



JUDITH DOUGLAS TOWN PLANNING LIMITED

Land to the north of Beech House, Alston Lane, Longridge  
PR3 3BN

Proposed construction of three holiday units with  
associated parking and amenity areas.

Flood Risk Statement including Sequential and Exception  
Test JDTPL0249

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## **PROPOSED CONSTRUCTION OF THREE HOLIDAY UNITS WITH ASSOCIATED PARKING AND AMENITY AREAS ON LAND TO THE NORTH OF BEECH HOUSE, ALSTON LANE, LONGRIDGE PR3 3BN**

### **1 INTRODUCTION**

- 1.1 This Flood Risk Statement has been prepared to support the above planning application. This should be read in conjunction with:  
5335-P05 Location plan  
Flood risk assessment June 2020 Herrington Consulting Limited

### **2.0 FLOOD RISK STATUS OF THE SITE.**

- 2.1 The site is located within Flood Zone 3 in the Environment Agency's flood map zones. The Flood Risk Assessment submitted with the application through detailed analysis demonstrates that the flood risk at the site is equivalent to flood zone 1. The Council has asked as the site is within an area identified as flood zone 3 that a sequential test is carried out in accordance with paragraph 155-165 of the Framework.

Sequential test -consideration of other sites.

- 2.2 The applicants land ownership is recorded on the submitted location plan 5335-P05. This shows the application site in red and other land owned by the applicant edged blue. Figure 3.1 in the Flood Risk Assessment shows the environment agency's flood zones for the site and the surrounding area. This shows that all of the land under the applicant's control is within flood zone 3. Whilst the land to the east of the development site is of a similar size to the application site and could potentially accommodate the development (and has received planning permission) the position of the site in terms of the flood zoning is no more favourable.
- 2.3 Land not in the applicant's control or land for sale locally has not been considered as a site remote from Beech House would not be suitable for the development due to operational requirements. The applicant intends to run the business from home at Beech House. Mrs Dewhurst will be primarily in charge of running the business as this is compatible with the family needs. Mr and Mrs Dewhurst have a five-year old child who has been assessed as having mid to high level autism and requires extra supervision at home. He attends Hillside Specialist School and College in Longridge. The location of the development close to their home is also the best location to provide flexible access arrangement for guests visiting the property, for security purposes and efficiency. It is also close to the River Ribble which makes the accommodation highly attractive to holiday makers.

- 2.4 In any event the number of locations suitable for holiday accommodation is limited by Core Strategy Policy DMB3: Recreation and Tourism development which requires that new development is located whether it is physically well related to an existing main settlement or village or to an existing group of buildings. As no other sites are found to be suitable an Exception Test is required by the Framework.
- 2.5 We also note the comments in section 9.1 of the Flood Risk Assessment provided by Herrington Consulting limited which states that *“detailed analysis undertaken as part of this report has shown that the development would remain unaffected by flooding under both the 1 in 100 year and 1 in 1000 year return period flood events from both the River Ribble and adjacent watercourse. Consequently, it is concluded that the site is located in an area as lowest risk and therefore, the development will meet the requirements of the Sequential Test.”*

#### Exception Test

- 2.6 For the Exception Test to be passed there are two criteria that must be satisfied, and these are:
- *The development would provide wider sustainability benefits to the community that outweigh the flood risk: and*
  - *The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*
- 2.7 Key Statement EC3: Visitor Economy states that *“proposals which contribute to and strengthen the visitor Economy of the Ribble Valley will be encouraged, including the creation of new accommodation....”* Policy DMB1 Supporting Business Growth and the Local Economy states *“proposals that are intended to support business growth and the local economy will be supported in principle.”* The proposed development will provide employment for the applicants’ family in a manner which meets their specific needs and will contribute directly to the local economy by increasing visitor numbers. Visitors to the accommodation will contribute directly to the local economy through activities such as visiting local pubs and restaurants, local attractions and wedding venues. These wider sustainability benefits to the community outweigh the flood risk identified.
- 2.8 Section 9 of the submitted Flood Risk Assessment states that from the analysis undertaken it has been demonstrated that the development site would be at low risk of flooding from all sources, even in the unlikely event of an exceedance flood event from either the River Ribble or watercourse adjacent to the site. This remains the case even when considering the impacts of climate change over the lifetime of the development. It has also been shown that the

development will not increase the risk of flooding elsewhere. Therefore, it is concluded that the development passes the second criteria of the Exception test.