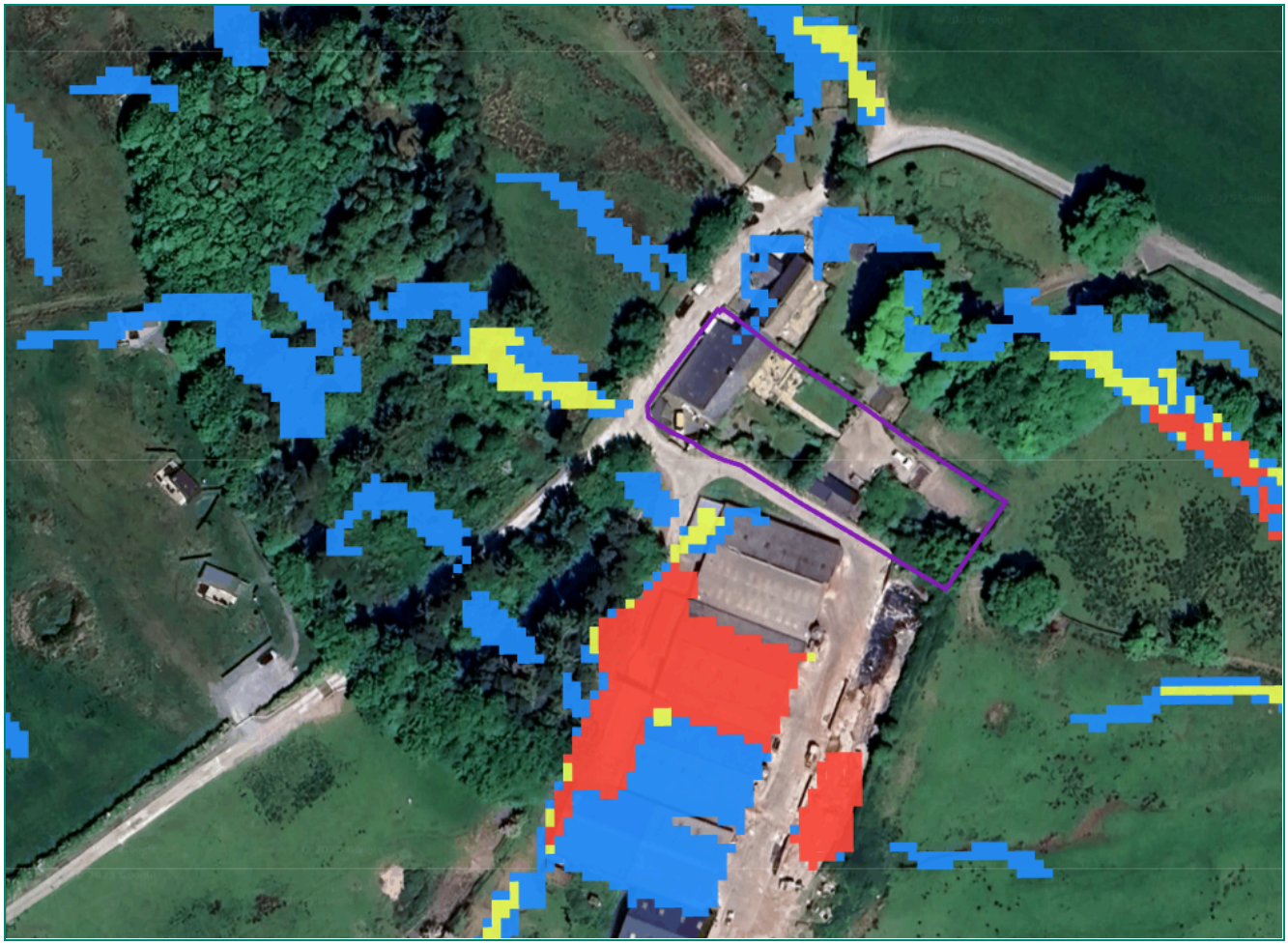
MacMarshalls
PLANNING, UTILITY
& RURAL CONSULTANTS

FLOOD RISK ASSESSMENT & SEQUENTIAL TEST

October 2025

Construction of 3 camping lodges and a utility hut including associated hardstanding and landscaping.



Land at Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr Stuart Hartley

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1. INTRODUCTION

1.1. This Flood Risk Assessment (FRA) and Sequential Test has been prepared in support of a planning application for the change of use from agriculture to the siting of three camping lodges to be used as short term holiday lets, and one utility building, with associated hardstanding areas, utilising an existing access point. The site is on an established farm within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), covered by the Ribble Valley Borough Council.

1.2. The development forms part of a rural diversification project to supplement the farm's income and support the long-term sustainability of the holding in accordance with NPPF paragraph 85 and Core Strategy Policy DMG2 (Sustainable Development in the Countryside).

2. SITE DESCRIPTION

2.1. 'The site', known as land at Burnhouse Farm.

2.2. Location: Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE.

2.3. Site Area: Approx. 0.60 hectares.

2.4. Existing Use: Agricultural land and woodland forming part of the active farm holding.

2.5. Proposed Use: change of use from agriculture to the siting of three camping lodges to be used as short term holiday lets, and one utility building, with associated hardstanding areas, utilising an existing access point.

2.6. Topography: Gently undulating woodland floor with locally free-draining soils and natural vegetation/tree cover with mainly 5-15% slopes.

2.7. Surroundings: The site is surrounded by farmland and woodland within the AONB; the woodland canopy provides excellent natural screening from public viewpoints.

3. DEVELOPMENT PROPOSAL

3.1. The proposal seeks to provide a small number of low-impact camping pods for use as short-stay visitor accommodation associated with the farm's diversification.

3.2. The pods are:

3.2.1. Lightweight timber structures placed on small pads.

3.2.2. Served by permeable surfacing for access and paths.

3.2.3. Designed to require no substantive excavation or alteration to ground levels.

3.2.4. Set within the existing woodland canopy to minimise visual impact on the AONB.

3.2.5. All pods will be connected to appropriate on-site drainage and utilities designed to meet sustainability and water management standards. The site will be drained into existing watercourses.

4. FLOOD RISK CONTEXT

4.1. Flood Zone Classification

4.1.1. According to the Environment Agency Flood Map for Planning, the entire site lies within Flood Zone 1, which represents land having a less than 1 in 1,000 annual probability of river or sea flooding (low risk).

4.1.2. Development within Flood Zone 1 is deemed appropriate for all land uses under the National Planning Policy Framework (NPPF).

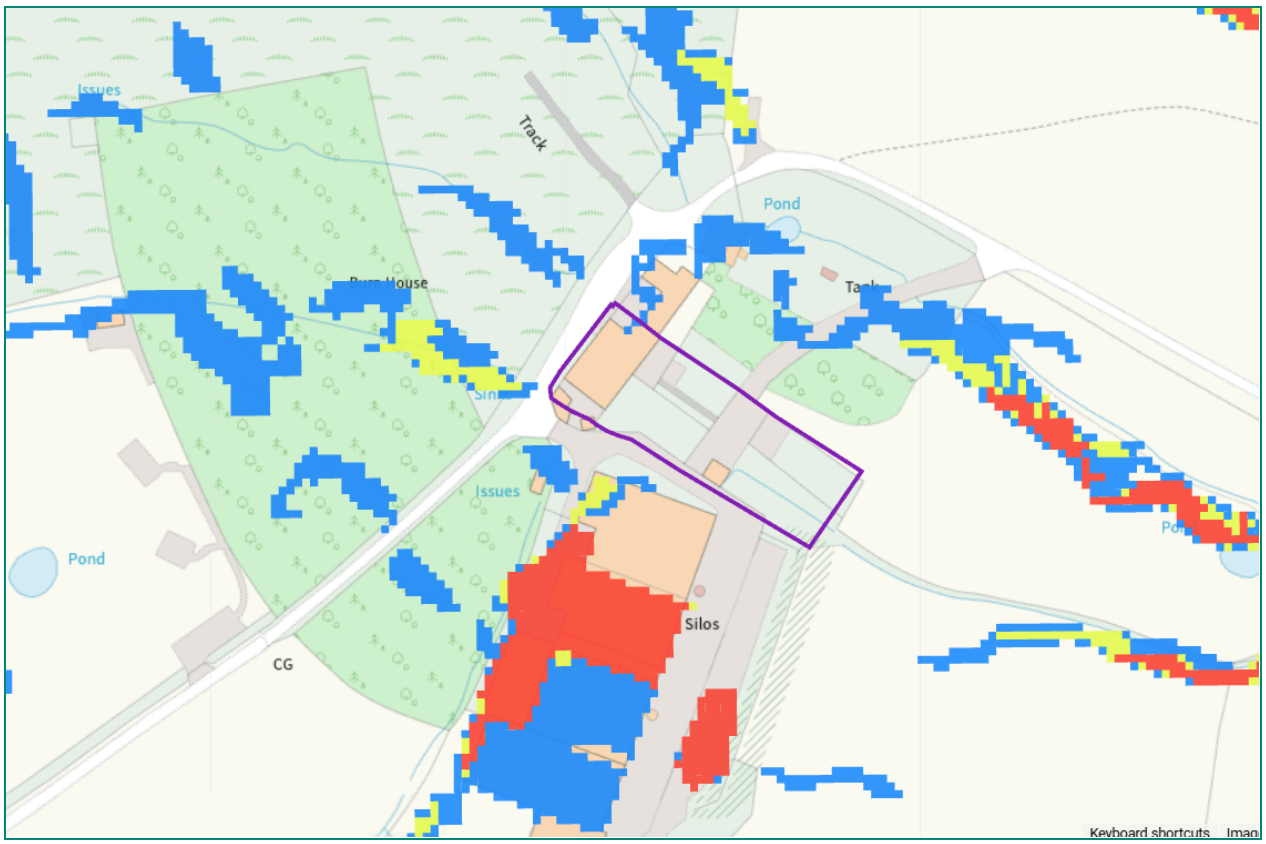
4.2. Surface Water Flooding

4.2.1. Updated Environment Agency Surface Water Flood Maps (2024–2025) - see extract below - show that:

4.2.1.1. A small part of the lower woodland area, affecting a limited number of pods, is within the 1 in 1,000 year (0.1%) annual probability surface water flood risk zone.

4.2.1.2. There is no mapped 1 in 100 or 1 in 30 year risk within the development footprint.

4.2.1.3. Future climate change scenarios (2040–2060) predict a marginal increase in the extent of low-probability surface water pooling within the same localised area.



4.3. Groundwater and Overland Flow

4.3.1. Groundwater flood risk is considered negligible due to the local geology (well-drained soils and woodland terrain). Overland flow paths are shallow and diffuse, following the site's natural contours toward surrounding farmland.

4.4. Other Flood Sources

4.4.1. There are no recorded risks from reservoirs, canals, or artificial water storage features.

4.5. Mitigation Measures

4.5.1. To ensure resilience to surface water and climate-related flood risk, the following design and management measures will be implemented:

Measure	Purpose
Pods to be set **300mm above existing ground level**	Freeboard above extreme surface water levels
Permeable access paths and gravel bases	Promote natural infiltration and avoid runoff
Rainwater harvesting and soakaway systems	Manage roof runoff sustainably
Minimal ground disturbance	Preserve natural drainage characteristics
No alteration to natural flow routes	Maintain existing hydrology
Emergency flood procedure for guests	Ensure safety during extreme rainfall events

4.5.2. These measures ensure the development remains safe for its lifetime, is resilient to climate change, and will not increase flood risk elsewhere, in line with NPPF paragraphs 159–169 and Ribble Valley Core Strategy Policy DME6 (Water Management).

5. SEQUENTIAL TEST

5.1. The purpose of the Sequential Test is to direct development to areas of lowest flood risk.

5.2. The entire site lies within Flood Zone 1, representing the lowest risk category. However, updated surface water mapping triggers consideration of the Sequential Test due to the minor overlap with a low-probability surface water risk zone.

5.3. Reasonable Site Selection

5.3.1. The proposed development is functionally linked to the existing farm and must be located within the farm's ownership to meet the objectives of agricultural diversification and farm income generation.

5.3.2. Alternative locations have been considered but discounted for the following reasons:

5.3.2.1. Functional Dependency: The pods must be sited on the applicant's farm to provide genuine on-farm diversification and to allow supervision and maintenance by the farm business.

5.3.2.2. Landscape and Visual Sensitivity: The proposed wooded location provides substantial visual screening within the AONB, ensuring minimal landscape impact. Relocating the pods elsewhere would leave them visually exposed, causing greater harm to the AONB contrary to Policy EN2 (Landscape Protection).

5.3.2.3. Land Ownership Constraints: The development must be on land under the applicant's control; there are no alternative available sites within the ownership or nearby with lower flood risk that are not more exposed.

5.3.2.4. Flood Zone Status: The site is already within Flood Zone 1 — the lowest flood risk classification — meaning there are no sequentially preferable locations in flood risk terms.

5.4. Sequential Test Conclusion

5.4.1. The proposal therefore satisfies the Sequential Test as:

5.4.1.1. It is located in Flood Zone 1 (lowest risk).

5.4.1.2. It cannot reasonably be relocated due to the functional, landscape, and ownership constraints.

5.4.1.3. The small areas of surface water risk can be mitigated through design measures.

5.4.1.4. Accordingly, the proposal is compliant with NPPF paragraph 162 and Planning Practice Guidance on Flood Risk and Coastal Change.

6. EXCEPTION TEST

6.1. Although not required for development in Flood Zone 1, the proposal meets the spirit of the Exception Test because it:

6.1.1. Provides a significant public and economic benefit through farm diversification and rural tourism;

6.1.2. Is safe and sustainable for its lifetime; and

6.1.3. Does not increase flood risk elsewhere.

7. CONCLUSION

7.1. This Flood Risk Assessment and Sequential Test demonstrates that:

7.1.1. The site lies entirely within Flood Zone 1 (low risk);

7.1.2. Surface water risks are minimal and fully manageable;

7.1.3. The development is functionally tied to the existing farm and represents the lowest-risk feasible location;

7.1.4. Appropriate drainage and resilience measures will ensure the development remains safe and sustainable; and

7.1.5. The proposal accords with the NPPF, Planning Practice Guidance, and Ribble Valley Core Strategy Policies DME6, DMG2, and EN2.

7.2. Accordingly, flood risk does not pose a constraint to the proposed development, and the scheme meets the Sequential Test requirements in full.

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