



Flood Risk Information – The Bark Park, Ridding Lane, Whalley

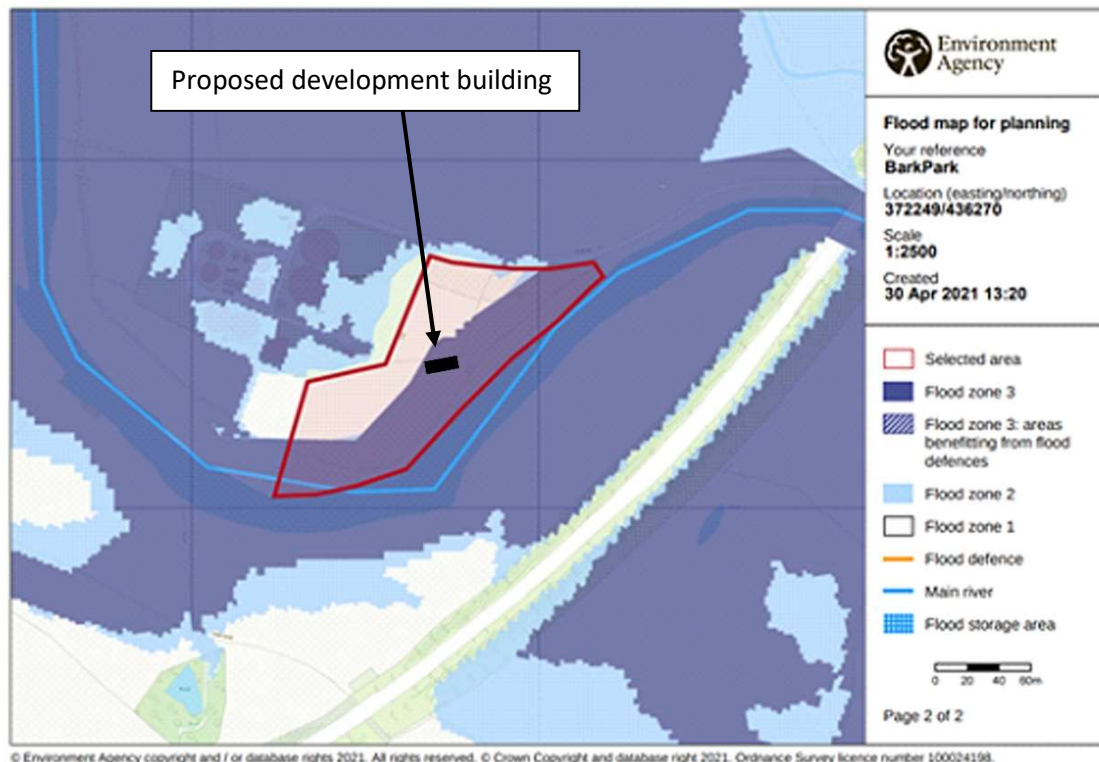
As requested, this document contains answers to questions and detailed information regarding the true flooding risk associated with the site of The Bark Park, Ridding Lane, Whalley.

Questions this document answers:

- 1) Can we show/prove that the proposed building/development is not in a flood zone, and that the Environment Agency's flood map is indeed incorrect?
- 2) Can we show/prove that the land is elevated from the river by a distance great enough to rule out any chances of the building flooding?
- 3) Can we show/prove that The Bark Park site has not been affected by previous flooding?
- 4) Can we show/prove the direction of floodwaters around the site during a flooding event?
- 5) Can we show/prove the building's size and distance between the perimeter fence? And the distance between the fence and the edge of the river?

The Environment Agency Flood Map

The flood risk assessment we had carried out included a flood map sourced from The Environment Agency. This flood map is incorrect, as it shows the location of our proposed development/building in 'flood zone 3', when in fact it should not be.



Incorrect Flood Map.

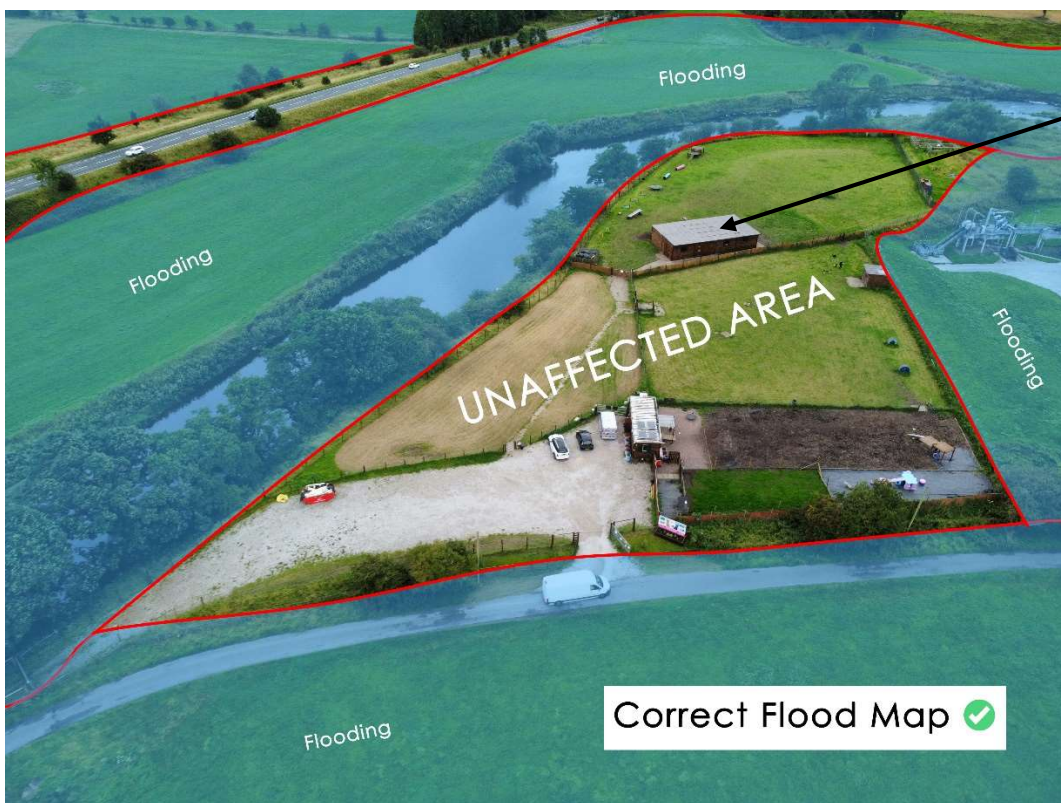
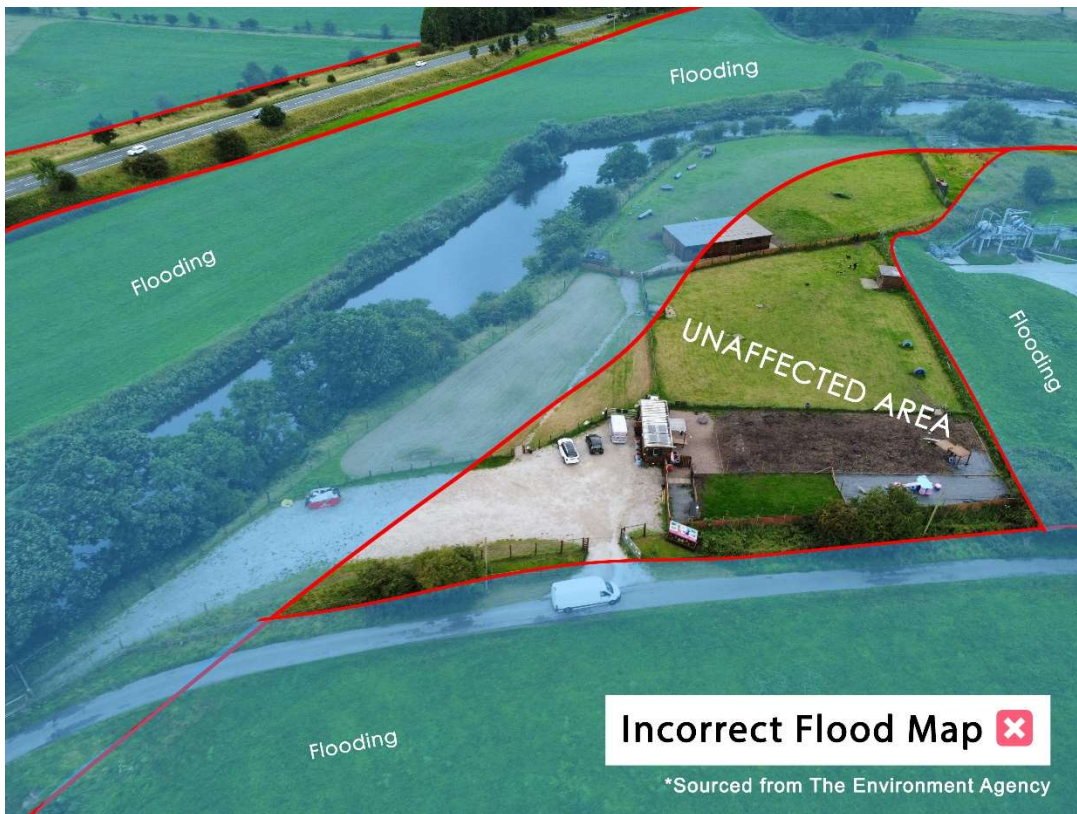
This map is an incorrect computer generation and does not consider the site's 8m elevation from the river.

- 2.10 Surface Water Flooding: can occur when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems, and instead flows across the surface. The EA's surface water flood map in the "Very low risk" category which means that each year this area has a chance of flooding of less than 0.1%. This is illustrated as follows:



Correct Flood Map

- 2.11 Artificial Sources: None.
- 2.12 Historic Records: This illustrates that whilst the surrounding lanes and infrastructure has flooded the subject site has not.



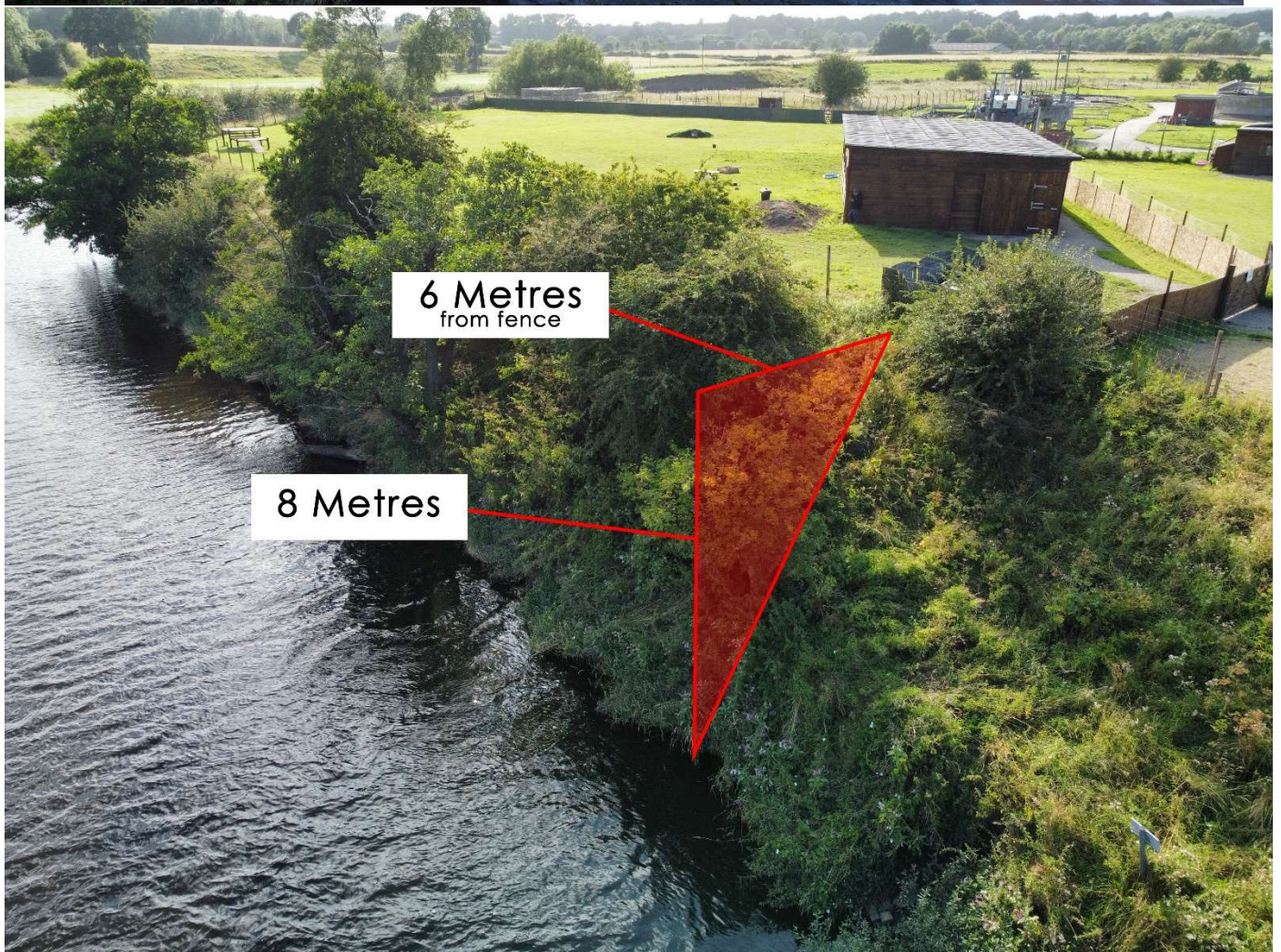
Proposed development building

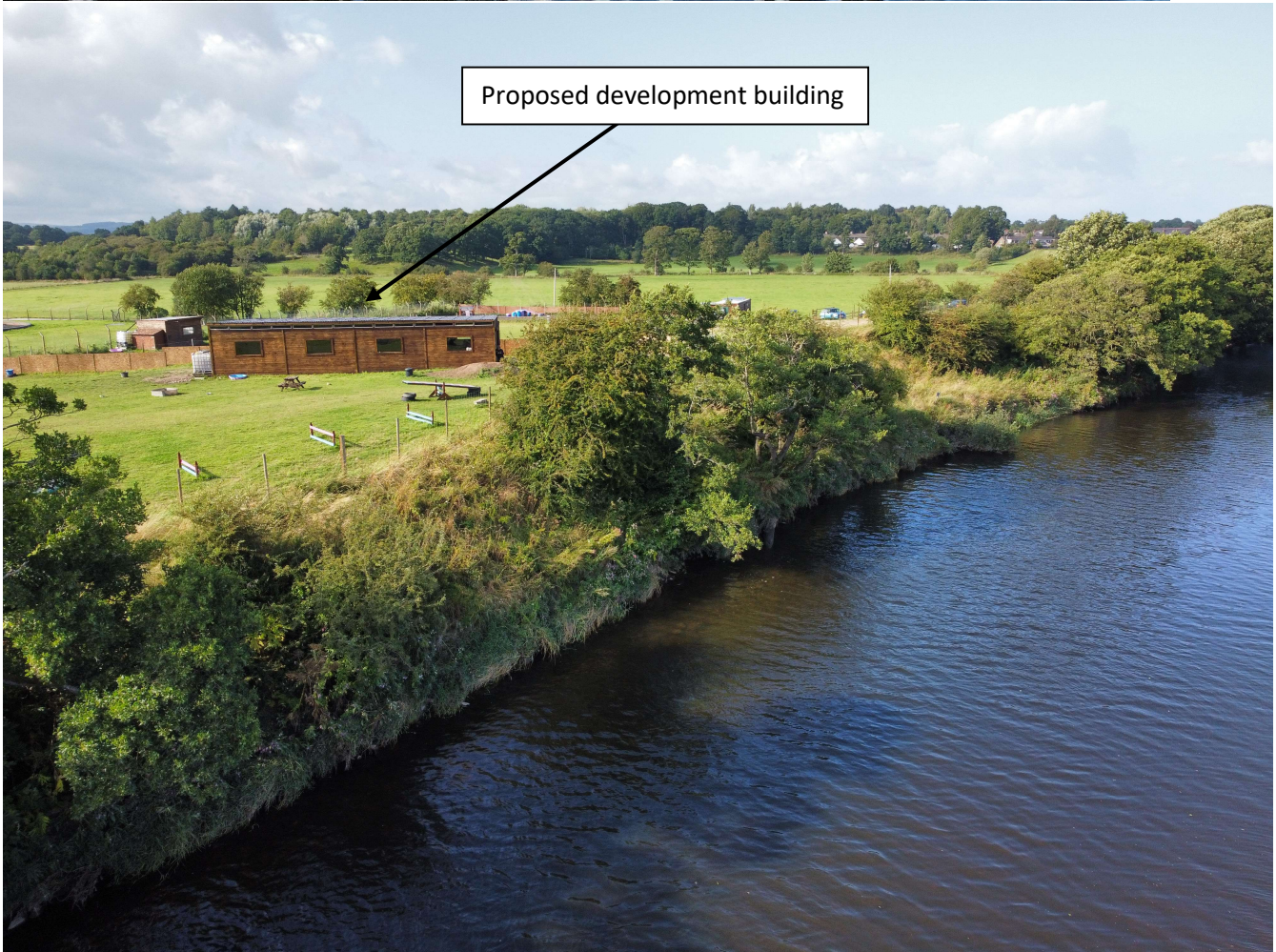
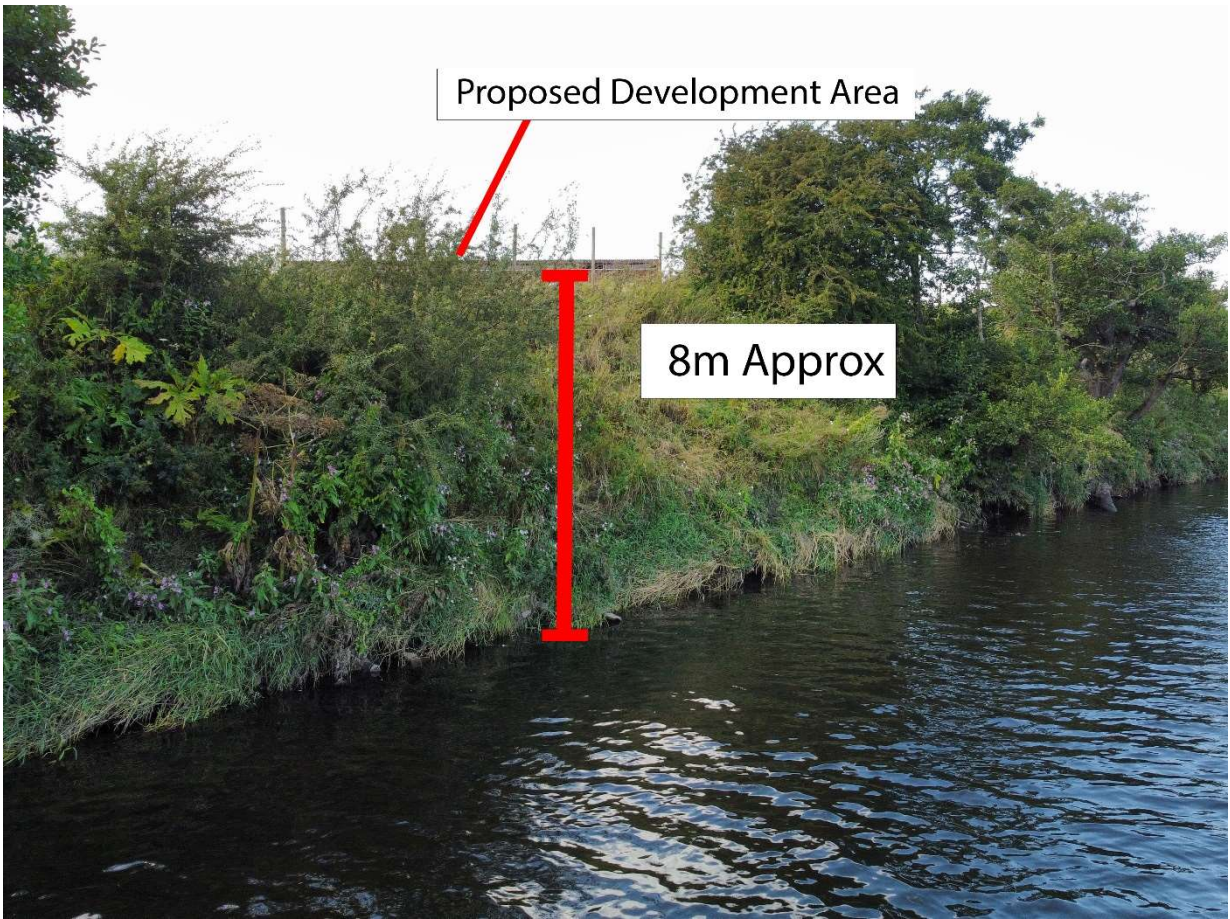
Our reasoning and evidence for this flood map being incorrect is as follows:

Evidence - Site elevation - The site is elevated from the River Calder by a steep incline of **8 metres**, due to it previously being a landfill site. The land is therefore **not** susceptible to flooding.

For comparison, the highest ever recorded height of the River Calder in Whalley was **4.64 metres**, on December 26th, 2015. This shows that the site, and our proposed development, is **highly unlikely** to be affected by floodwaters.

Below are drone photographs displaying the site's evident elevation from the River Calder.





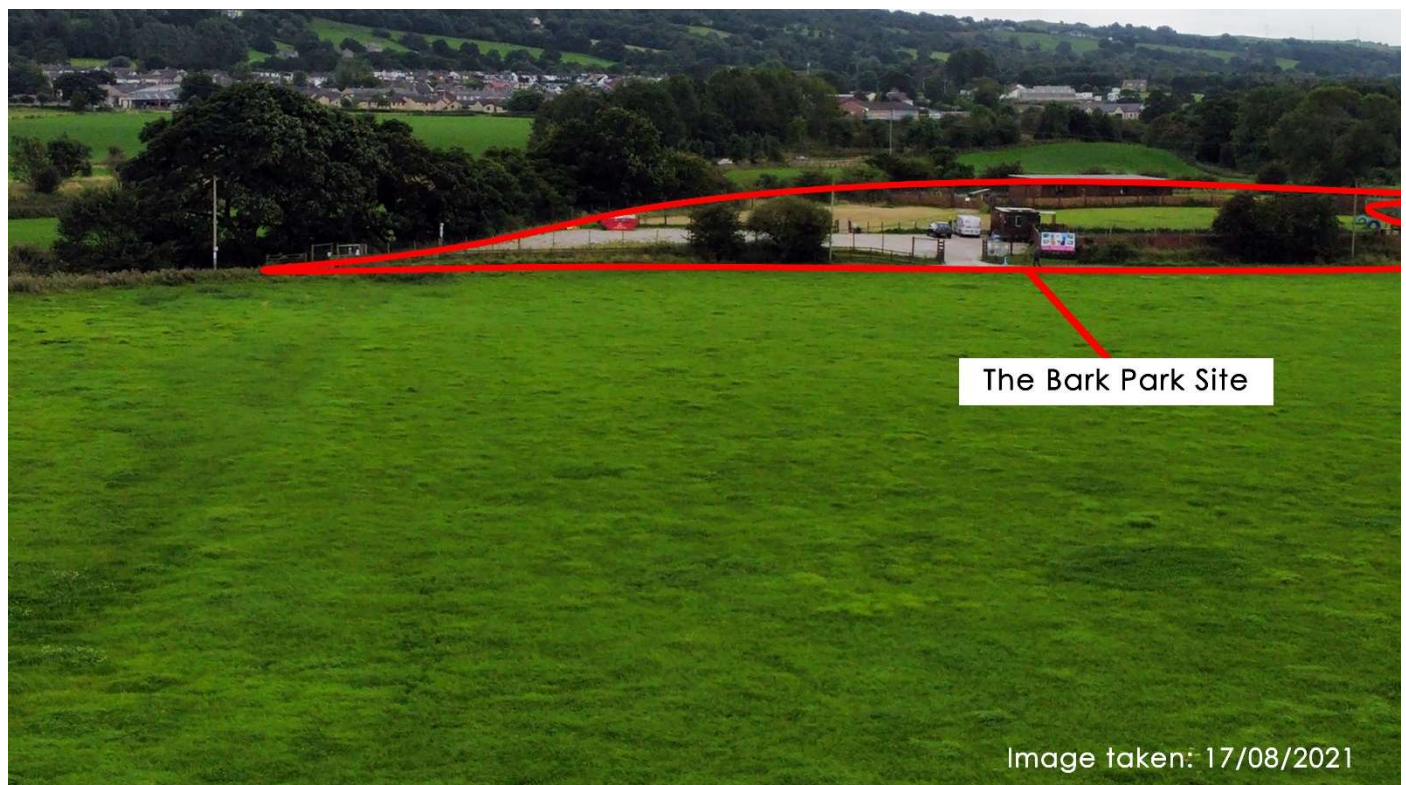
Further evidence - Video Evidence of Previous Flooding

Below is a screenshot from a YouTube video, which was recorded during the flooding event of December 26th, 2015. The Bark Park site is clearly visible in the distance, where the floodwaters can be seen flowing around the site, leaving the elevated land unscathed by the floodwaters.

Link to original video: <https://www.youtube.com/watch?v=HFM1MPUvU5g&t=210s>



Below is a recent image of the site from the same view.



Below is screenshot from a YouTube video, recorded from the A59 bridge during the flooding event of December 26th 2015. The Bark Park site is visible in the top centre of the image, where the floodwaters can be clearly seen flowing **around** both sides of The Bark Park site.

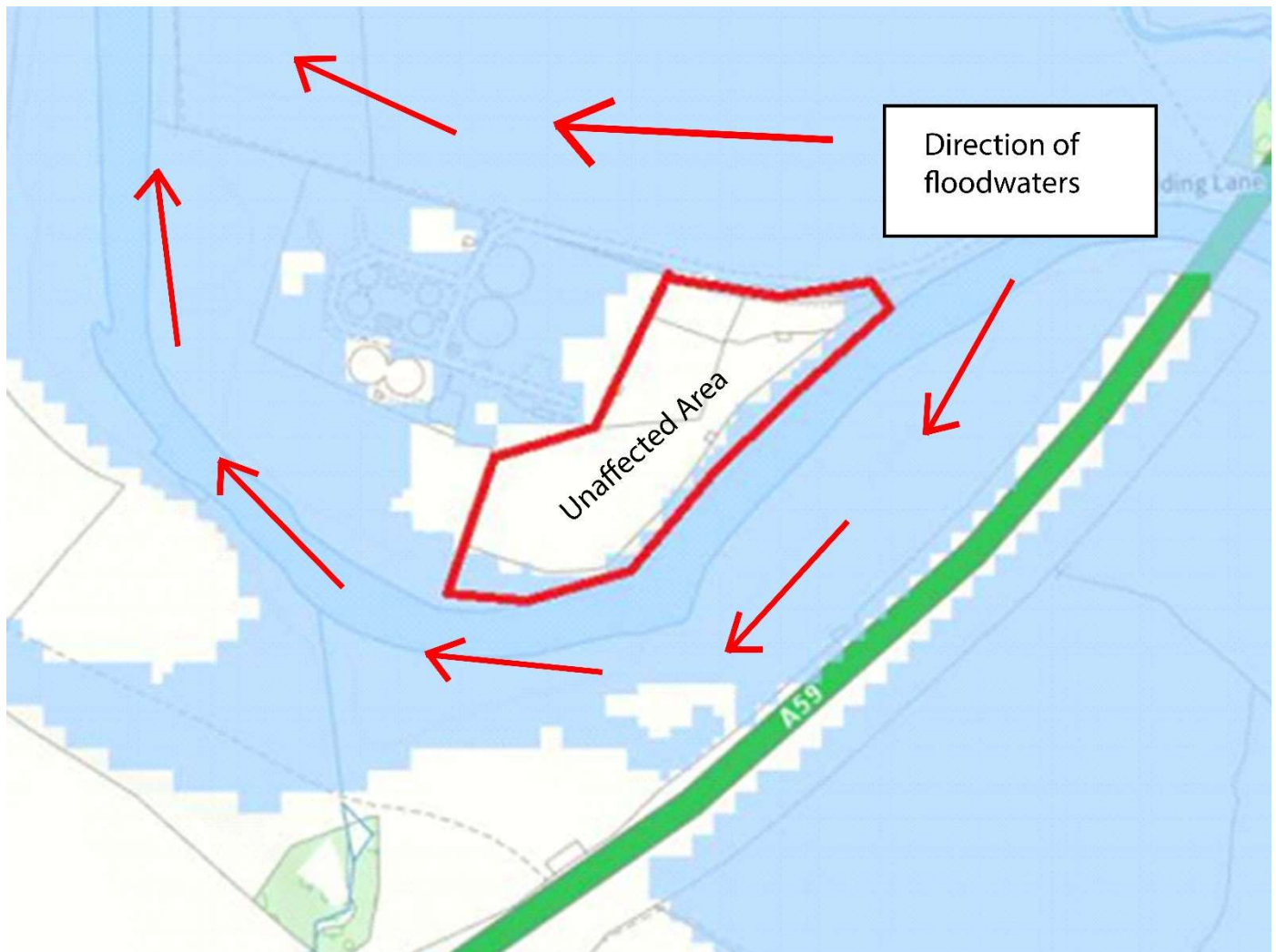


Link to original video: <https://www.youtube.com/watch?v=tKXrbiwFslQ>



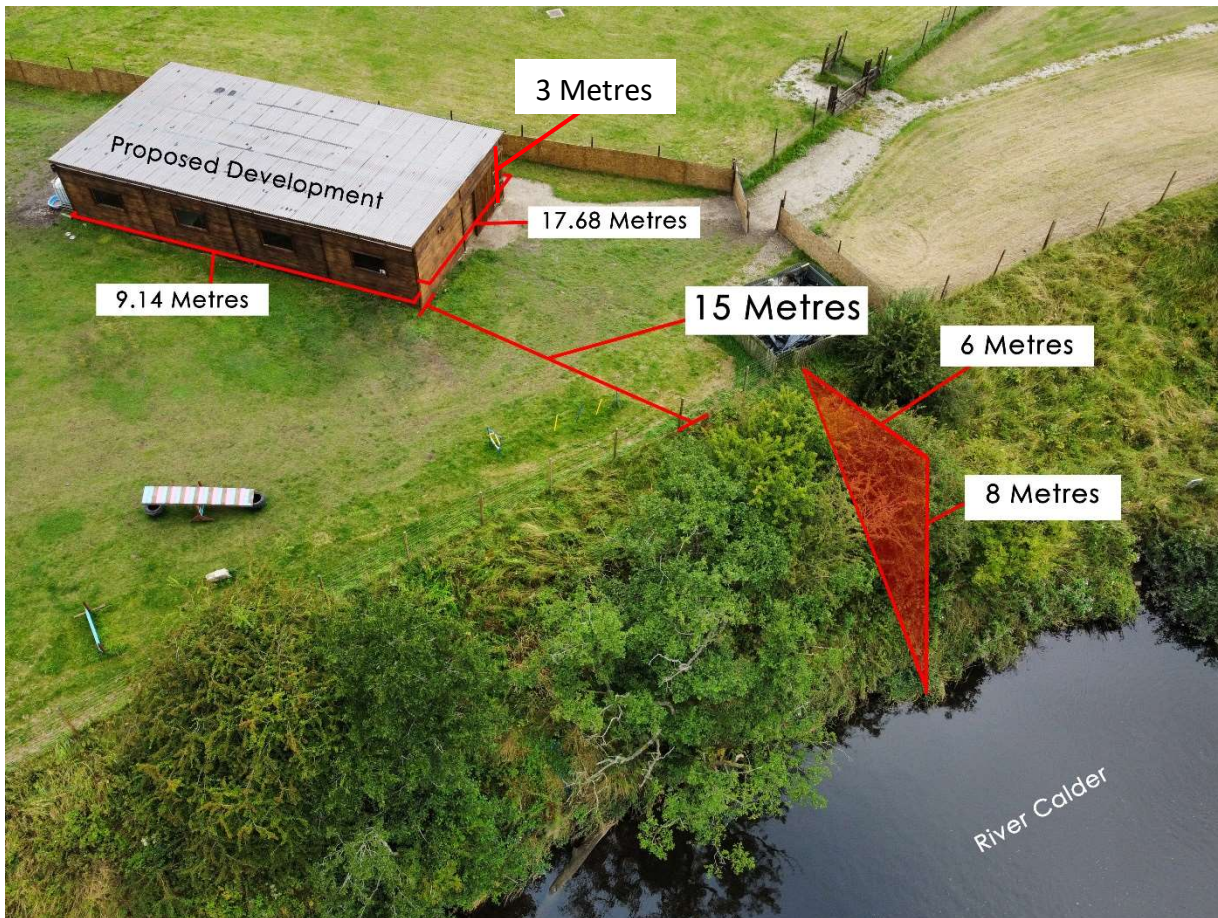
Site Overview - Direction of Floodwaters

This is a different flood map, taken from our flood risk assessment, showing the affected areas in blue if the area were to flood. This flood map is **correct** and is an accurate representation of what would occur during a flooding event.



Position of Building / Development

The following images detail the building dimensions and position.



Conclusion

In summary, our reasons why our proposed development is safe from flooding, and is not situated in 'flood zone 3' is as follows:

- **Site elevation** - The site of the proposed development is elevated from the River Calder by approximately **8 metres**. (Note: the highest height ever recorded of the River Calder in Whalley is **4.64m**)
- **Video evidence of previous flooding** - This is visible in the video screenshots from the flooding event of 2015. It is evident that the site was **not affected** by the flooding.
- Other flood maps (see above) display a true, correct representation of the flood zones.