

Sequential Test Position Statement

Proposed Self-Build Dwelling

Twin Brook Barn, Upbrooks, Clitheroe, BB7 1PL

1. Introduction

This statement has been prepared in support of a planning application for a single self-build bungalow at Twin Brook Barn, Clitheroe.

The purpose of this document is to explain the applicant's position regarding the Sequential Test and to set out why a separate Sequential Test has not been submitted with the application.

This statement should be read alongside the Planning Statement, Flood Risk Assessment, Ground Conditions and Flood Map Accuracy Review, and supporting drawings.

2. Site Location and Flood Risk Context

The proposed development comprises a single self-build bungalow intended to provide suitable accommodation for downsizing in retirement whilst remaining within the applicant's established community in Clitheroe and continuing to provide support for an elderly relative living nearby.

The application site lies within the curtilage of Twin Brook Barn and is located within the settlement boundary of Clitheroe, identified as the principal settlement within the Ribble Valley.

The proposed dwelling has been specifically designed and positioned to occupy the area identified as Flood Zone 1 on the Environment Agency Flood Map for Planning.

A detailed site-specific Flood Risk Assessment accompanies the application.

The Flood Risk Assessment concludes that:

- The proposed dwelling is located within Flood Zone 1.
- The development will be safe for its lifetime.
- Safe access and egress can be achieved.
- The proposal will not increase flood risk elsewhere.
- Site-specific survey data demonstrates existing ground levels are higher than those represented within the Environment Agency model.

3. Applicant's Position on the Sequential Test

The applicant considers that the planning application should be determined on the basis of the accompanying site-specific Flood Risk Assessment and supporting evidence.

The application has been deliberately designed so that all built development is located within the area identified as Flood Zone 1.

Furthermore, the submitted Flood Risk Assessment demonstrates that the proposed dwelling can be occupied safely throughout its lifetime without increasing flood risk elsewhere.

The applicant therefore considers that the proposal satisfies the objectives of national planning policy relating to flood risk and that the detailed flood evidence submitted with the application provides the appropriate basis for determining the proposal.

4. Site-Specific Evidence

The application is supported by a detailed topographic survey undertaken in March 2026.

This survey demonstrates that significant changes have occurred within the wider area since the Environment Agency hydraulic model was prepared.

In particular:

- Twin Brook Business Park was constructed after the topographic data used within the model was collected.
- Significant land raising has taken place.
- Existing ground levels differ materially from those represented in the model.
- Existing business park finished floor levels are above modelled flood levels.
- Historic modelled flood flow routes no longer accurately reflect present-day ground conditions.

The applicant has therefore provided site-specific evidence which represents the most accurate information currently available regarding flood risk at the site.

5. Proportionate Assessment

The proposed development consists of a single self-build bungalow occupying a limited area of land.

The applicant has commissioned detailed flood risk and topographical investigations which provide a robust assessment of flood risk at the site.

The Environment Agency has indicated that a revised hydraulic model would be required to fully reflect changes arising from the construction of Twin Brook Business Park and associated land raising works.

However, undertaking a complete remodelling exercise would involve extensive investigation of land beyond the application site, including third-party land and sections of the wider Mearley Brook catchment.

The applicant considers that such work would be disproportionate to the scale and nature of the proposed development, particularly where detailed site-specific survey information is already available.

The submitted evidence provides a proportionate and reliable basis for assessing flood risk and should be afforded significant weight in the determination of the application.

6. Without Prejudice Position

Without prejudice to the applicant's position that the proposal should be determined on the basis of the submitted Flood Risk Assessment and supporting evidence, the applicant remains willing to engage constructively with the Local Planning Authority throughout the determination process.

Should the Local Planning Authority conclude that further Sequential Test information is required, the applicant would be willing to provide additional evidence regarding site availability, suitability and deliverability.

However, the applicant respectfully submits that the application should first be considered on the basis of the detailed flood risk evidence provided, which demonstrates that the proposed development has been designed to avoid areas of flood risk and can be occupied safely throughout its lifetime.

7. Conclusion

The proposed self-build bungalow has been specifically designed and positioned to occupy the area of the site identified as Flood Zone 1.

A comprehensive site-specific Flood Risk Assessment demonstrates that the development will be safe for its lifetime, that safe access and egress can be achieved, and that the proposal will not increase flood risk elsewhere.

The application is further supported by detailed topographic survey information demonstrating

that significant changes have occurred since the Environment Agency model was prepared and that present-day site conditions differ materially from those represented within the existing flood mapping.

In these circumstances, the applicant considers that the submitted flood risk evidence provides the appropriate basis for determining the application.

Accordingly, no separate Sequential Test has been submitted at this stage, although the applicant remains willing to engage with the Local Planning Authority should additional information be requested during the determination process.