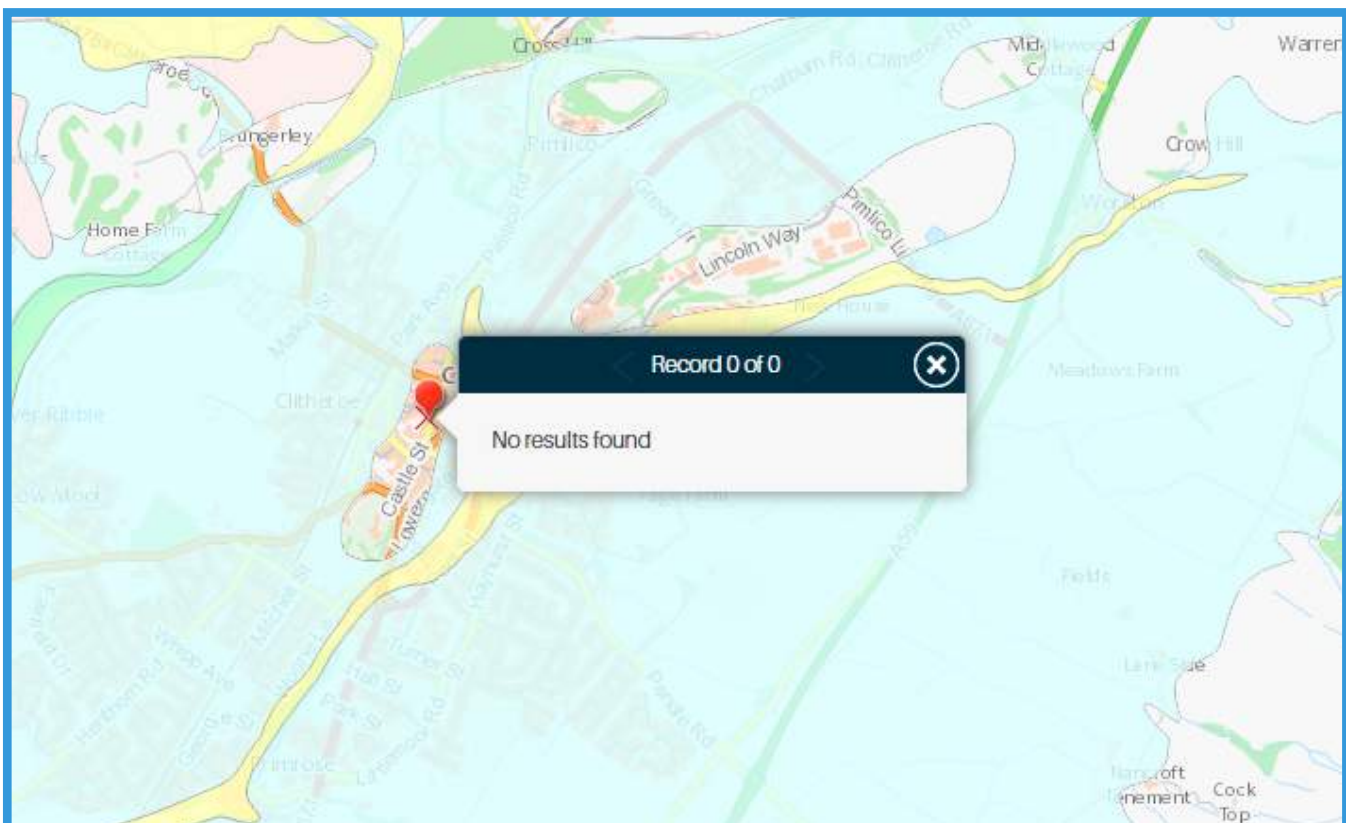
	
Project: 22 Church Street Clitheroe	
Title: Proposed Ground Floor Plan	
Date: July 2026	Scale 1 :100
Drawing Number: PL/ 466 / 07	
<u>Do not scale: Check all dimensions on site.</u>	
<u>Copyright remains with D C Architectural Design</u>	
DC Architectural Design; Stonecroft East End Ampleforth York YO62 4DA M 07768 960326 E info@dcarchitecturaldesign.co.uk	

Appendix C

GEOLOGY - BEDROCK - Clitheroe Limestone Formation (Knoll-Reef)-Limestone



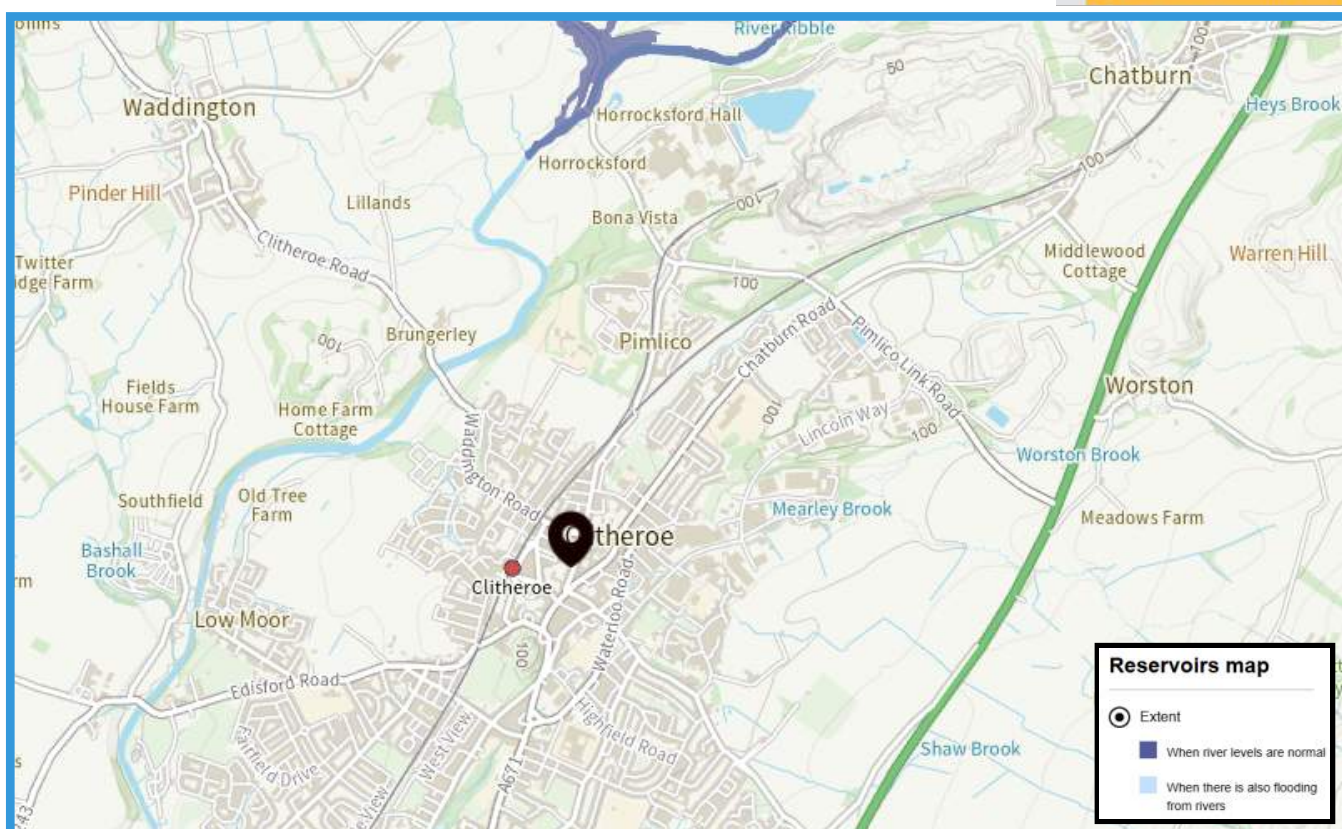
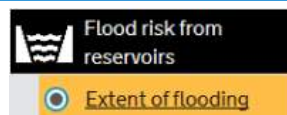
GEOLOGY - SUPERFICIAL DEPOSITS - No results found



Main River Map



Reservoirs Map

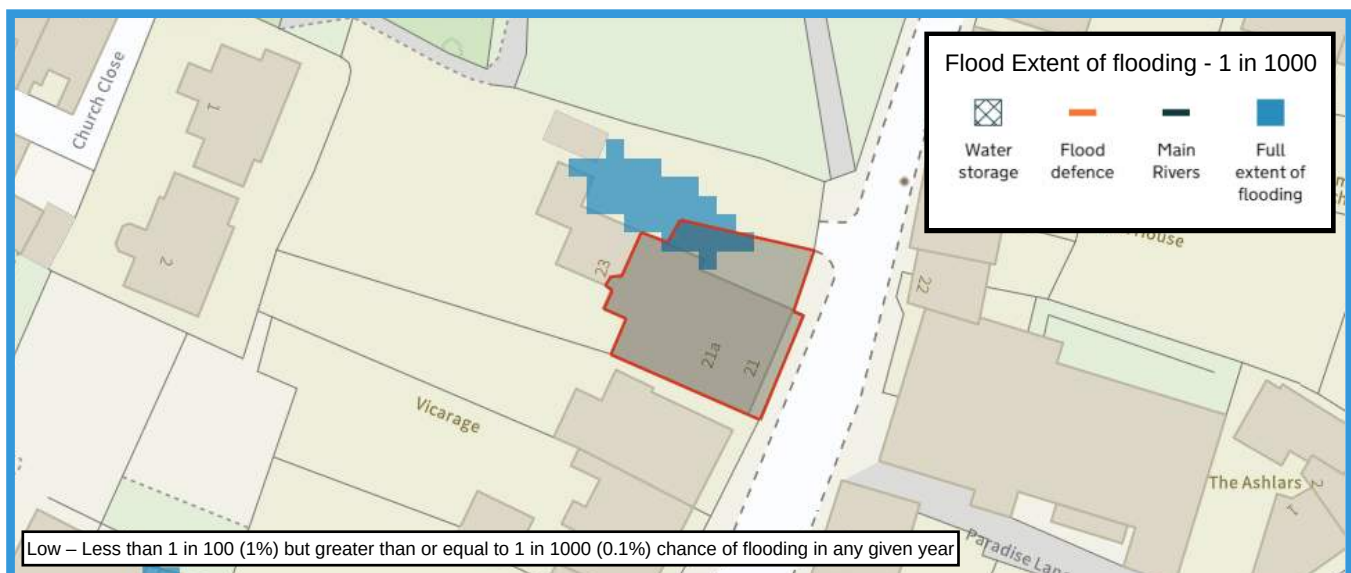
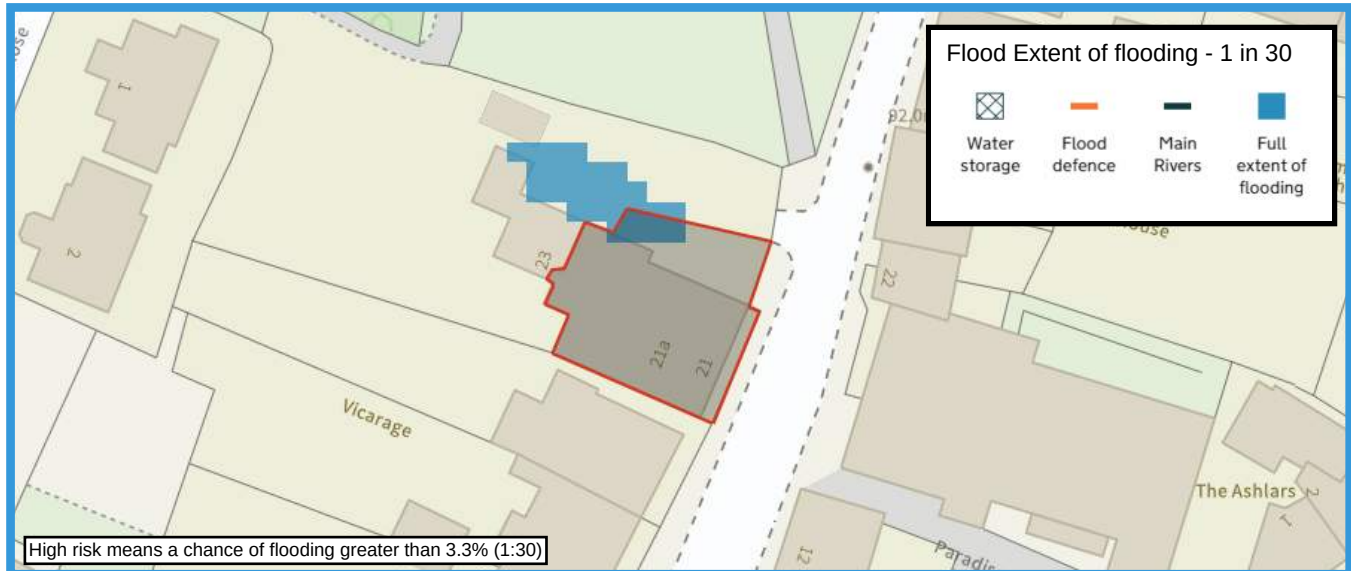


This is the EA Climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

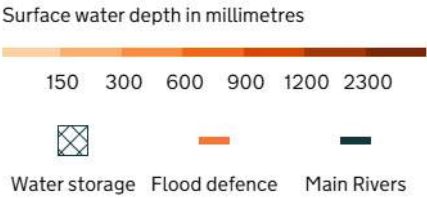
The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. We have chosen long-term epochs appropriate to support long-term planning and development decisions.

EXTENT

2061 to 2125



WATER DEPTH 2061 to 2125



*High risk means a chance of flooding greater than 3.3% (1:30)

*Medium – Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year

*Low – Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year

*Very low – less than 1 in 1000 (0.1%) chance of flooding in any given year



This shows the RoFRS_CC01_4band.lyr of flooding from rivers and the sea, climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

Near-term epochs and central/higher central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections:

Fluvial: central allowance - 2040-2069 ("2050s" epoch)

Coastal: higher central allowance - 2036-2065

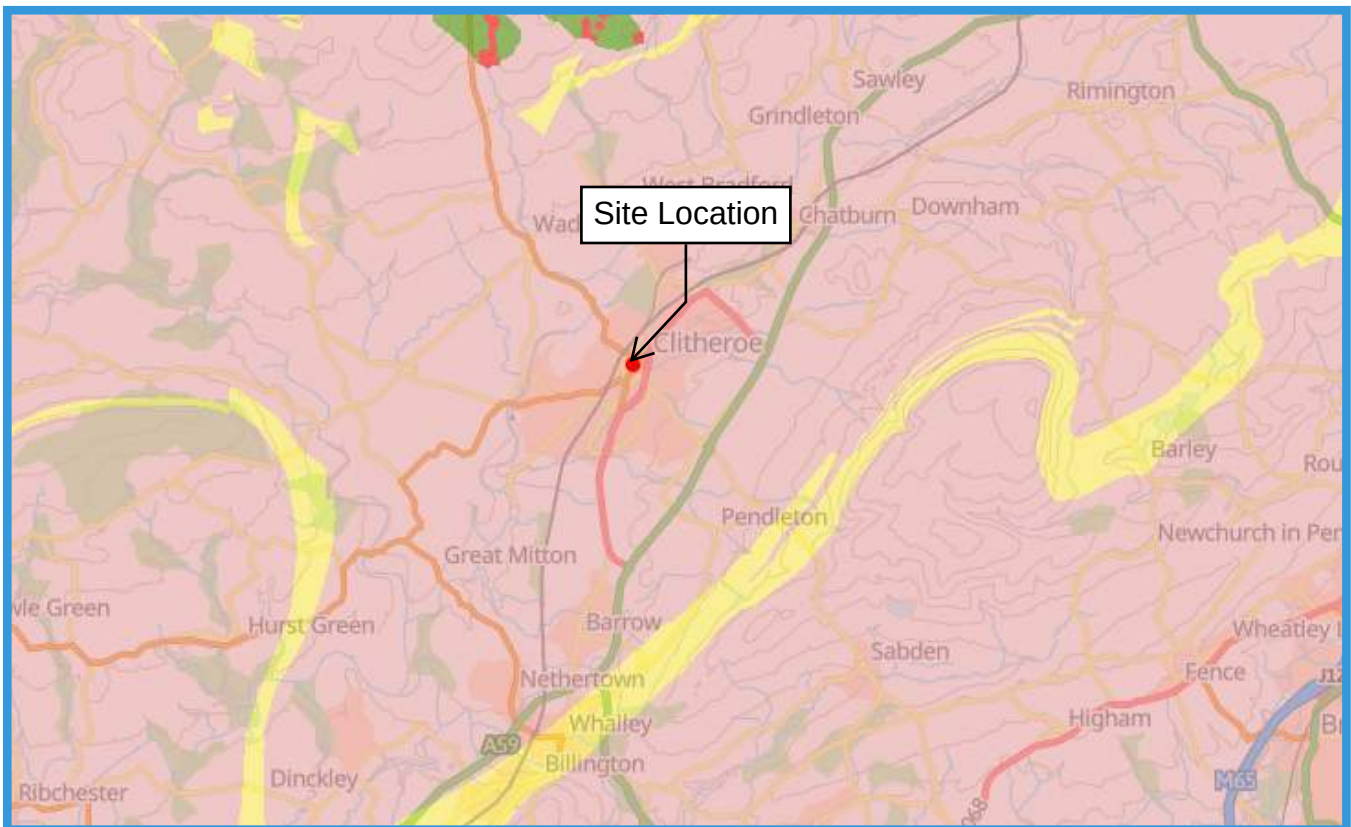
Likelihood of defence failure unsuitable and depth info does not provide the design flood depth needed for planning approval.

DEPTH



Zone 3b - Rivers_1in30_Sea_1in30_defended_extents_CCP1





Site Check Results

Site Check Report generated on Thu Sep 10 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SD74424202

Aquifer Designation Map (Bedrock) (England)

TYPOLOGY

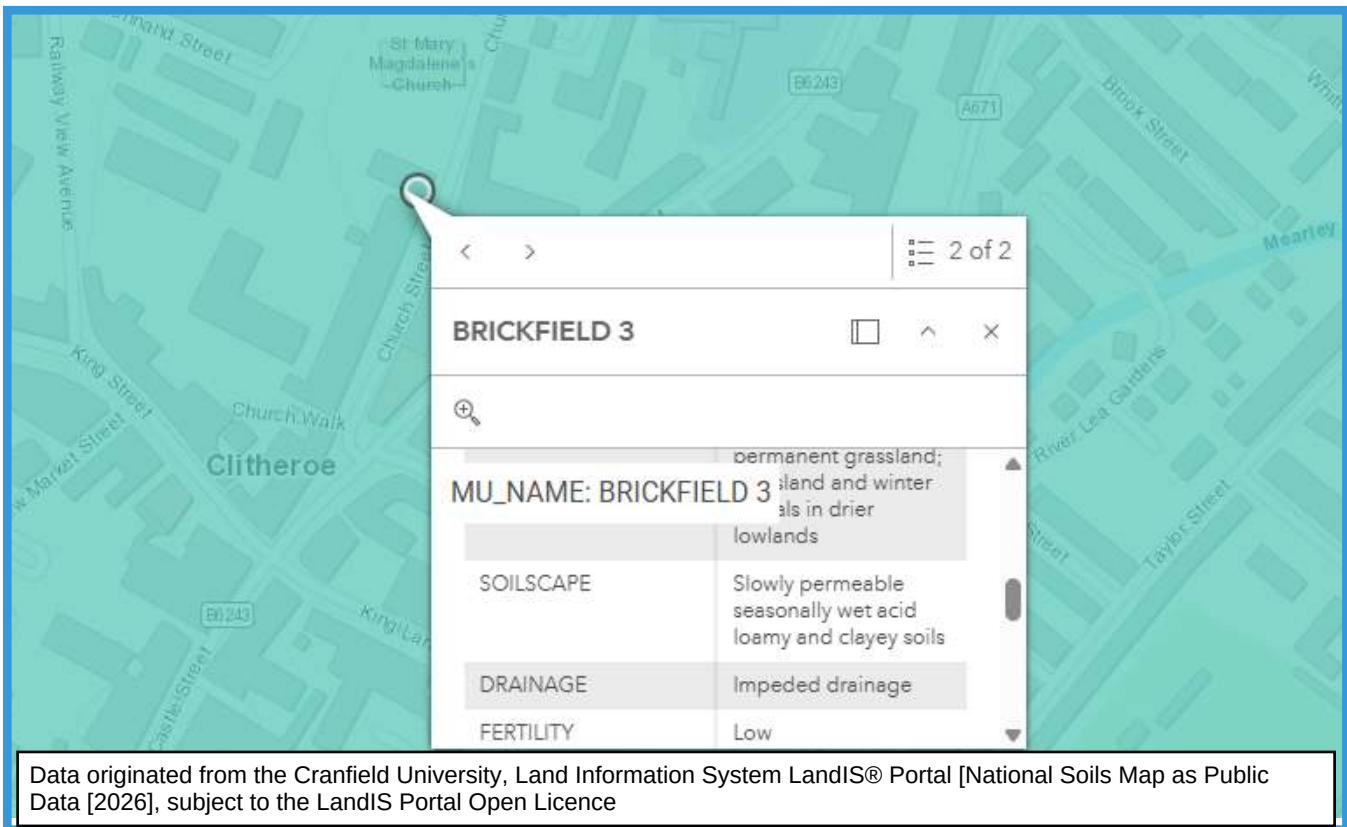
Secondary A

Aquifer Designation Map (Superficial Drift) (England)

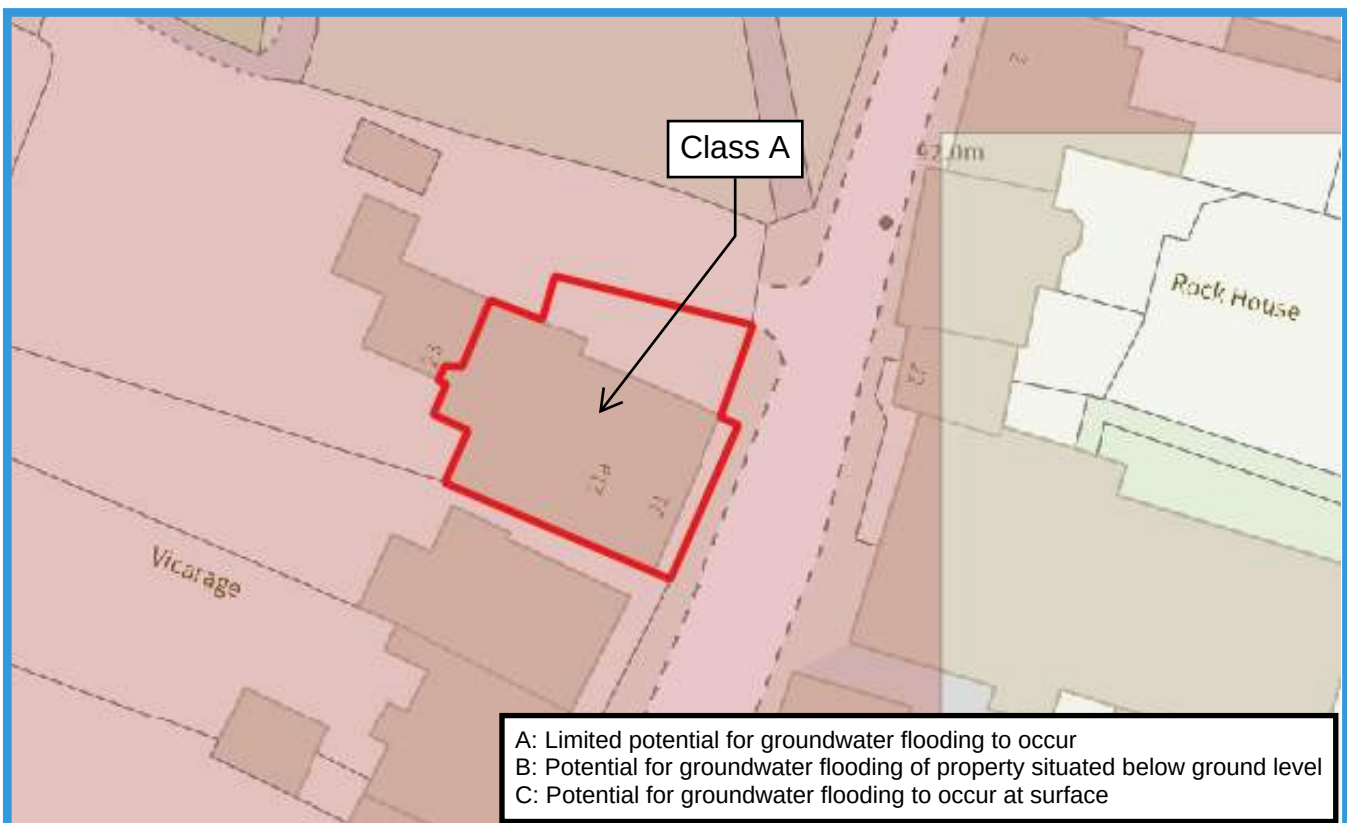
No Features found

Source Protection Zones merged (England)

No Features found



GROUND WATER FLOOD RISK



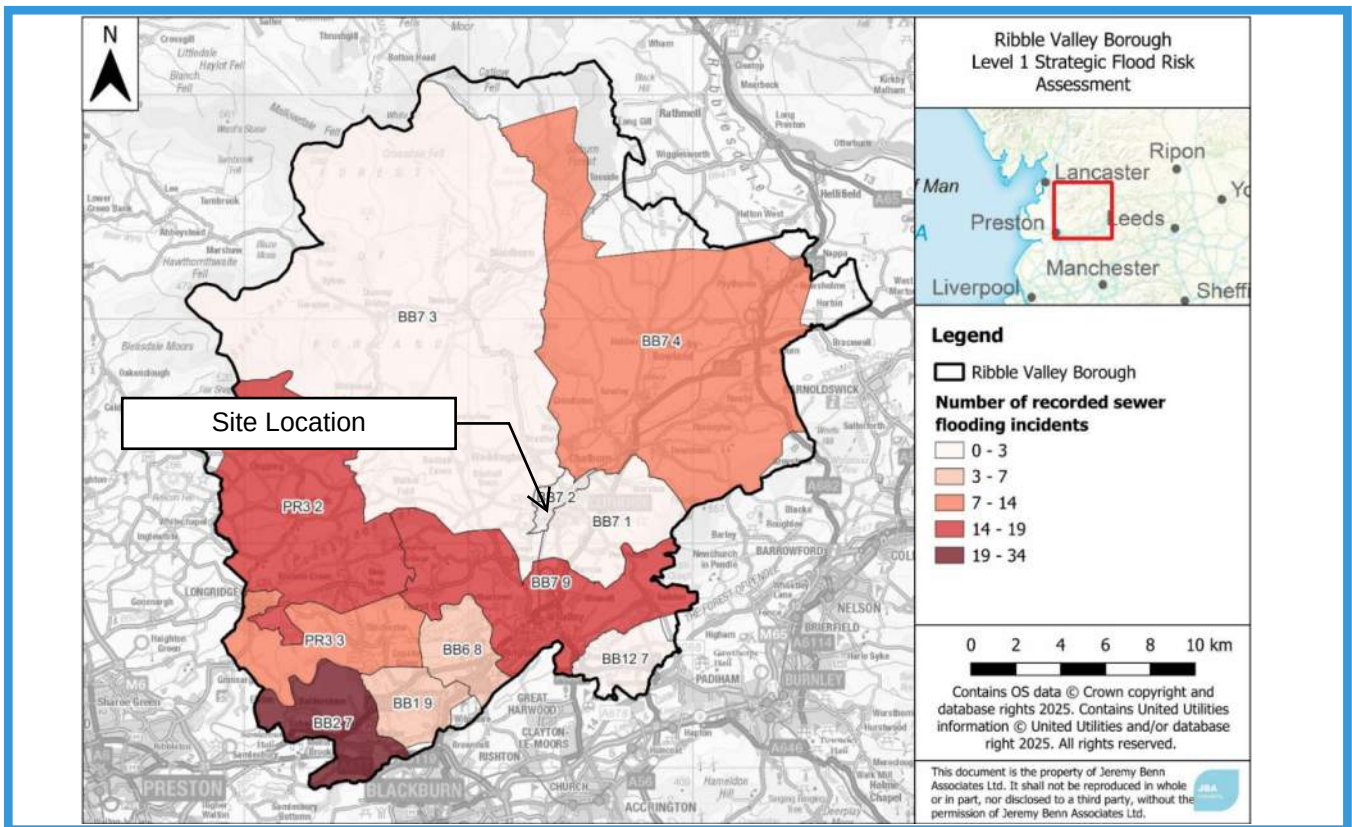
FLOOD WARNING AREA



HISTORIC FLOOD MAP



SEWER



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	374425/442029	10 September 2026 15:59

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)

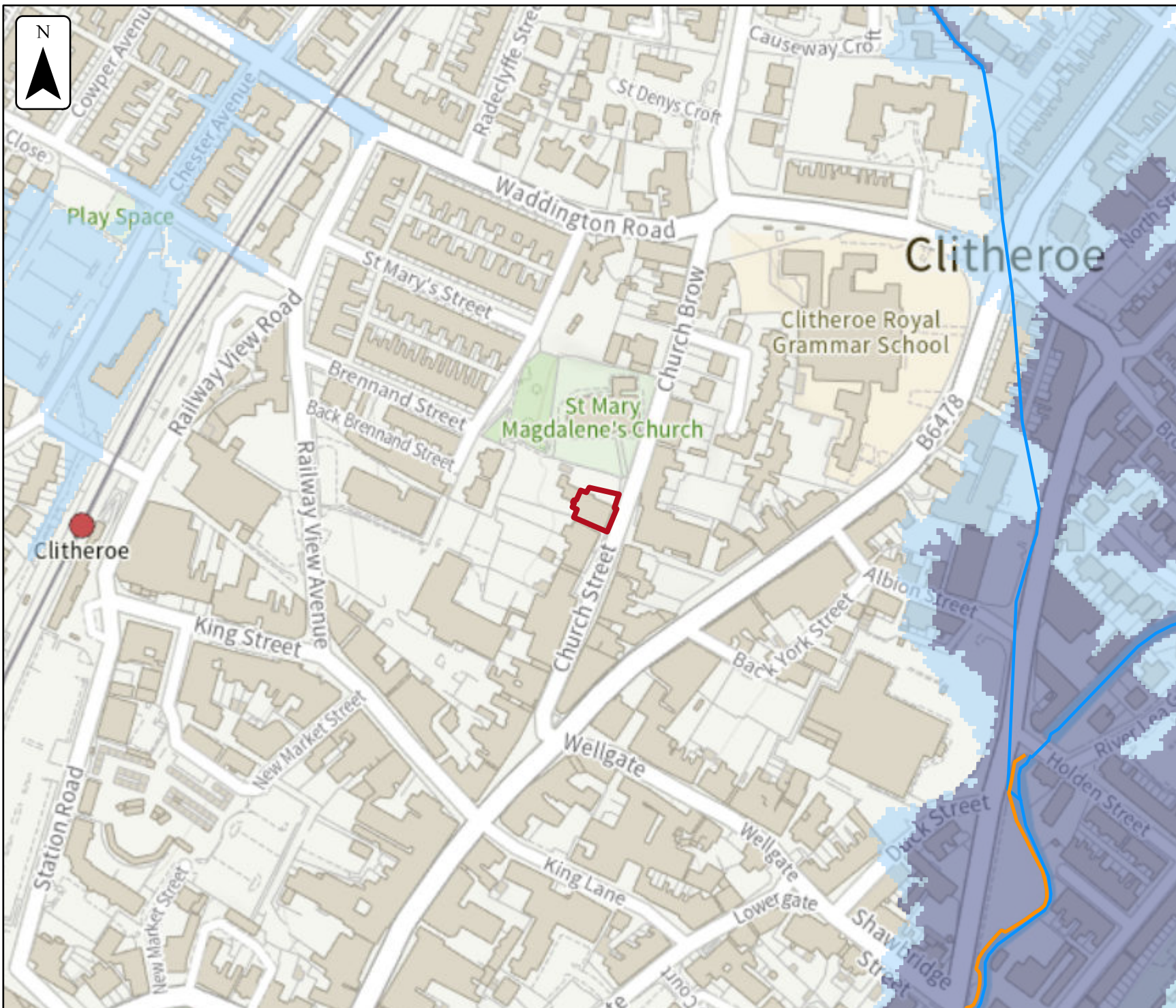
Notes

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

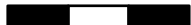
Unspecified

Location (easting/northing)
374425/442029

Scale
1:2,500

Created
10 Sep 2026 15:59

-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m