



Mr P Bedford

**Eatoughs Farm, Ribchester
Proposed riding arena, stables,
storeroom, hard standing**

Flood Risk Assessment

D4691-FRA-01

14 August 2025

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Document Control Sheet

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Job	Date	Issue	Copy
D691	14 Aug 2025	Original	

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Checker.....D Wallbank.....

Approver..... G Sanderson

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1. Introduction

- 1.1. PSA Design have been commissioned to undertake a Flood Risk Assessment in support of a planning application for the provision of a riding arena stables and a storeroom on land immediately adjacent to Eatoughs Farm.
- 1.2. The site is located at Eatoughs Farm, Fleet Street Lane, Ribchester PR3 3XE. The national grid reference for the site is 362885E, 435760N. The site location is shown on the Site Location Plan (**Appendix A**) and Flood Map (**Appendix B**) included at the end of this assessment.

2. Existing Site & Usage

- 2.1. The site is located within the open countryside. Eatoughs Farm is a substantial detached dwelling with a detached garage on its north side. To the north is a detached barn conversion, Eatoughs Barn, with its own detached garage. To the north of this are farm buildings.

3. Development Proposals

- 3.1. The planning application seeks permission for stables for two horses and a storeroom. The storeroom will be used to store tack, rugs, wheelbarrow, electric fencing, feed, bedding and hay taken as a crop off the land. An area of concrete is proposed in front of the stables. Adjacent to the stables is an area of crushed stone which will be used to place a trailer to be used to store manure and space to park a horse box. The local farmer will collect the trailer to empty it when it is full. The stables are to be linked to the existing drive to the house by a gravel track. The overall measurements of the stables are 11.3m by 7.6m, 2.4m to the eaves and 3.5m to the ridge. They are proposed to be constructed in timber cladding with a profiled metal roof.
- 3.2. The Architect's proposed plans are included as **Appendix A**.
- 3.3. **The stables are for the private use of the occupiers of Eatoughs Farm**

4. Flood Risk Assessment

- 4.1. The Environment Agency “Flood Map for Planning” is included as **Appendix B** with an extract reproduced below.
- 4.2. As can be seen from the flood mapping, the application site is located within Flood Zones 1.
- 4.3. Planning Policy Guidance (PPG) has been reviewed and assessed as below.
- 4.4. With reference to NPPF, the proposed use both fall within the “less vulnerable” category.
- 4.5. With reference to Table 2 from PPG, if the site lies within Flood Zone 1, it would be deemed appropriate.
- 4.6. As can be seen from the site location plan (**App A**), the red line boundary extends along the access road to the north of the general development and blue line boundary.
- 4.7. Reference to EA surface water flood maps shows that numerous locations along this access track are at risk of flooding. Most are inconsequential and shallow in nature. The worst area is circa 300m north at the most northerly part of the red-line boundary. A ditch passes across this area.
- 4.8. In terms of “risk” associated with the above surface water flooding, when compared to the existing dwelling use, can only be considered neutral. As mentioned in the report above, the application is for personal use by the existing residents, therefore, there can be no greater risk regardless of if the planning is approved or not. Successful application will result in no more trips to site, no more people on site and no more potential conflicts with the above surface water flood risk area.
- 4.9. In the event of a consequential flood event 300m north of the site, closer inspection of the EA SW flood maps indicates that during a peak SW flood event, the road would very likely be passable, if not, then the residents will do what they currently do, i.e. wait in their home until such time it is.

5. Surface Water Management Strategy

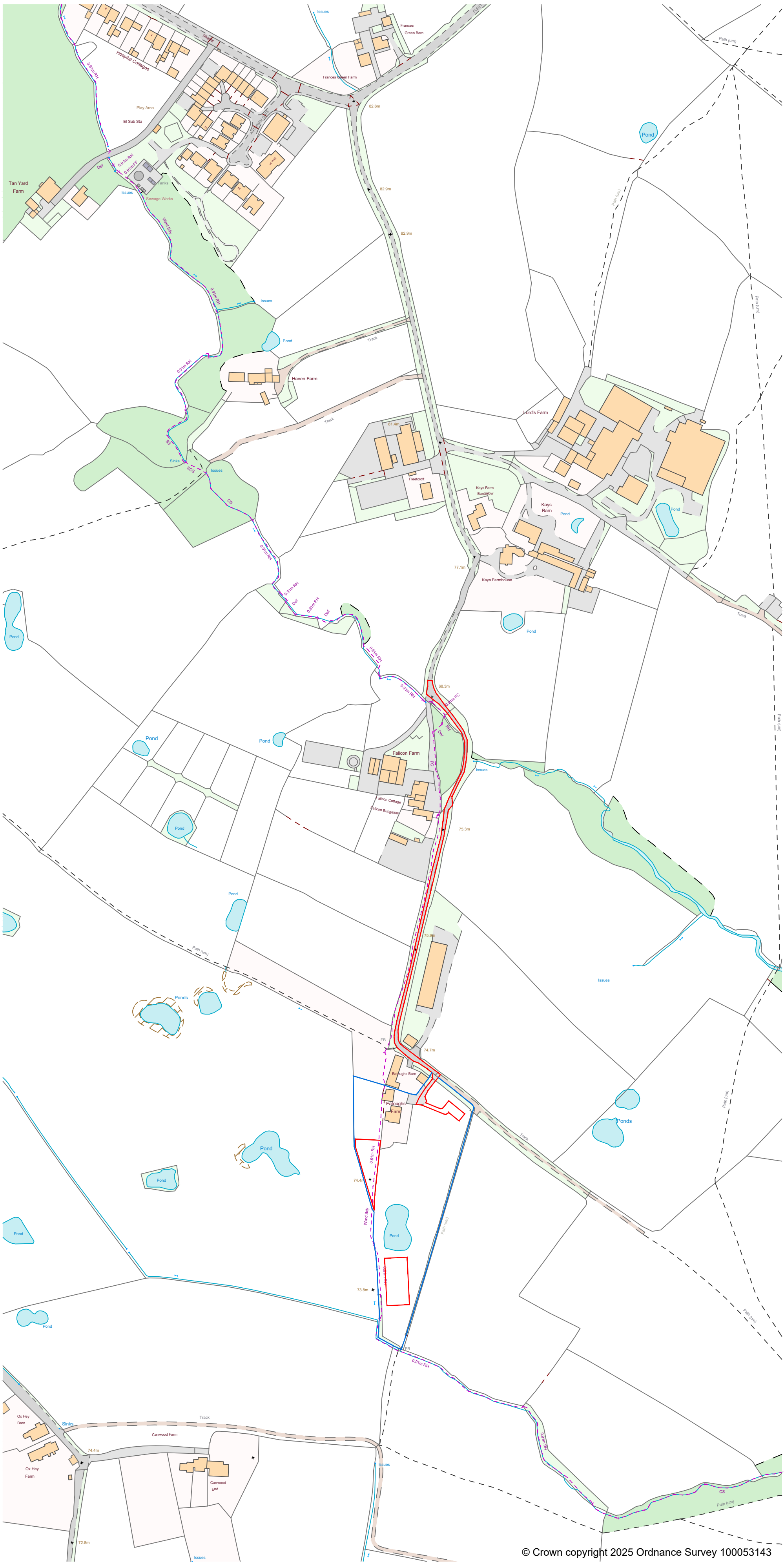
- 5.1. There will be no drainage installed as part of the development. Given the rural setting and agricultural proposals, surface water will simply be allowed to drain direct to ground.
- 5.2. Roof water from the stables will cascade to ground, the short access track leading to the stables comprises unbound crushed stone and the modestly sized concrete front to the stables will fall to adjacent landscape. The whole area is surrounded by open grassland.
- 5.3. The menage itself is permeable and hence requires no specific surface level drainage. Sub-surface field drains are often installed in such facilities, and these could be connected into the pond to the north, or ditch running west of the menage if required.
- 5.4. There will therefore be no impacts on the existing drainage regime and overland flow routes will be maintained.

6. Conclusions

- 6.1. The application seeks permission to provide equestrian facilities for the private use of the Eatoughs Farm residents.
- 6.2. The garage is located within Flood Zone 1. In flood risk terms, the development is deemed appropriate.
- 6.3. Surface water flooding is evident some 300m north of the main development site. This area of flooding will pose no additional or greater risk should the application be granted. It is of no direct risk to the residents on the site in any event.
- 6.4. There will be no formal surface water drainage installed as part of the proposals. Surface water will drain directly to ground. The site is surround by open grassland.
- 6.5. It is therefore concluded, in accordance with planning practice guidance, the proposals are acceptable.

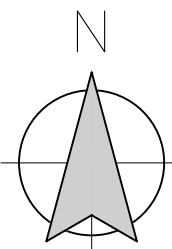
Appendix A

Architects Plans

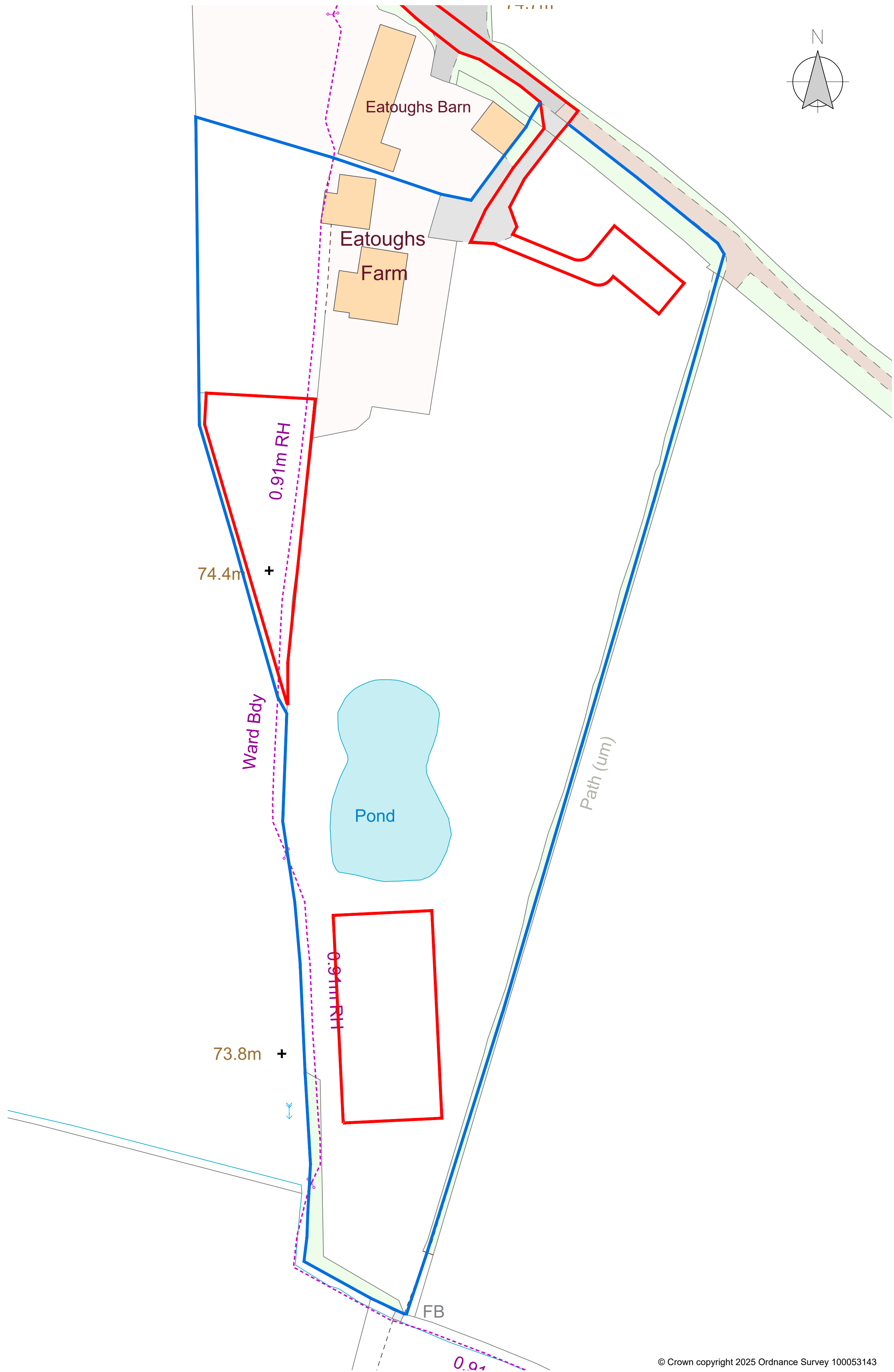


Location Plan
SCALE 1:2500

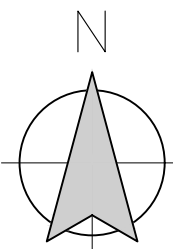
© Crown copyright 2025 Ordnance Survey 100053143
0 25 50 75 100 125 150m
1:2500 Scale



Existing Site Plan
SCALE 1:500



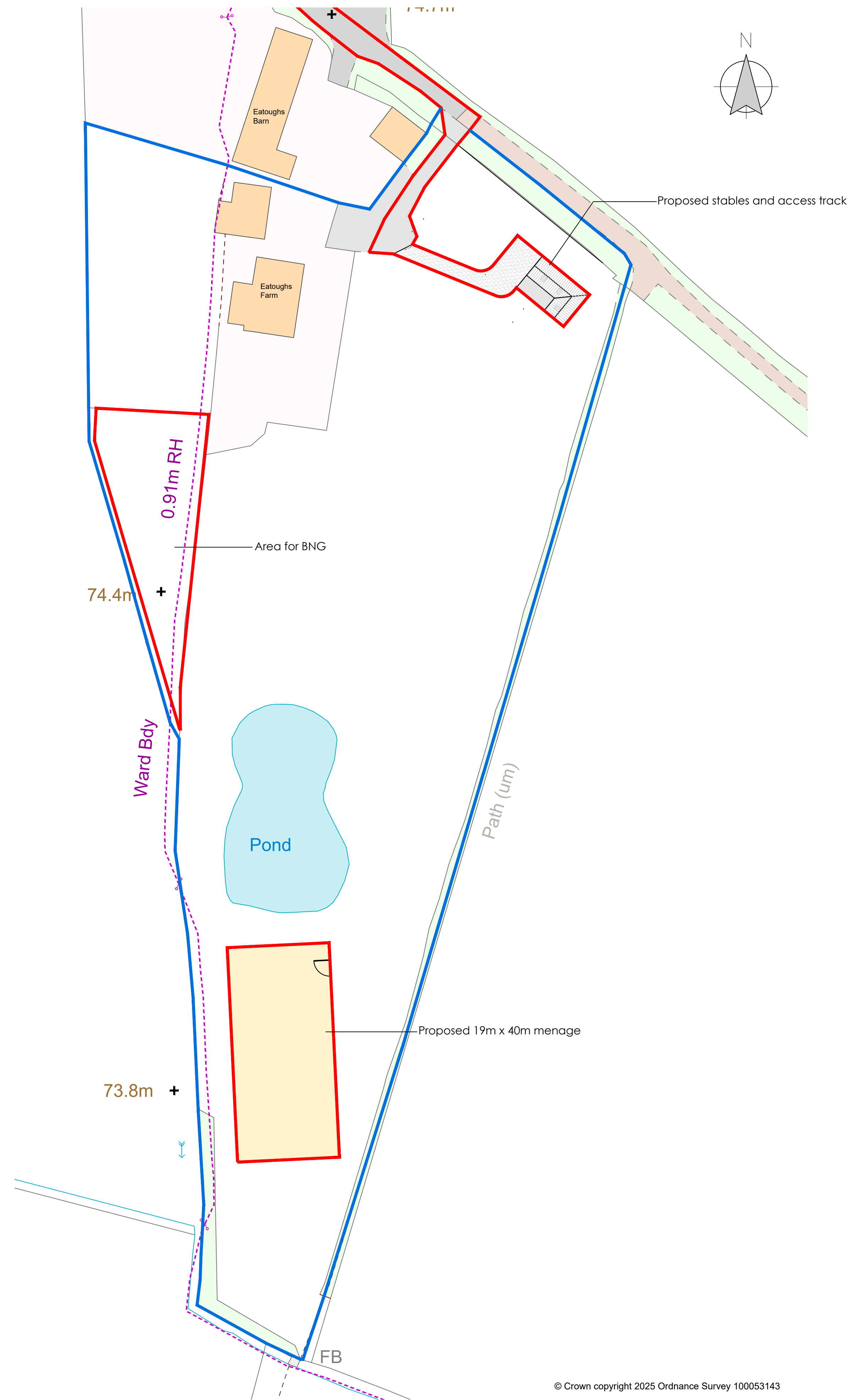
© Crown copyright 2025 Ordnance Survey 100053143
0 5 10 15 20 25 30m
1:500 Scale



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rev	date/initials	description
project		
		Proposed Stables and Manege
drawing title		
Mr and Mrs Pete Bedford		
Eatoughs Farm,		
Fleet Street Lane		
Ribchester		
PR3 3XE		
dwg purpose		
Proposed Stables - Existing Location and Site Plan		
scale	1:2500, 1:500	L01
@ sheet size	A1	drawing number
		revision

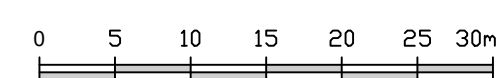
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Proposed Site Plan

SCALE 1:500

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1:500 Scale

ev	date/ints	description	
project			
Proposed Stables and Manege			
drawing title			
Mr and Mrs Pete Bedford Eatoughs Farm, Pleat Street Lane Rbchester PK3 3XE			
dwg purpose			
Proposed Stables - Proposed Site Plan			
scale	1:500	L02	A
sheet size	A1	drawing number	revision

Appendix B

EA Flood Mapping

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
362863/435691

Created
14 August 2025 15:22

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.

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

362863/435691

Scale

1:2,500

Created

14 Aug 2025 15:22

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



0 20 40 60m