

# FLOOD RISK SEQUENTIAL TEST REPORT

LAND SOUTH OF LONGSIGHT ROAD, LANGHO

HALLAM LAND MANAGEMENT LIMITED

MARCH 2025

## Signing off Sheet

**Client:** Hallam Land Management Limited  
**Project:** Land South of Longsight Road, Langho  
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### Final

#### Authorised for and on behalf NJL Consulting

Mark Saunders  
Director

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# 1. Introduction

- 1.1 This Flood Risk Sequential Test Report has been prepared by NJL Consulting on behalf of Hallam Land Management Limited (referred to as 'Hallam Land' hereunder) (the applicant) in support of their outline planning application proposing residential development of up to 300no. dwellings at the site known as Land South of Longsight Road, Langho.
- 1.2 The proposed description of development is as follows:

*“Outline Application: Development residential homes (Use Class C3), associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access to, but not within, the site)”*
- 1.3 The purpose of this Report is to demonstrate that the Sequential and Exception test has been correctly applied in line with the National Planning Policy Framework's ('NPPF') Flood Risk and Planning Practice Guidance and that the proposed development should be considered acceptable and supportable in these terms.
- 1.4 The Report reviews potentially alternative sites for the development within the Ribble Valley borough. It concludes that there are no sequentially preferable sites for the proposed development. This assessment, together with the Flood Risk Assessment demonstrate the suitability of the site to accommodate the proposed development in accordance with the NPPF and adopted Development Plan.
- 1.5 In terms of supporting documentation, please refer to the submitted Flood Risk Assessment and Drainage Strategy prepared by Eastwood Consulting Engineers.
- 1.6 This Flood Risk Sequential Assessment has been produced in line with the Government's planning guidance set out within the NPPF, Planning Practice Guidance ('PPG') and local guidance.
- 1.7 Local guidance includes policies outlined in the Core Strategy, as well as the Level 1 Strategic Flood Risk Assessment.

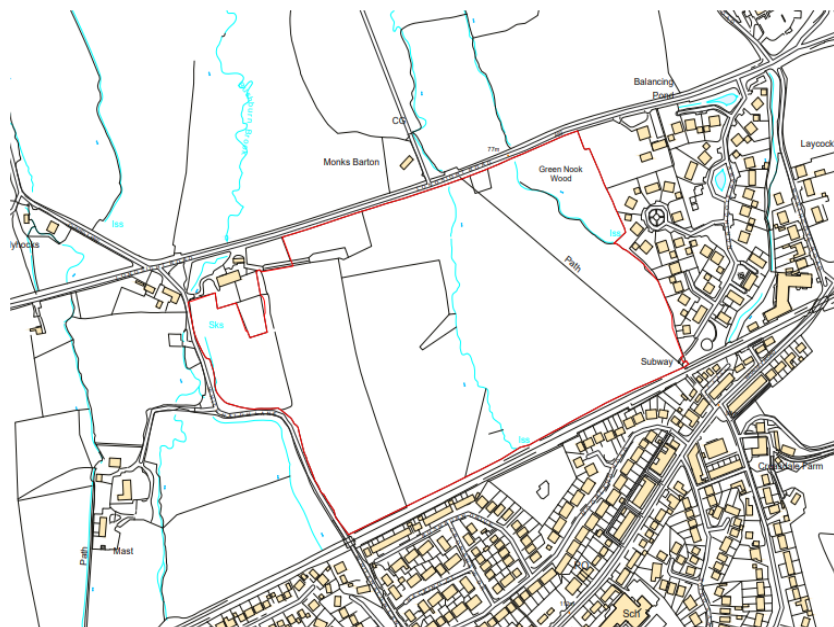
## 2. Site and Surrounding Area

2.1 The circa 20.01 hectare application site is located directly south of Longsight Road (A59) in the village of Langho, 6.5 km north-east of Blackburn town centre and 16.7 km East of Preston city centre.

2.2 The site is bound:

- To the north by Longsight Road (A59);
- To the East by newly built residential site, 'Northcote Park', developed by 'Pringle Homes' accommodating 42 dwellings (application reference: 3/2018/0844);
- To the South by Ribble Valley railway line and Langho Railway station bounding the site at the south easternly corner; and
- To the west by Whitehalgh Lane.

2.3 The proposed application boundary is provided below:



**Figure 1** - Application Site Boundary

2.4 The site is currently undeveloped greenfield land in agricultural use, used for livestock grazing. The topography of the site slopes down from the southern boundary at the

railway line (approx. 95m), down towards Longsight Road to the north (approx. 80m). An underground Utilities pipeline runs parallel to the railway line towards the south of the site.

- 2.5 An existing Public Right of Way (PRoW) footpath (3-6-FP 6) runs diagonally across the site, connecting to Langho station and underneath the railway at Olive Bank, to the existing Langho village. Pedestrian access to the site is gained via the PRoW entering the site at the south easternly corner and exiting to the north along Longsight Road.
- 2.6 An existing ditch and brook run north to south through the centre of the site, with an existing culvert towards Longsight Road. The land includes a pocket of woodland, named Green Nook Wood, located in the northeast corner of the site and covering approximately 2.69 acres. Other mature trees are present on site, particularly surrounding the existing watercourse, and in the south easternly corner towards the station.
- 2.7 The general spatial portrait of the Borough is one which is made up of a largely rural setting. Surrounding land uses comprise agricultural land to the north (beyond Longsight Road) and West, a recently developed residential site consisting of 42 dwellings to the east (planning ref. 3/2018/0844), and the existing Langho village settlement to the South. The site is approximately 3 miles from the nearest point of the 'Forest of Bowland Area of Outstanding Natural Beauty (AONB)' at Hurst Green.
- 2.8 The site benefits from strong connectivity in the region. Longsight Road (A59) bounds the site to the north and is a key arterial road, serving as a connection to surrounding economic centres. The route runs northeast to southwest through the southern part of the borough and is a major connection as well as an "economic corridor". Langho Roundabout, approximately 415m from the site, connects the A59, but also provides access to routes along Whalley Road into Langho Village, or further south to surrounding villages such as Wilpshire or Blackburn town centre.
- 2.9 Langho Railway station is positioned directly to the South-East of the site, providing hourly connections to Clitheroe (east), and Manchester via Preston and Blackburn to the west. Bus routes are accessible from both Longsight Road and Whalley Road. The closest bus stop is along Whalley Road, only 75m from the Southeast corner of the site, whereby the 22 Valley Line provides regular connections to Blackburn and Shadsworth. Regular bus services also run along Longsight Road (A59) to the North, with the closest bus stop approximately 380m from the site boundary, with services such as the 280 to Preston and 859 to Wilpshire.

## **Planning History**

- 2.10 A planning history search has been undertaken using RVBC's online Public Access system. Given the undeveloped nature of the proposal site, no applications of relevance to the current proposals have been identified.

### 3. Flood Risk Status

#### Rivers and the Sea

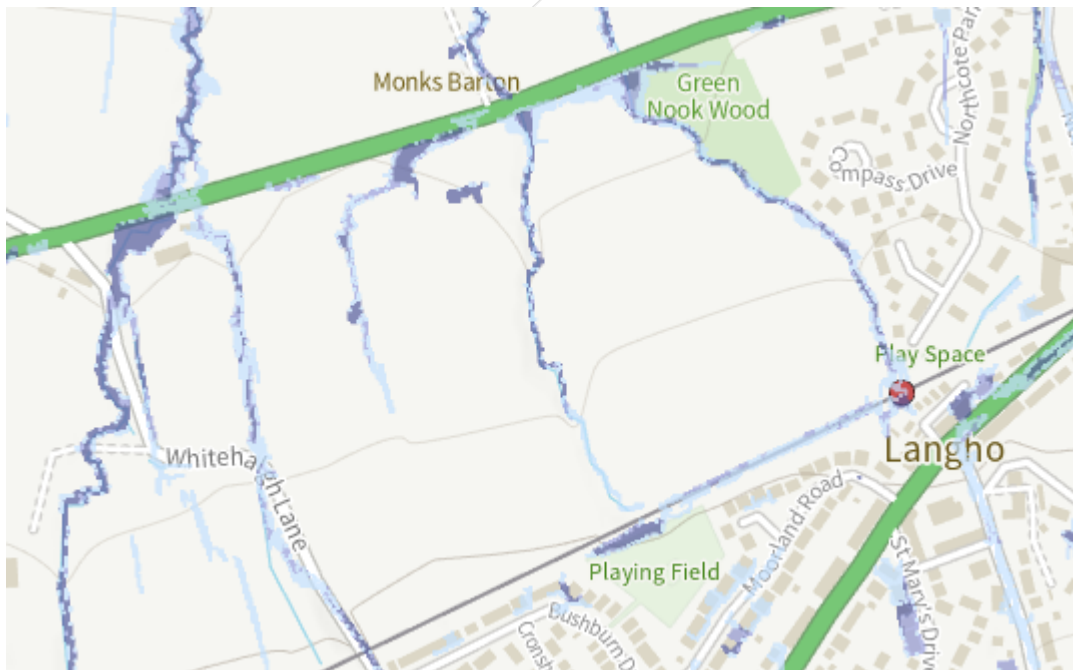
- 3.1 A review of the Flood Risk to the area via the Environment Agency's (EA) Flood Map for Planning, determined that the entirety of the site is within Flood risk zone 1, and therefore at the lowest risk of flooding from rivers and the sea. This aligns with national policy objectives to steer development towards areas of lowest flood risk.

#### Reservoirs

- 3.2 The site is not located within a reservoir flood risk area and is therefore at low risk from artificial flooding.

#### Surface Water

- 3.3 As shown in Figure 2, the Environment Agency's long term surface water risk map shows the site to predominantly be at 'very low' risk from surface water flooding. Very low risk means that there is a less than 0.1% chance of surface water flooding in these areas. In relation to the map below, this is the unmarked land with no blue labelling.



**Figure 2** – Environment Agency Surface Water Flood Risk Map

3.4 There are some localised areas of low, medium and high surface water flood risk primarily associated with natural drainage features and surface water flow paths. For reference:

- Low- Between 0.1% and 1% chance of surface water flooding each year;
- Medium- Between 1% and 3.3% chance of surface water flooding each year; and
- High- More than 3.3% chance of surface water flooding each year.

3.5 Areas of the site subject to low, medium or high surface water flood risk include:

- **Northern Boundary:** There are small patches of medium and high surface water flood risk to the south of Longsight Road.
- **Eastern Boundary:** The eastern edge of the site includes areas of medium and high risk interspersed with small areas of low surface water flood risk.
- **Western Boundary:** The western boundary contains areas of low, medium and high surface water risk, with a narrow flow path of high risk extending into the western part of the site.
- **Central Site area:** Surface water flow paths runs vertically through the site, predominantly classified as low risk, with isolated small patches of medium and high risk closer to the north and west boundaries.

3.6 These areas of surface water risk are primarily associated with the existing waterway and natural flow patterns. The highest risk areas are concentrated along boundaries or within localised patches, and they are not widespread across the site.

3.7 This limited surface water flooding indicated on the mapping is most likely to be the result of accumulation of run off in low lying areas of the site and the existing watercourses on site. This is something that would be dealt with by normal surface water and land drainage provision as part of any development proposals for the site.

3.8 A site-specific drainage strategy and appropriate mitigation measures will ensure that the development is safe from surface water flooding and will not increase flood risk elsewhere, in accordance with the NPPF and National Guidance. The new development will be including Sustainable Drainage Systems on site to reduce the risk of surface water flooding.

3.9 Overall, flooding from rivers and the sea, reservoirs and surface water, are not considered to represent a significant risk at the site.

## 4. Planning Policy

4.1 This section provides a summary of relevant policy as set out by the Government within existing policy guidance, as well as the Development Plan.

### National Policy

4.2 National policy relating to development and flood risk is contained in the following:

- National Planning Policy Framework ('NPPF') (updated 2024) Chapter 14 - 'Meeting the challenge of climate change, flooding and coastal change'.
- National Planning Practice Guidance (NPPG) on 'Flood Risk and Coastal Change' (updated August 2022).
- National Guidance (from EA and Department of Environment, Food and Rural Affairs on 'Flood risk assessment: the sequential for applicants' (updated February 2017).

### National Planning Policy Framework

4.3 Relevant central government policy is contained within the NPPF, recently updated in December 2024. It advises that all existing local planning policies should be read in conjunction with the Framework. Where there is a conflict between existing planning policies and the Framework the weight that should be applied to existing policies in the decision-making process should be reduced.

4.4 The NPPF confirms that the aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding. Developments should not be permitted if there are reasonable alternative sites available for the proposed development in areas with a lower probability of flooding. A sequential approach should be used in areas known to be at risk of any form of flooding.

4.5 Recent reforms to the Framework confirm that the sequential test is not triggered where it can be demonstrated, using a site-specific assessment, that no new development or access and egress route is proposed in an area of flood risk from any source. This assessment cannot rely on mitigation measures that would require active maintenance, as their effectiveness in mitigating the flood risk cannot be guaranteed.

## **Technical Guidance**

- 4.6 The Technical Guidance to the Framework provides further guidance on the use of the Sequential Test. It is the confirmed aim of the Sequential Test to steer the development to areas with the lowest probability of flooding. The EA Strategic Flood Risk Assessment and the EA Flood Maps for Planning should be the starting point for the Sequential Test.
- 4.7 Paragraph 27 of the NPPG confirms that for individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed.
- 4.8 Flood Zones 2 and 3 are shown on the EA Flood Maps, with Zone 1 being all land falling outside of Zones 2 and 3. Developments should be directed towards the zones with the lowest flood risk where possible. Where there are no reasonable available sites in Flood Zone 1, local planning authorities when allocating land in Local Plans or determining planning applications for development at any particular location, should take into account the flood risk vulnerability of land uses as set out in Table 2 of the Framework's Technical Guidance and consider reasonably available sites in Flood Zone 2 applying the exceptions test if required. Only where there are no reasonably available sites in Flood Zone 1 or 2 should the sustainability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the exceptions test if required.
- 4.9 Table 1 – Flood Zones, of the technical guidance confirms the types of development that are appropriate within each Flood Zone. There are no restrictions on the types of land uses appropriate within Flood Zone 1. In Flood Zone 2, it is advised that 'essential infrastructure', 'water compatible developments', 'less vulnerable' and 'more vulnerable' uses are appropriate. 'Highly vulnerable' uses are only appropriate in Zone 2 if the Exceptions Test is passed. In Flood Zone 3a 'water compatible' and 'less vulnerable' uses are appropriate. 'More vulnerable uses' should only be permitted if the exception test is passed.
- 4.10 Flood Risk Vulnerability Classification confirms that assembly and leisure is a 'less vulnerable' development. The proposed development on the Application Site is, therefore, only appropriate subject to the Sequential Test being passed.

## **Local Policy**

- 4.11 The statutory Development Plan in this instance comprises the following documents as identified in RVBC's Local Development Scheme:

- *Core Strategy (2008-2028)- A Local Plan for Ribble Valley*: Sets out the vision, objectives and Core Strategy for the spatial development of the area, including the framework for housing and employment land, environmental protection and will provide the framework for development management. It also establishes the strategy to deliver affordable housing (adopted 2014).
- *Ribble Valley Proposal's Map*: This illustrates the Core Strategy and DPD policies. It shows the main proposals, designations and locations and areas where specific policies and action area plans will apply.
- *Housing and Economic Development- Development Plan Document*: This provides more detailed policy coverage on housing and economic development issues. It includes relevant allocations and design policies. It also provides the planning policy framework for the town centres of Longridge and Clitheroe. (adopted 2019)

4.12 The above statutory Development Plan is also supported by supplementary planning guidance documents which are a material consideration for decision taking purposes for local planning authorities.

### **Core Strategy (adopted 2014)**

#### Policy DMG1- General Considerations

4.13 DMG1 outlines the sustainable development principles that should be followed when assessing development proposals. It emphasises the need for developments to be sympathetic to existing and proposed land uses, considering factors such as size, intensity, scale, massing, style, features, and building materials.

4.14 The policy also highlights the importance of evaluating the environmental implications of development, specifically in relation to the natural environment. To this end, the policy encourages adherence to the principles of the mitigation hierarchy, which prioritises the following actions in relation to potential environmental impacts:

1. Enhance the environment.
2. Avoid the impact.
3. Restore the damage.
4. Compensate for the damage.

5. Offset the damage.

4.15 Additionally, the policy stresses the importance of considering public safety and ensuring that developments are designed with secure by design principles in mind.

4.16 It also ensures that development proposals do not prejudice future development opportunities that would provide significant environmental or amenity improvements.

Policy DMG2- Strategic Considerations

4.17 Policy DMG2 focuses on the strategic development approach, with an emphasis on prioritising sites within defined settlements. The policy aligns development with the settlement hierarchy, aiming to protect, conserve, and enhance the landscape and character of the area.

4.18 Notably, the policy seeks to prevent habitat fragmentation and encourages development to be in keeping with the local landscape's character, especially in Areas of Outstanding Natural Beauty (AONBs).

4.19 In terms of development outside defined settlement areas (such as the subject site in Langho), the policy specifies that any development must meet at least one of the following criteria:

- The development is essential to the local economy or social wellbeing of the area.
- The development provides local needs housing addressing an identified need.
- The development is for small-scale tourism or recreational uses appropriate to a rural area.
- The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
- The development is compatible with the enterprise zone designation.

Policy DME6 - Water Management

4.20 Policy DME6 highlights the importance of managing water resources effectively in the planning process. Development proposals will not be permitted if they present an unacceptable flood risk or exacerbate flooding elsewhere. The policy outlines specific requirements for developments to contribute to water management in the following ways:

- Preventing pollution of surface water and/or groundwater.
- Reducing water consumption.
- Reducing the risk of surface water flooding, for example, through the use of sustainable drainage systems (SuDS).

4.21 The policy further states that all planning applications should include detailed proposals for surface water drainage and disposal based on sustainable drainage principles. This ensures that development contributes to the long-term management of flood risk and water quality.

Key Statement DS1: Development Strategy

4.22 Key Statement DS1 directs growth to the most sustainable locations within the district. Langho, where the site is located, is classified as a Tier 1 village, the most sustainable within the defined settlement hierarchy of 32 settlements.

4.23 The strategy for development in these locations takes into account factors such as existing population size, the availability of facilities to serve the development, and the capacity of the local area to accommodate the proposed development. This approach ensures that development contributes positively to the area's economic, social, and environmental well-being and supports the needs of future generations.

Key Statement DS2: Presumption in favour of Sustainable Development

Key Statement DS2 establishes a presumption in favour of sustainable development, in alignment with the NPPF. The policy advocates for a positive approach in considering development proposals, ensuring that solutions are found wherever possible to allow development to proceed. The goal is to secure development that improves the economic, social, and environmental conditions of the area, reflecting the principles of sustainable development.

4.24 The site is identified on the Proposals Map (2019) as falling under Policy EN2 'Open Countryside'. The site has no specific allocation nor is it covered by a Neighbourhood Plan.

## 5. Sequential Test Methodology

- 5.1 The Sequential Test has been prepared in accordance with national policy and guidance therein. The Local Development Plan within Ribble Valley does not provide any guidance relating to the sequential test and therefore it is considered utilisation of national policy and guidance is more appropriate. Correspondence with RVBC representatives has confirmed the scope and criteria of the Sequential Test to provide contextual guidance.
- 5.2 The Level 1 Strategic Flood Risk Assessment (SFRA) was commissioned by RVBC and adopted in April 2017. The SFRA is an evidence document underpinning the Ribble Valley Local Development Framework and is required of all planning authorities by central government.
- 5.3 The purpose of the assessment is to summarise the current situation regarding national, regional, sub-regional and local flood risk as it relates to Ribble Valley. It also allows Local Planning Authorities to apply the Sequential and Exception Tests, to help assess the suitability of potential sites for a variety of development types.
- 5.4 It was produced in consultation with other organisations, including the Environment Agency and Lancashire County Council. After consultation with these organisations, it was not deemed that a Level 2 SFRA was required considering the allocations proposed within the Housing and Economic Development DPD.
- 5.5 This Level 1 SFRA provides a spatial assessment of flood risk within key urban areas. This report provides information required on applying the Sequential test in line with the principles of NPPF and aims to enable local planning policies to be made aware of specific local flooding issues, with Local Planning Authorities using the SFRA as a basis for decision making at the planning application stage. The core output of the SFRA is a series of flood maps for the study area which detail the flood risk from all sources.
- 5.6 The SFRA also provides standing guidance for the completion of a Flood Risk Assessment (FRA) and the requirements for an FRA. Guidance is provided to developers of greenfield sites as to the requirements for surface water management including the incorporation of SUDS to attenuate prospective run-off.

## Area of Search

- 5.7 The NPPF (including accompanying technical guidance) clearly specifies that the sequential assessment should be based on the SFRA. The area of search therefore takes a borough-wide search approach.

## Identification of Sites

- 5.8 A variety of sources have been used to identify sites including:

Allocated sites from the Housing and Economic Development DPD (2019)

- 5.9 These allocated sites are a key source for identifying potential alternative locations because they have been assessed and designated as suitable for development within RVBC's development plan documents. These sites align with the spatial strategy and have already undergone some degree of flood risk and sustainability assessment during the plan making process. Their inclusion ensures the sequential test considers sites that are consistent with the local development framework.

Sites with extant planning permission identified in the Housing Land Availability Survey (HLAS, 2022)

- 5.10 Sites with extant planning permission represent locations where the principle of development has already been accepted. These sites are likely to be deliverable within the short term, contributing to housing supply. Including them ensure the sequential test reflect realistic and viable alternatives that are compliant with policy and market conditions.

Sites granted planning permission since the Housing Monitoring Report (April 2022 onwards)

- 5.11 New permissions granted since the most recent Housing Monitoring Report reflect up-to-date development trends and recent assessments by RVBC. These sites are crucial for capturing the latest information on available and deliverable development land. Including them ensures that the Sequential Test is current and accounts for recent decisions on site suitability and flood risk.

Sites identified in the Housing Land Availability Schedule (2013), accompanying the Strategic Housing Land Availability Assessment (SHLAA) (2013)

- 5.12 This is the most up to date version of the SHLAA that RVBC Council have commissioned. The SHLAA provides a comprehensive list of sites assessed for their development

potential. The housing land availability schedules form's part of this evidence base, identifying sites that are suitable, available, and achievable for development. This source ensures the sequential test considers a wide range of potential sites, including those not yet allocated or permitted but identified as having potential for housing development as part of RVBC's forward planning process.

#### Sites currently available on the open market

- 5.13 Open market sites provide an up-to-date snapshot of what is available for immediate development, which is particularly relevant for demonstrating compliance with the NPPF's emphasis on deliverability. This source ensures that the sequential test is rational and considers realistic alternatives based on current market conditions.
- 5.14 These sites collectively represent a robust and thorough assessment of alternative sites, minimising the risk of overlooking any suitable land.

#### **Identification of Reasonably Available Sites**

- 5.15 Paragraph 174 of the NPPF (2024) states *'The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.'*
- 5.16 NPPF Paragraph 72 highlights how the site sources can be utilised to identify available, suitable and viable sites; *'Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
- *specific, deliverable sites for years one to five of the plan period'*
- 5.17 As per page 72 of the NPPF (2024), the glossary provides clear definitions for 'developable' and 'deliverable' sites:
- *'Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.'*
  - *'Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a*

*realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

5.18 Therefore, in line with the above guidance, sites to be considered as part of the sequential test must be 'reasonably available', 'in areas of lower risk of flooding' and 'deliverable'.

5.19 Those sites considered 'reasonably available' fall within the scope of the identified sources outlined above as these are sites considered to be deliverable within the next 5 years and will contribute to the current 5-year housing land supply. It is considered these are most comparable to the proposed site and therefore are the basis for this assessment.

5.20 Similarly, a site is only considered to be reasonably available if all the following apply:

- The site is within the agreed area of search.
- The site is of comparable size and can accommodate the requirements of the proposed development.
- The site is either:
  - Owned by the applicant;
  - For sale at a fair market value; or
  - Is publicly owned land that has been formally declared to be surplus and is available for purchase.

- The site is not safeguarded in the Local Plan for another use.

5.21 Sites are not considered to be reasonably available if they fail to meet any of the above requirements or already have planning permission for a development that is likely to be implemented.

### **Discounted Sites**

5.22 Given the outdated nature of many of the site sources, there are numerous sites which have already been built out and therefore these are discounted from the assessment. These sites are not considered to be available for purchase, and therefore the assessment focuses on sites that are genuinely available for development.

5.23 Additionally, sites granted planning permission for minor developments (e.g. fewer than 10 residential units) are not suitable alternatives for the proposed development, when considering the scale of development required by the proposal, and therefore these are also discounted.

### **Site Assessments**

5.24 An assessment of the alternative properties and sites/plots was made in relation to the following:

- Ownership (single or multiple);
- Residential Capacity;
- Site area;
- Flood risk; and
- Planning status.

5.25 The justification for this criterion is outlined below:

- **Ownership:** Single ownership is preferred because these sites can be brought forward more readily as it ensures the site is available and deliverable without complex agreements or delays.
- **Residential capacity:** Sites must have sufficient capacity to accommodate the proposed developments housing numbers (circa 300 dwellings). Sites were discounted if +/- 10% of the capacity, so for this site, sites between 270-330 dwellings were deemed suitable.

- **Site area:** Sites must be of an appropriate size to meet the projects spatial requirements. Sites were discounted if +/- 10% of the site area (around 20 hectares). Therefore, sites between 18-22 hectares were deemed to be suitable.
- **Flood risk:** The sites have been reviewed in terms of the Environment Agency fluvial flood zone that they fall within (i.e. 1, 2 or 3), surface water flood risk and reservoir flood risk. Priority is given to sites in flood zone 1 and therefore no risk, with sites in flood zones 2 and 3 assessed only where no suitable alternatives exist. Sites which are in the same flood risk zone or higher than the application site were discounted, as well as if a site had more than one source of flood risk.
- **Planning status:** Sites with planning permission or allocated in the local plan are more likely to be deliverable within the required timeframe. Yet, if construction has started, sites are built out, or recent conditions have been discharged, these sites must be discounted.

5.26 These factors allowed for each site to be assessed based on their suitability, availability and achievability.

5.27 The criteria for assessing sites were agreed upon in consultation with RVBC to ensure a robust and transparent methodology.

### **Assessment of sites**

5.28 From review of the sources listed above, 32 sites were assessed, and the detailed findings are presented in Appendix 1. This details the outcome of each site in the final column, and the basis at which they were discounted for. Key conclusions are as follows:

#### Site Area and Capacity:

5.29 The majority of sites were discounted due to insufficient site area or capacity to accommodate the proposed development (circa 300 dwellings). Only one site- 'land adjoining Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ'- met the required size and capacity.

#### Flood Risk:

5.30 Of the sites assessed, only 7 had no identified flood risk. However, these were discounted due to inadequate area or capacity. While the land adjoining Phynis Farm

met the size and capacity criteria, it was discounted due to significant flood risk from surface water and reservoirs.

Ownership:

- 5.31 7 sites were found to be in multiple ownership, creating delivery complexities and making them unsuitable under the NPPF's (2024) requirements for availability and achievability.

Planning status:

- 5.32 19 sites were discounted due to their planning status including sites where works have commenced or are already built out, as well as sites with recent permissions for alternative uses, rendering them unavailable for the proposed development. Thus, these sites were deemed unavailable for development or purchase.
- 5.33 In this instance, following the discount of small sites and large sites not reasonably available, there are no remaining sites that fall within the same or a higher flood zone than the application site. Information on the local plan allocation and planning history for each site has been gathered and considered as part of the sequential assessment.
- 5.34 Based on the assessment, the appended table (Appendix 1) demonstrates that no reasonably available alternatives exist that are suitable, available, and achievable within areas of lower flood risk. While some sites met certain criteria, all were ultimately discounted for one or more reasons, including inadequate size, capacity, flood risk, ownership, or planning status.
- 5.35 The proposed site is therefore justified as the most appropriate location for the development in accordance with the sequential test, as no reasonably available alternatives exist that would meet the requirements of the NPPF and PPG.
- 5.36 The FRA prepared by Eastwood confirms that in terms of flood risk, the development can be occupied and operated safely with flood resistant design measures incorporated as appropriate and safe escape from the site provided. The full details of sustainable drainage solutions will accompany any reserved matters application and detailed design development.

## 6. Conclusion

6.1 This Flood Risk Sequential Test Report has been prepared on behalf of Hallam Land in support of their planning application for the erection of up to 300 no. dwellings, associated access, station car park, and drainage measures.

6.2 The proposed description of development is as follows:

*'Outline Application: Development of residential dwellings (Use Class C3), associated access, public rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access to, but not within, the site)'*

6.3 This report has assessed the proposed development site through the Sequential Test, in line with the requirements of the NPPF, and Planning Practice Guidance, to determine whether there are any reasonably available, lower-risk alternatives that could accommodate development.

6.4 Following a comprehensive review of identified sites, the assessment found that the majority were unsuitable due to factors such as site area, capacity, planning status, and flood risk. Notably, the of the 32 sites assessed, only 4 had no identified flood risk. However, these sites were also discounted due to limitations in area and capacity.

6.5 The proposed development site is located in Flood Zone 1, and as such the exceptions test is not required. The sequential test has demonstrated that no reasonably available alternatives exist in Ribble Valley that would provide a lower flood risk. Given the findings of this report, it is clear that the proposed site remains the most appropriate location for development, meeting the requirements of the NPPF and policy guidance.

6.6 Therefore, the proposed development site passes the sequential test and is justified as the preferred option for development.

**Appendix 1- Flood Risk Sequential Matrix**



**KEY**

- Cannot accommodate resi. capacity
- Can accommodate resi. capacity
- Under multiple ownerships
- Planning permission for residential or other use
- Application awaiting determination
- No flood risk from all sources
- At risk from one source of flooding
- At risk from more than one source of flooding
- Under single ownership

Site	Ownership	SHLAA 2013 Position	Residential Capacity	Site Area	Flood Risk	Planning Status	Conclusion
<b>Allocated Sites- Housing and Economic Development DPD (2019)</b>							
Land off Mellor Lane (adjacent to Weavers Fold), Mellor	<ol style="list-style-type: none"> <li>THE HONOURABLE SUSANNAH ELIZABETH MOSS care of Ingram and Yorke, Clitheroe Office, Littlemoor, Clitheroe BB7 1HG as partners of the Woodfold Estate and THE RIGHT HONOURABLE ROBERT RICHARD GUY BARON ALVINGHAM care of Ingram and Yorke, Clitheroe Office, Littlemoor, Clitheroe BB7 1HG as partners of the Woodfold Estate.  (Title- LAN26764)</li> </ol>	N/A	18	0.29ha	<u>Surface Water</u> Small extent of flood risk to the southwestern corner of the site. (Low-between 0.1% and 3.3% chance each year).  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u> No Risk  <u>Groundwater</u> No risk	Allocation HAL1  Inside the Tier 1 Village settlement boundary (Mellor)  From a review of the Council's online database, no applications have been made.	Discounted due to: <ol style="list-style-type: none"> <li>Capacity</li> <li>Area</li> <li>Flood risk</li> </ol>
Land at Wilpshire	<ol style="list-style-type: none"> <li>MICHELLE RUTH AINSWORTH of 35 St Peters Close, Clayton Le Dale, Blackburn BB1 9HH.</li> <li>CRAIG MARGERISON of 21 Warrenside Close, Ramsgreave, Blackburn BB1 9PE and PHILIP MARGERISON of Grange Farm, Parsonage Road,</li> </ol>	Site ref. 303 Noted as a site where LCC have commented that there is a potential for extraction of minerals (p.91). Categorised as green edge		5.28ha	<u>Surface Water</u> Small extent of flooding at the northwestern corner of the site. (Low-Between 0.1% and 1% chance each year)  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u>	Allocation HAL2  Inside the Tier 1 Village Settlement Boundary (Wilpshire)  Greenbelt Land  From a review of the Council's online database, no	Discounted due to: <ol style="list-style-type: none"> <li>Area</li> <li>Flood risk</li> <li>Multiple ownership</li> </ol>

	Blackburn BB1 4AG. (Title- LA873788 and LA906989)				No Risk <u>Groundwater</u> No risk	applications have been made.	
Land at Chatburn Road, Clitheroe	1. OAKMERE HOMES (LONGTOWN) LIMITED (Co. Regn. No. 06318340) of Helm Bank, Helme Lane, Natland, Kendal LA9 7PS.  (Title-LAN251745)	N/A	20	0.7ha	<u>Surface Water</u> Small area of low risk along the western boundary.  <u>Rivers and Sea</u> High risk to the north of the site, with surrounding area low risk.  <u>Reservoirs</u> No risk  <u>Groundwater</u> No risk	Allocation HAL3  Inside the Principal Settlement boundary (Clitheroe)  Full Planning Consent ref. 3/2020/0325 for 17 dwellings approved August 2021.  Site adjacent to the allocation site (east) also owned by Oakmere Homes- Full Planning Consent ref. 3/2017/0653 for 30 dwellings approved November 2018.  Site Built out	Discounted due to: 1. Capacity 2. Area 3. Flood Risk 4. Planning status- built out
Land off Hawthorne Place, Clitheroe	1. HAWTHORNE FARM LTD (Co. Regn. No. 4867918) of Loughrigg, Ribblesdale Avenue, Clitheroe, Lancs BB7 2HZ  <u>Option Agreement-</u> Persimmon Homes Limited  (Title- LAN258727)	N/A	40	1.7ha	<u>Surface Water</u> East of the site has high risk for surface water flooding (more than 3.3% chance each year)  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u> No Risk  <u>Groundwater</u> No risk	Allocation HAL4  Inside the Principal Settlement boundary (Clitheroe)  Full Planning Consent ref. 3/2019/1104 for 58 dwellings approved December 2021.  NMA- amend to 57 dwellings. Ref. 3/2022/0087 (approved Feb 2022)	Discounted due to: 1. Capacity 2. Area 3. Flood Risk 4. Planning status- works commenced

						Subsequent DOC applications – ref. 3/2022/0177, 3/2022/0351, 3/2022/1116, 3/2024/0196, 3/2024/0290, 3/2024/1817,  Works Commenced	
Land at Highmoor Farm, Clitheroe	1. THE CLITHEROE ROYAL GRAMMAR SCHOOL FOUNDATION CIO Regn. No. 1174177 of York Street, Clitheroe BB7 2DJ  (Title- LAN182878)	N/A	100	5ha	<u>Surface Water</u> Small areas of Low Surface Water flood risk to the northwest and southwest, but also an area of high risk along the western border of the site.  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u> No Risk  <u>Groundwater</u> No risk	Allocation HAL5  Inside the Principal Settlement boundary (Clitheroe)  Outline Planning Consent ref. 3/2020/0601 for up to 125 dwellings approved February 2023.  No further applications submitted on site.	Discounted due to: 1. Capacity 2. Area 3. Flood risk 4. Planning status- outline planning consent.
Land South of Laycocks Farm, Langho	1. ELIZABETH FERDANANT BOLTON of 17 Milverton Close, Lostock, Bolton BL6 4RR.  (Title- LAN212339)	N/A	10	0.4ha	<u>Surface Water</u> High flood risk along eastern edge of site.  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u> No Risk  <u>Groundwater</u> No risk	Allocation HAL6  Outside of the Tier 1 Village settlement boundary (Langho)  Full planning consent ref. 3/2022/0537 for 8 detached dwellings houses approved April 2023  Following this:	Discounted due to: 1. Capacity 2. Area 3. Flood risk 4. Planning status- residential use granted, and subsequent NMA's

						<ul style="list-style-type: none"> <li>- DOC application (approved November 2024)</li> <li>- VOC application (approved May 2024)</li> <li>- NMA (approved Nov 2024)</li> </ul>	
Land at Haugh Head, Whins Lane, Read & Simonstone	1. NICHOLAS GUY LE GENDRE STARKIE of Townhead, Pendleton, Clitheroe, Lancs.  (Title- LA882697)	N/A	20	0.7ha	<u>Surface Water</u> No risk  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u> No Risk  <u>Groundwater</u> No risk	Allocation HAL7  Outside the Tier 1 Village settlement boundary (Read/Simonstone)  From a review of the Council's online database, no applications have been made.	Discounted due to: 1. Capacity 2. Area
<b>Sites with extant Planning Permission identified in Housing Land Availability Survey (HLAS) (2022)</b>							
Land off Sheepfold Crescent, Barrow	1. OAKMERE HOMES (KENDAL) LIMITED (Co. Regn. No.09381837) of Helme Park, Helme Lane, Natland, Kendal LA9 7PS.  (Title- LAN250375)	N/A	26	1.01ha	<u>Surface Water</u> No risk  <u>Rivers and Sea</u> No risk  <u>Reservoirs</u> No risk  <u>Groundwater</u> No risk	As noted on HLAS- Outline Planning Consent ref. 3/2018/0910 for 20 bungalows and 6 apartments approved January 2019.  Reserved Matters Consent ref. 3/2020/0332 for 20 bungalows and 6 apartments approved Nov 2020.  Since: Full Planning Consent ref. 3/2021/1264 for substitution of house plots, additional garages to	Discounted due to: 1. Capacity 2. Area 3. Planning status- built out

						some plots, alteration to plots, and revised drainage details, approved April 2022.  Site built out.	
Old Row, Whalley Road, Barrow	1. DANFORTH CARE BARROW LIMITED  (Title- LAN288154)	Noted as 'Land at 23-25 Old Row, Barrow' in the Housing Land Availability Schedule 2013. At this stage- works not commenced/no completions/not under construction.	23	0.96ha	<u>Surface Water</u> High risk at the far western point of the site adjacent to Whalley Road. Low and medium risk along the northern border.  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u> No risk  <u>Groundwater</u> No risk	As noted in HLAS- Outline consent ref. 3/2016/0146; 3/2012/0623 for 23 dwellings approved Jan 2017. Reserved Matters consent ref. 3/2018/1149 approved March 2021.  Since: Full Planning Consent ref. 3/2023/0153 for 66 bed care home approved August 2023.  Site built out	Discounted due to: 1. Capacity 2. Area 3. Flood risk 4. Planning status- built out
Dog and Partridge, Hesketh Lane, Whalley	1. LA964743	N/A	12	0.28ha	<u>Surface Water</u> No risk. Low risk of surface water flooding immediately south of the site along Hesketh Lane.  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u> No Risk  <u>Groundwater</u> No risk	As noted in HLAS- Full consent ref. 3/2018/0786 for conversion of restaurant to 12 apartments and 4 holiday lets approved Sep 2019.  Since:  Full Planning Consent ref. 3/2023/1056 for conversion to form 1 dwelling and 6 residential apartments, 3 buildings for holiday accommodation and	Discounted due to: 1. Capacity 2. Area 3. Planning status- residential use granted.

						detached garage, approved October 2023.	
Parcel 4 Malt Kiln Brow, Chipping	<ol style="list-style-type: none"> <li>1. LAN104997</li> <li>2. LAN281138</li> <li>3. LAN280474</li> <li>4. LAN280460</li> <li>5. LAN241099)</li> </ol>	N/A	4	0.87ha	<p><u>Surface Water</u> Area of low flood risk along the northern boundary of the site. Southern boundary displays patches of high, medium and low risk.</p> <p><u>Rivers and Sea</u> Northeast parcel has low-medium flood risk.</p> <p><u>Reservoirs</u> No Risk</p> <p><u>Groundwater</u> No risk</p>	<p>As noted in HLAS- Hybrid planning consent ref. 3/2014/0183 for change of use to create hotel, bar restaurant, 7 holiday cottages, hotel spa, wedding venue, kids club, trailhead centre etc.</p> <p>Outline permission for 60 dwellings. Refused Feb 2014- flood risk was not a reason for refusal- instead, harm to listed building, visual impact to conservation area and AONB.</p> <p>Variation of Unilateral Undertaking ref. 3/2017/0903- approved Dec 2017.</p> <p>Reserved Matters consent ref. 3/2019/0132- approved June 2019.</p> <p>Since: Subsequent DOC VOC applications 3/2023/0149- withdrawn 3/2023/0160- withdrawn 3/2021/0507- Approved (June 2021)</p>	<p>Discounted due to:</p> <ol style="list-style-type: none"> <li>1. Multiple ownership</li> <li>2. Capacity</li> <li>3. Area</li> <li>4. Flood risk</li> <li>5. Planning status- works commenced</li> </ol>

Land at Accrington Road, Whalley	1. LAN172616	Noted as 'Land at Accrington Road, Whalley' in the Housing Land Availability Schedule 2013. At this stage-works not commenced/no completions/not under construction. Permission= Outline-3/2012/0179	77	2.97ha	<p><u>Surface Water</u> Parcel west of site has smaller parcels of low, medium and high surface water flood risk.</p> <p><u>Rivers and Sea</u> High risk at southwestern corner of the site. Western side of site has medium risk, and then the majority of the remaining site has low risk.</p> <p><u>Reservoirs</u> At risk</p> <p><u>Groundwater</u> No risk</p>	<p>As noted in HLAS- Outline planning consent ref. 3/2012/0179 for 37 bungalows and 40 retirement apartments. Approved June 2013.</p> <p>Reserved matters ref. 3/2016/0344 approved March 2017.</p> <p>Since: 5 DOC applications for site approved. Latest= 3/2018/0135- approved March 2018.</p> <p>Works not commenced (Google Maps).</p>	Discounted due to: 1. Capacity 2. Area 3. Flood risk
Brockhall Farm, Brockhall Village, Old Langho, BB6 8BB	1. LA867836	N/A	8	0.98ha	<p><u>Surface Water</u> Low risk across most of the site. Small area of medium risk to the south</p> <p><u>Rivers and Sea</u> No risk</p> <p><u>Reservoirs</u> No risk</p> <p><u>Groundwater</u> No risk</p>	<p>As noted in HLAS- Full planning consent ref. 3/2021/0311 to demolish and convert agricultural buildings into 8 residential properties. Approved August 2021.</p> <p>Since: DOC application ref. 3/2024/0322 approved July 2024.</p>	Discounted due to: 1. Capacity 2. Area 3. Flood risk 4. Planning status- full planning consent for residential use with recent DOCs approved.
Land off Pimlico Link Road, Clitheroe	1. LAN134537	N/A	19	0.76ha	<p><u>Surface Water</u> Small areas of low flood risk to the west.</p> <p><u>Rivers and Sea</u> No Risk</p>	<p>As noted in HLAS- Outline planning consent ref. 3/2018/1037 for 19 dwellings approved August 2019.</p>	Discounted due to: 1. Capacity 2. Area 3. Flood risk

					<u>Reservoirs</u> No risk  <u>Groundwater</u> No risk	No further applications on LPA portal.	
Standen – Remaining Phase. Land at Higher Standen Farm & Part Littlemoor farm, Clitheroe	1. LAN110317 2. LAN51927 3. LAN51932 4. LAN264400 5. LAN52419	N/A	386	36.7ha	<u>Surface Water</u> High risk areas cutting across the site surrounding existing watercourses, running southeast up to the north of the site. Also parcels of low and medium risk surrounding these areas.  <u>Rivers and Sea</u> High risk of flooding from rivers and sea along the southern border of the site where an existing watercourse runs.  <u>Reservoirs</u> No risk  <u>Groundwater</u> No risk	As noted in HLAS- Outline planning consent ref. 3/2012/0942 for 1040 residential dwellings approved April 2014. VOC ref. 3/2015/0895, approved April 2016.  Since: Reserved Matters ref. 3/2022/0317, with respect to 300 dwellings from outline approval 3/2015/0895.  Multiple DOCs latest including: 3/2023/0851- approved dec 2023 3/2023/0057- approved Feb 2023 3/2022/1174- approved feb 2023.	Discounted due to: 1. Multiple ownership 2. Capacity 3. Area 4. Flood risk 5. Planning status- residential development approved with subsequent DOCs approved.
<b>Sites granted Planning Permission since the Housing Monitor Report (April 2022 onwards)</b>							
Crow Trees Farm, Crow Trees Brow	1. LAN255862	N/A		4.15ha	<u>Surface Water</u> No risk.  <u>Rivers and the Sea</u> No Risk  <u>Reservoirs</u> No Risk	Full Planning consent ref. 3/2022/0966 for 37 dwellings. Approved August 2024.  Subsequent DOC applications approved Aug-Nov 2024.	Discounted due to: 1. Area 2. Planning status- residential application granted and subsequent

					<u>Groundwater</u> No risk		DOCs approved.
Land at former High Standen Farm	1. LAN51927	N/A		Approx 0.95ha	<u>Surface water</u> High risk along the eastern border and cutting through the site following the watercourse. Surround areas have low risk.  <u>Rivers and Sea</u> No Risk  <u>Reservoirs</u> No Risk  <u>Groundwater</u> No risk	Full planning consent ref. 3/2023/0305 for 68 bed residential care home, approved January 2024.  Subsequent DOC applications approved March-Nov 2024.	Discounted due to: 1. Area 2. Flood risk 3. Planning status-residential application granted and subsequent DOCs approved.
Alston Grange Phase 3- Land west of Preston Road Longridge PR3 3BE	1. LAN208122	N/A		Combined-approximately 3.5ha	<u>Surface Water</u> No flood risk to eastern parcel of site. Patches of low, medium and high risk scattered across the larger western part of the site.  <u>Rivers and sea</u> No risk  <u>Reservoirs</u> At risk  <u>Groundwater</u> No risk	Full planning consent ref. 3/2023/0100 for 91 units, community hall etc, approved December 2023.  Subsequent NMA's and DOC'S NMA- 3/2024/0435- approved June 2024 DOC- 3/2024/0042- Sep 2024 NMA-3/2024/0018- Jan 2024 NMA- 3/2023/0990- Dec 2023 NMA- 3/2023/0415- June 2023	Discounted due to: 1. Area 2. Flood risk 3. Planning status-residential application granted and DOCs approved.

Sites identified in the Housing Land Availability Schedule 2013 accompanying the SHLAA (2013).

Land at Accrington Road, Whalley	1. Oakmere Homes (LAN172616)	Noted as 'Land at Accrington Road, Whalley' in the Housing Land Availability Schedule 2013. At this stage-works not commenced/no completions/not under construction. Permission= Outline-3/2012/0179	77	2.97ha	<p><u>Surface Water</u> Parcel west of site has smaller parcels of low, medium and high surface water flood risk.</p> <p><u>Rivers and Sea</u> High risk at southwestern corner of the site. Western side of site has medium risk, and then the majority of the remaining site has low risk.</p> <p><u>Reservoirs</u> At risk</p> <p><u>Groundwater</u> No risk</p>	<p>Outline planning consent 3/2012/0179 for residential development for the elderly, comprising 37 bungalows, and 40 retirement apartments, approved June 2013.</p> <p>Reserved Matters consent 3/2016/0344 approved March 2017.</p> <p>Subsequent Approved DOC's and NMA-3/2017/0447 3/2017/0566 3/2017/0551 3/2018/0120 3/2018/0135 3/2018/0423</p> <p>Works not commenced (Google Maps).</p>	Discounted due to: <ol style="list-style-type: none"> <li>1. Capacity</li> <li>2. Area</li> <li>3. Flood risk</li> </ol>
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**Sites on open market**

Land at Hill Top Farm, Forty Acre Lane, Lancashire, PR3 2TY	<p>Jackson Stops – Alderley Edge (Agent) <a href="https://addland.com/land-search/land-detail/503466626">https://addland.com/land-search/land-detail/503466626</a></p> <ol style="list-style-type: none"> <li>1. M W Sipp Trustees Limited (Title LAN133331)</li> <li>2. Title (LAN209568)</li> <li>3. Title (LAN133329)</li> <li>4. Title (LAN207040)</li> </ol>	N/A		6.91ha	<p><u>Surface Water</u> Small area to the east of site with high risk. Smaller fingers with low risk</p> <p><u>Rivers and the Sea</u> No risk.</p> <p><u>Reservoirs</u> No risk.</p> <p><u>Groundwater</u> No risk</p>	<p>Several applications relating to the alteration of the existing farmhouse on site.</p> <p>Application ref. 3/2018/0707 for the change of use of office building to residential annex approved September 2018.</p> <p>Application ref. 3/2016/0169 for two storey extension to existing</p>	Discounted due to: <ol style="list-style-type: none"> <li>1. Multiple ownership</li> <li>2. Area</li> <li>3. Flood risk</li> </ol>
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						dwellinghouse approved May 2016.  Application ref. 3/2012/0527 proposed annex accommodation approved July 2012.	
Whins House, Sabden, Clitheroe, Lancashire, BB7 9HP	Savills agent <a href="https://search.savills.com/property-detail/gbterscss240201">https://search.savills.com/property-detail/gbterscss240201</a>  <b>1. BB Trustees of A Duckworth</b> Whins House Sabden Clitheroe Lancs BB7 9HP  Berkeley Burke Trustee Company Limited (Title LAN32580)  Title (LAN105963)	N/A		31.17ha	<u>Surface Water</u> Areas of high risk to the southern area of the site and eastern and western boundaries. Fingers of low to medium risk throughout the site.  <u>Rivers and the Sea</u> No risk  <u>Reservoirs</u> No risk  <u>Groundwater</u> No risk	No recent planning applications.  Most recent planning application ref. 3/2011/0463 relates to works to storage on the grounds.  Historic planning applications relate to works to the existing grounds.	Discounted due to: 1. Flood risk 2. Area
Land South East Side, Whalley Old Road, Langho, Blackburn	Marketed by Crown Estate & Letting Agents, Blackburn  1. Title (LA756963) 2. Title (LAN62955)	N/A		0.8ha	<u>Surface Water</u> Potentially small area of flood risk to the north of the site (dependent on redline boundary).  <u>Rivers and the Sea</u> No risk.  <u>Reservoirs</u> No risk.  <u>Groundwater</u> No risk		Discounted due to: 1. Multiple ownership 2. Area 3. Flood risk
Land to the rear of	Marketed by Ryder & Dutton, New Homes	N/A		0.6ha	<u>Surface Water</u> No risk.	Application 3/2023/0323 for 14 houses and 2	Discounted due to:

<p>Pendle Street East, Sabden, Clitheroe, BB7</p>	<p>1. P &amp; D Developments North West Limited (Title LA915195)</p>				<p><u>Rivers and the Sea</u> No risk.</p> <p><u>Reservoirs</u> No risk.</p>	<p>bungalows withdrawn January 2024.</p> <p>Reserved matters application ref. 3/2017/0351 approved December 2017 for 14 houses and 3 bungalows.</p> <p>Extant Outline Planning Permission 3/2013/0440 for 14 houses and 3 bungalows.</p> <p>No longer on the market</p>	<p>1. Area 2. No longer on the market</p>
<p>Nova, Primrose Road, Clitheroe, Lancashire, BB7 1BS</p>	<p>Marketed by P Wilson &amp; Company, Preston</p> <p>1. Title (LA790138)</p>	<p>N/A</p>		<p>2.62 ha</p>	<p><u>Surface Water</u> No risk</p> <p><u>Rivers and the Sea</u> No risk</p> <p><u>Reservoirs</u> No risk.</p> <p><u>Groundwater</u> No risk</p>	<p>Application ref. 3/2023/0634 for single storey self-build dwelling with associated car port approved November 2023.</p> <p>Wider ownership not subject to any recent planning history.</p>	<p>Discounted due to:</p> <p>1. Area</p>
<p>Phynis Farm, Catlow Road, Slaidburn, Clitheroe, Lancashire, BB7 3AQ</p>	<p>1. United Utilities Property Services Limited (Title LAN204362)</p>	<p>N/A</p>	<p>4</p>	<p>0.44ha</p>	<p><u>Surface Water</u> High risk to the east of the site abutting Phynis Beck</p> <p><u>Rivers and the Sea</u> No risk.</p> <p><u>Reservoirs</u> Majority of the site is at risk when river levels are normal.</p>	<p>Application ref. 3/2023/0056 for the proposed conversion of former farm buildings to 4 dwellings including change of use of land approved June 2023.</p>	<p>Discounted due to:</p> <p>1. Capacity 2. Area 3. Flood risk 4. Planning status-residential use approved.</p>

					<u>Groundwater</u> No risk		
Land adjoining Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ	1. United Utilities Water Limited (Title LAN32799)	N/A		18.99 ha	<u>Surface Water</u> High risk area runs through the site from north to southeast.  <u>Rivers and the Sea</u> No risk.  <u>Reservoirs</u> Eastern area of the site at risk when river levels are normal.		Discounted due to: 1. Flood risk
The Tyremen, New Market Street, Clitheroe, BB7 2JW	1. Title (LAN37614)	N/A	4	0.02ha	<u>Surface Water</u> No risk.  <u>River and the Sea</u> No risk.  <u>Reservoirs</u> No risk.  <u>Groundwater</u> No risk	Application ref. 3/2023/0789 for the demolition of commercial building and erection of four one-bedroom apartments approved February 2024.	Discounted due to: 1. Capacity 2. Area 3. Planning status- residential use approved.
Withgill Fold, Withgill, Clitheroe, BB7	Marketed by Richard Turner and Son  1. Real Garden Limited Flatball Limited - Title (LA733217).	N/A		91.97ha	<u>Surface Water</u> Fingers of low to high risk throughout the site.  <u>Rivers and the Sea</u> No risk.  <u>Reservoirs</u> No risk.	Planning history relates to the expansion and management of the farm and associated agricultural land and buildings.	Discounted due to: 1. Flood risk 2. Area
New Barn, Holden Lane, Bolton by Bowland, Clitheroe	Marketed by Mark Jenkinson and Son	N/A		0.2ha	N/A	Application ref. 3/2017/0822 approved in October 2017 for conversion to a mixed use three-bedroom dwelling with cafe and	Discounted due to: 1. Area 2. Planning status- works commenced

						accommodation, and it is understood initial works have commenced.	
Gisburn Road, Sawley, Clitheroe, Lancashire, BB7 4LH	Marketed by Trevor Dawson 1. Title (LAN114064)	N/A		4.05ha	<p><u>Surface Water</u> Fingers of low, medium and high risk throughout the site. Area of high risk to the south west of the site.</p> <p><u>Rivers and the Sea</u> No risk.</p> <p><u>Reservoirs</u> No risk.</p> <p><u>Groundwater</u> No risk</p>		Discounted due to: 1. Area 2. Flood risk
Land South of Blackburn Road, Hothersall, Longridge	Marketed by Trevor Dawson BKW Developments Limited 1. Title LAN267104 2. LAN35364	N/A		2.02ha	<p><u>Surface Water</u> Area of low risk along western border and southern edge. High risk in south eastern corner surrounding pond.</p> <p><u>Rivers and the Sea</u> No risk.</p> <p><u>Reservoirs</u> All of the site is at risk when river levels are normal.</p> <p><u>Groundwater</u> No risk</p>		Discounted due to: 1. Multiple ownership 2. Area 3. Flood risk
Land at Barrow Brook Business Park, Clitheroe	Marketed by Whiteacres Property Ltd Ribble Valley Industrial Limited 1. Title LAN277225	N/A		5.67ha	<p><u>Surface Water</u> Northern boundary at low risk of flooding. Small patch of high risk at south west corner.</p>	Outline planning permission for the development of the land north of Ribble Valley Enterprise Park to provide	Discounted due to: 1. Multiple ownership 2. Area

2. LAN246799

Rivers and the Sea

No risk.

Reservoirs

Southern most section at risk when there is also flooding from rivers.

Groundwater

No risk

up to 257,895 sq ft (23,959 sq m) of new commercial/employment floorspace – Industrial Site.

- 3. Flood risk
- 4. Planning status-commercial use approved.

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

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