



Orrells Coach Hire Ltd

Former Recycling Depot, Langho

Flood Risk Assessment

D4888-R-01

April 2026

PSA Design Ltd

Consulting Engineers
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Tel. 01772 786066
Fax. 01772 786265

www.psadesign.co.uk
mail@psadesign.co.uk

Document Control Sheet

Former Recycling Depot, Langho

Flood Risk Assessment

Job	Date	Issue	Copy
D4888	April 2026	Original	

Originator..... G Sanderson

Checker..... D Wallbank

Approver..... G Sanderson

© PSA Design Ltd. All rights reserved.

No part of this report may be copied or reproduced by any means without prior written permission from PSA Design. If you have received this report in error, please destroy all copies in your possession or control and notify PSA Design.

This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by PSA Design, no other party may use, make use of or rely on contents of the report. No liability is accepted by PSA Design for any use of this report, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in the report are on the basis of PSA Design using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted that and it is expressly stated that no independent verification of any of the documents or information supplied to PSA Design has been made.

Contents

- 1.0 Introduction**
- 2.0 Flood Risk Assessment**
- 3.0 Drainage Strategy**
- 4.0 Conclusion**

Appendices

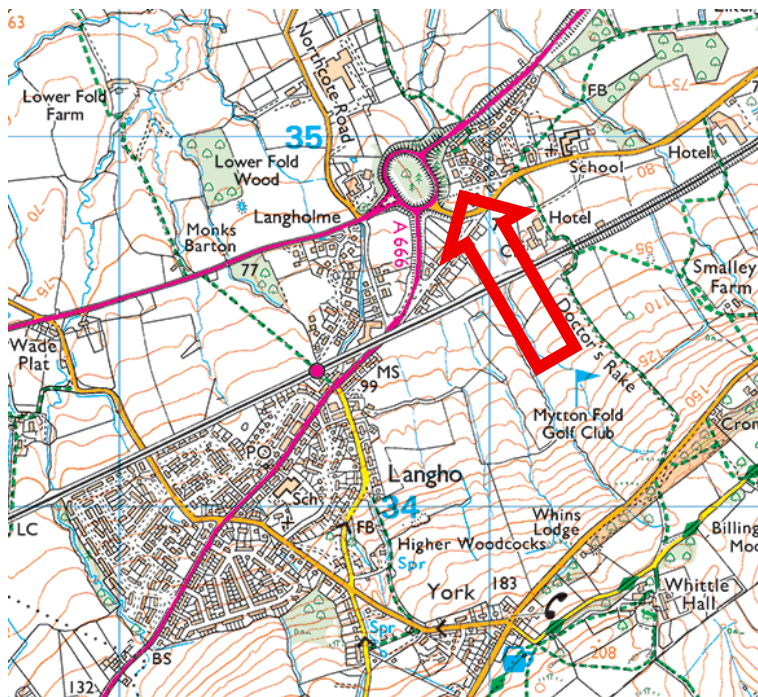
- A Existing & Proposed Site Plans**

1. Introduction

- 1.1. PSA Design Ltd have been commissioned to provide a Flood Risk Assessment (FRA) to support a planning application at a former recycling centre off Whalley Road, Langho.
- 1.2. The application comprises “proposed use of land for open air storage of vehicles within use class B8, provision of welfare unit and jet wash. Retrospective application”.
- 1.3. The location of the site is shown below and in more detail on the location plan included within **Appendix A**.

The site is located at: Former Household Waste Recycling Centre
Longsight Road
Langho
BB6 8AB

NGR : 370910E 434860N



Existing Site

- 1.4. The application site comprises the former Lancashire County Council Langho waste recycling yard and access road. The site is hard surfaced with the entrance to the site off Longsight Road which subsequently connects to Whalley Road.

- 1.5. To the west of the site is the wooded banking to the Langho roundabout on the A59 which is at a higher level. To the north of the main part of the site are three storey flats and a car park off Petre Wood Crescent. The access road to the site passes to the south of four terrace houses which front onto Petre Wood Close. To the south of the site and its access road, and at a higher level, is Petre Garage, a car mechanics garage providing vehicle repairs, MOT's, jet washing facilities and petrol filling station. Adjacent to this the land appears to be being used as a yard to store and maintain plant hire equipment and HGV vehicles

Proposed Site

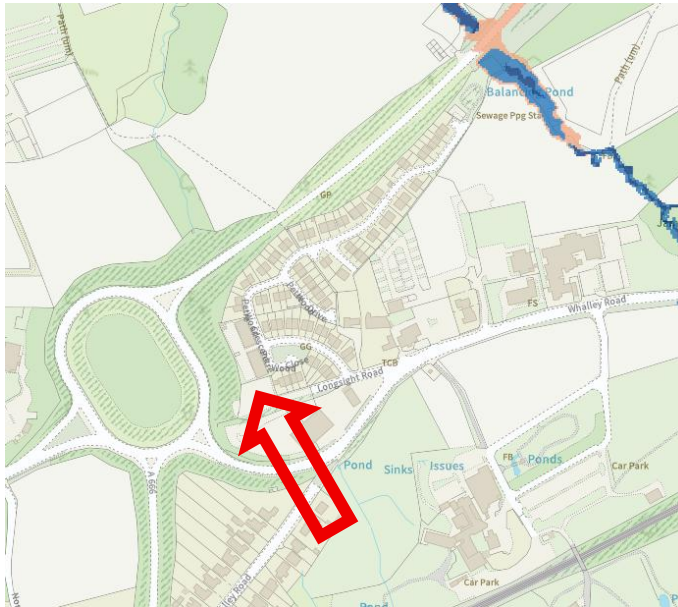
- 1.6. Planning application seeks permission in retrospect to use the site for the storage of vehicles and to retain the welfare unit and jet wash. The site is currently used to store up to five coaches. The welfare unit is used for storage and will be used to provide a toilet and washbasin. There is no office at the site, all administration duties are done off-site at the applicant's home.

Site History

- 1.7. The application site was previously used as a household waste recycling centre until 31st March 2011. The recycling centre comprised a series of skips on the northern and western perimeter of the site with a parking and turning area.
- 1.8. The Architects plans are included as **Appendix A**.

2. Flood Risk Assessment

- 2.1. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) set out Government policy aims on development and flood risk for England. The aim is to ensure flood risk is taken into account at all stages of the planning process, to avoid inappropriate developments in areas at risk of flooding, and to direct development away from areas of highest risk.
- 2.2. Flood mapping from the EA website (extract below) clearly indicates that the site is located within Flood Zone 1 and is therefore at very low risk of flooding. Accordingly, with reference to Table 2 from PPG, the proposed development would fall into the "less vulnerable" category and, in accordance with Table 3, the site proposals within Flood Zone 1 would be deemed "appropriate".



There will therefore be no requirement for a Sequential Test or Exception Test to be carried out for this development.

2.3. Notwithstanding the above, aside from fluvial and coastal flood risk, NPPF sets out that risk of flooding from ALL sources should be considered. This is discussed in more detail below.

2.4. **Surface Water (Pluvial) Flood Risk**

2.5. Reference to online surface water flood risk mapping shows there is surface water flood risk in the area. Extracts are included below.



1 in 100yr SW Flood Risk



1 in 1000yr SW Flood Risk

- 2.6. The red-line boundary on the above plans generally indicates the proposed site. It can be seen that during the 1 in 100yr event, the site is affected to the northern boundary. During the 1 in 1000yr event flooding is shown within most of the existing yard. In relation to flood risk, the design flood event for flood risk assessment purposes is the 1 in 100yr event.
- 2.7. Further reference to online long term surface water flood risk mapping, indicates that during the 1 in 100yr design event, surface water flooding will generally be limited to 20cm deep. Climate change allowances do indicate that depths could be deeper in the future, however, these appear to be limited to 60cm.
- 2.8. The proposed use is store coach vehicles. By definition, coaches have high chassis and it is very unlikely they would be affected by shallow surface water flooding.
- 2.9. Surface water flooding is generally slow to onset and builds up over a prolonged periods when surface water drainage systems become surcharged and ground becomes saturated. This would typically be during or after prolonged periods of heavy rain. Being a coach park, the operator will regularly visit the site, and his main office operates within the same regional locality. Flood risk could therefore be systematically monitored during such periods to provide a preventative action plan. This plan would simply be to monitor, and if necessary relocate the vehicles temporarily during any such peak flood event.
- 2.10. The site is currently served by a drainage system including existing yard gullies. This will ensure that surface water flood risk would quickly return to normal following a flood event.
- 2.11. Most importantly, the site was historically used as a waste recycling centre and more recently given approval for B1/B8 use in the form of the erection of 4 business units. Therefore, in flood risk terms, the proposed coach storage use would be far less “vulnerable”.

It is therefore concluded, subject to the operator establishing a suitable flood risk management and action plan, in terms of flood risk, the site is appropriate for development and will be suitably safe from flood risk during its lifetime.

3. Drainage Strategy

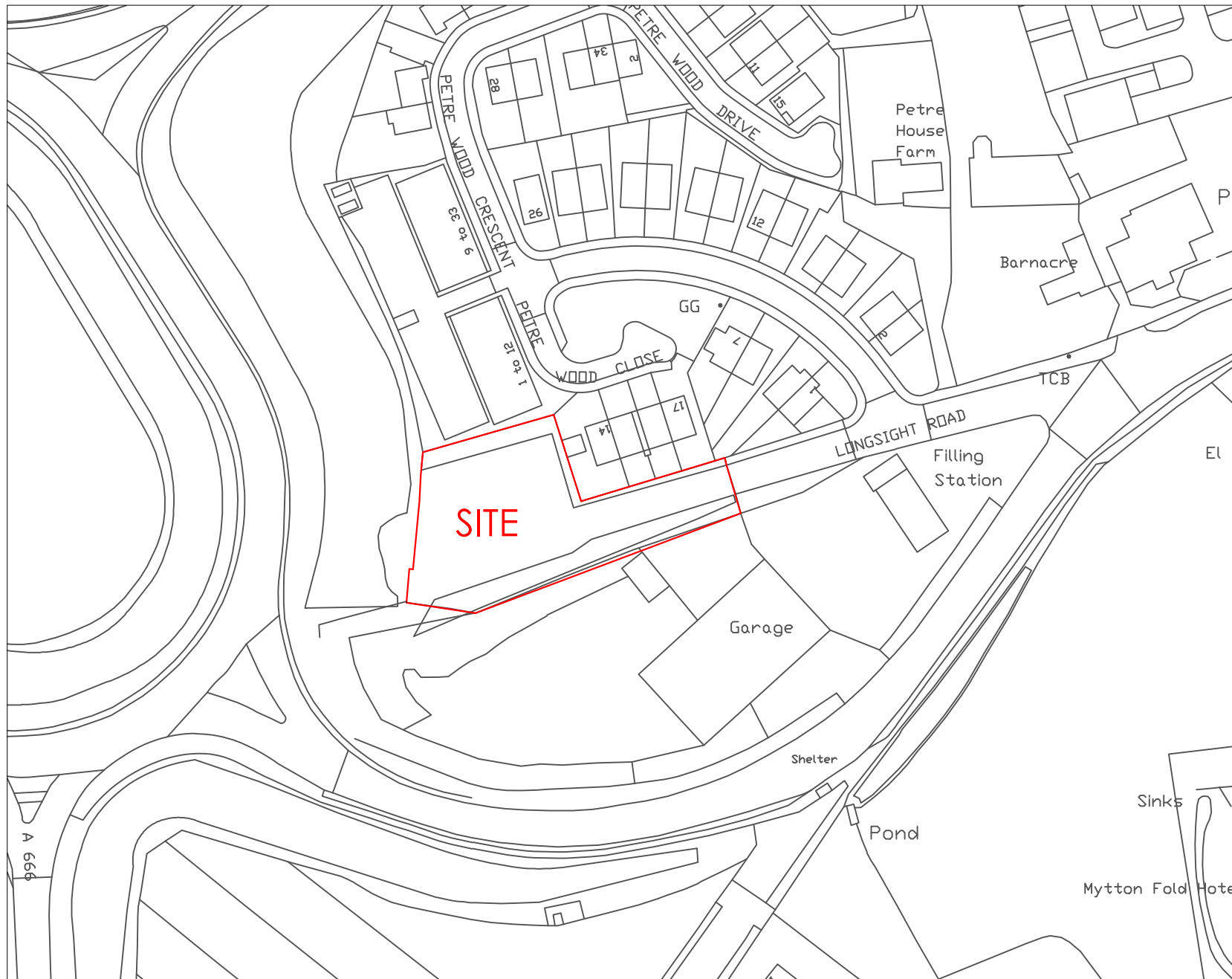
- 3.1. There are no proposals to alter or amend any drainage related infrastructure. No new impermeable contributing areas will be installed as part of the application.

4. Conclusion

- 4.1. It has been demonstrated that the proposed development would be deemed appropriate in terms of flood risk.
- 4.2. It is recommended the operator establishes a suitable flood risk management and evacuation plan to monitor the site during prolonged periods or heavy rain. A simple action plan would be to remove the vehicles from site would be appropriate. In reading this report, the operator is appraised of the potential risk.
- 4.3. There will negligible flood risk to people as there are no proposed facilities for people to permanently operate from the site other than to temporarily visit to collect and return coaches.
- 4.4. There proposal will not affect the existing surface water drainage regime.
- 4.5. **Accordingly, there should be no flood risk or drainage reasons why the proposals should not be granted planning consent.**

Appendix A

Existing & Proposed Site Plans



Scale: 1/1250



Marathon House
The Sidings Business Park
Whalley, BB7 9SE

01254 823 885

www.peterhitchenarchitects.co.uk

NOTES:

For Retrospective Planning
Application.

No.	Description	Date

CLIENT:

Orrells Coach Hire

For the Former Waste
Recycling Centre Langho,
BB5 8AB

PROJECT:

The use of existing site as
a coach yard

SHEET:

Location Plan

Project number

PHA/1046

Date

13/02/2026

Drawn by

LM

Checked by

PH

A3.5

Scale

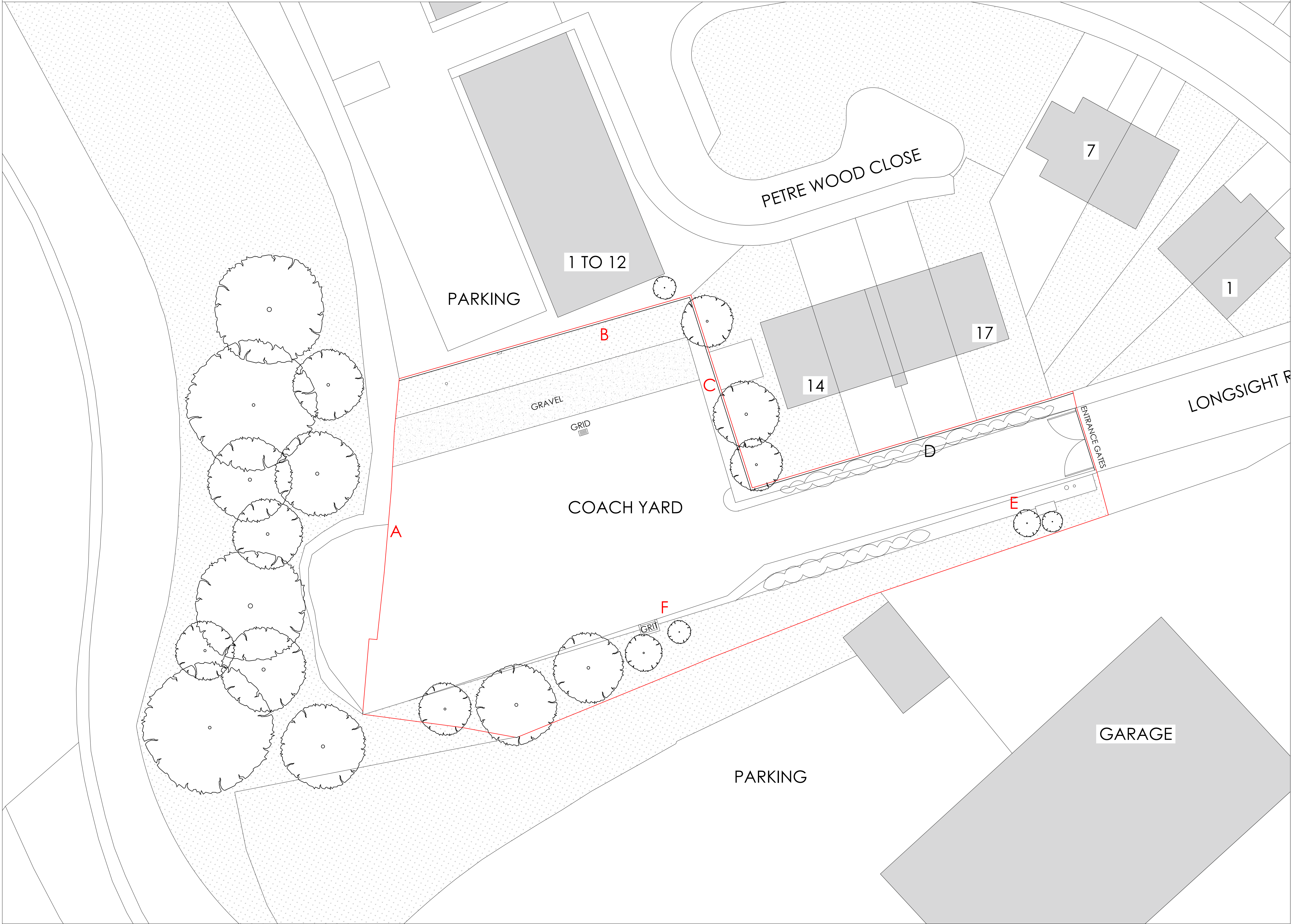
1 : 1250

Sheet size

A4

BOUNDARY KEY ⓘ

- A - TIMBER FENCE 1800MM
- B - BRICK WALL UP TO 1100MM THEN TIMBER TOP FENCING 1500MM
- C - BRICK WALL UP TO 1100MM THEN TIMBER TOP FENCING 2000MM
- D - BRICK WALL, LEVEL CHANGE FROM EAST 100MM TO WEST 1300MM. TIMBER TOP FENCING 2000MM
- E - GRASS VERGE WITH TREES



Marathon House
The Sidings Business Park
Whalley, BB7 9SE

01254 823 885

www.peterhitchenarchitects.co.uk

NOTES:
For Retrospective Planning
Application.

No.	Description	Date

CLIENT: Orrells Coach Hire

For the Former Waste
Recycling Centre Langho,
BB5 8AB

PROJECT: The use of existing site as
a coach yard

SHEET: Existing Site Plan

Project number PHA/1046

Date 15/09/2025

Drawn by LM

Checked by PH

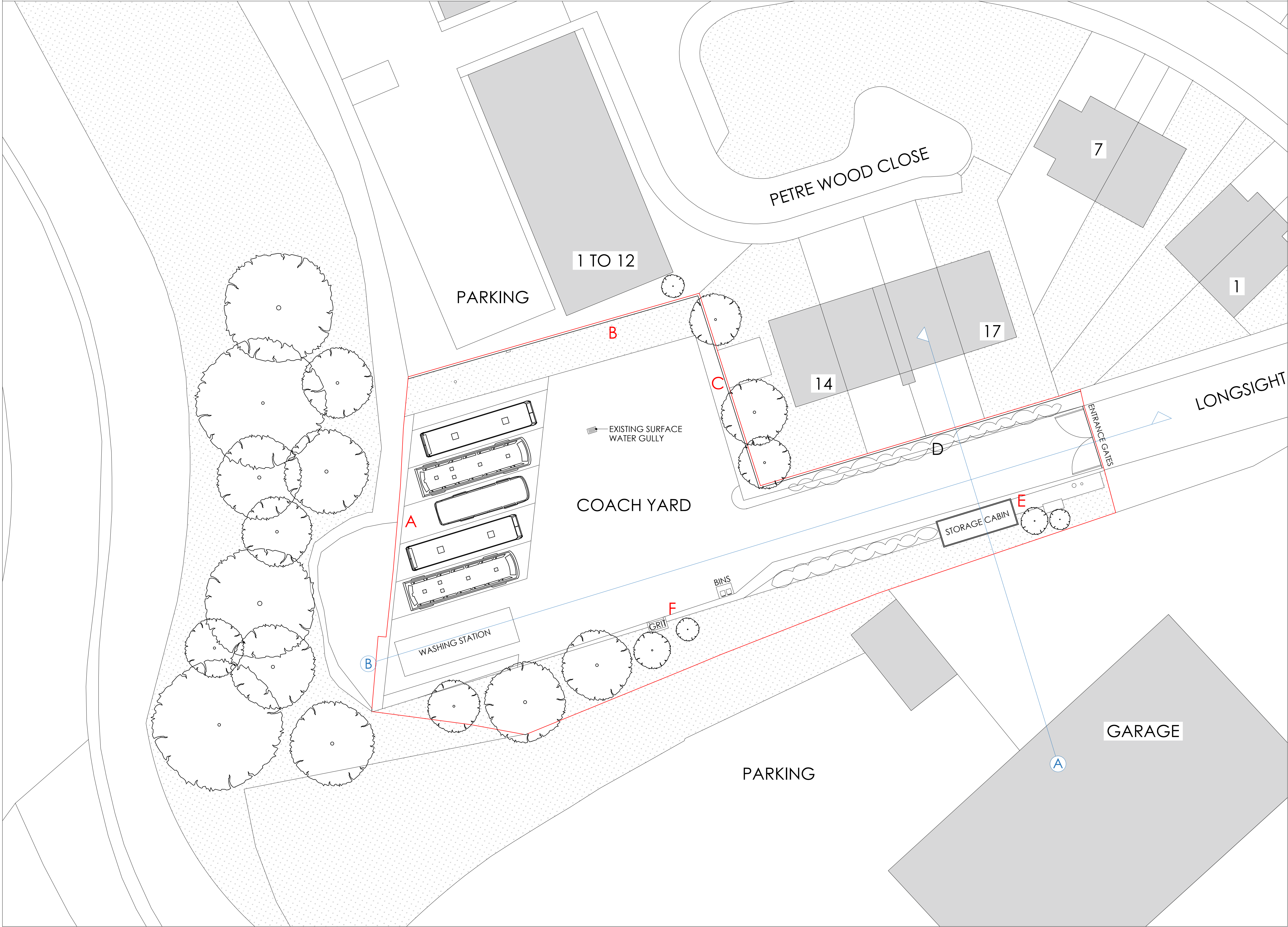
A3.1

Scale 1 : 200

Sheet size A1

BOUNDARY KEY ☹

- A - TIMBER FENCE 1800MM
- B - BRICK WALL UP TO 1100MM THEN TIMBER TOP FENCING 1500MM
- C - BRICK WALL UP TO 1100MM THEN TIMBER TOP FENCING 2000MM
- D - BRICK WALL, LEVEL CHANGE FROM EAST 100MM TO WEST 1300MM. TIMBER TOP FENCING 2000MM
- E - GRASS VERGE WITH TREES



Marathon House
The Sidings Business Park
Whalley, BB7 9SE

01254 823 885

www.peterhitchenarchitects.co.uk

NOTES:
For Retrospective Planning Application.

Section A and B shown in blue to be read in conjunction with drawing A3.4

No.	Description	Date

CLIENT: Orrells Coach Hire

For the Former Waste Recycling Centre Langho, BB5 8AB

PROJECT: The use of existing site as a coach yard

SHEET: Proposed Site Plan

Project number PHA/1046

Date 13/02/2026

Drawn by LM

Checked by PH

A3.2

Scale 1 : 200

Sheet size A1