

Ref: CP/10781
Date: 21st December 2021

Wyre Council
Planning Department
Civic Centre
Breck Road
Poulton-le-Fylde
LANCASHIRE
FY6 7PU

Dear Sir / Madam,

RE: PRIOR APPROVAL FOR THE CHANGE OF USE OF AN AGRICULTURAL BUILDING TO 2 RESIDENTIAL DWELLINGS (C3) UNDER CLASS Q OF THE GPDO (REF: 21/01499/COUQ)

I write in respect of a request by Wyre Council for the provision of a flood risk assessment in respect of the above application.

The application site is located on the southern side of Stubbins Lane for which Environment Agency flood mapping identifies land to the south-west of the agricultural building as being situated within Flood Zone 2 and 3. The location of the agricultural building is within Flood Zone 1.

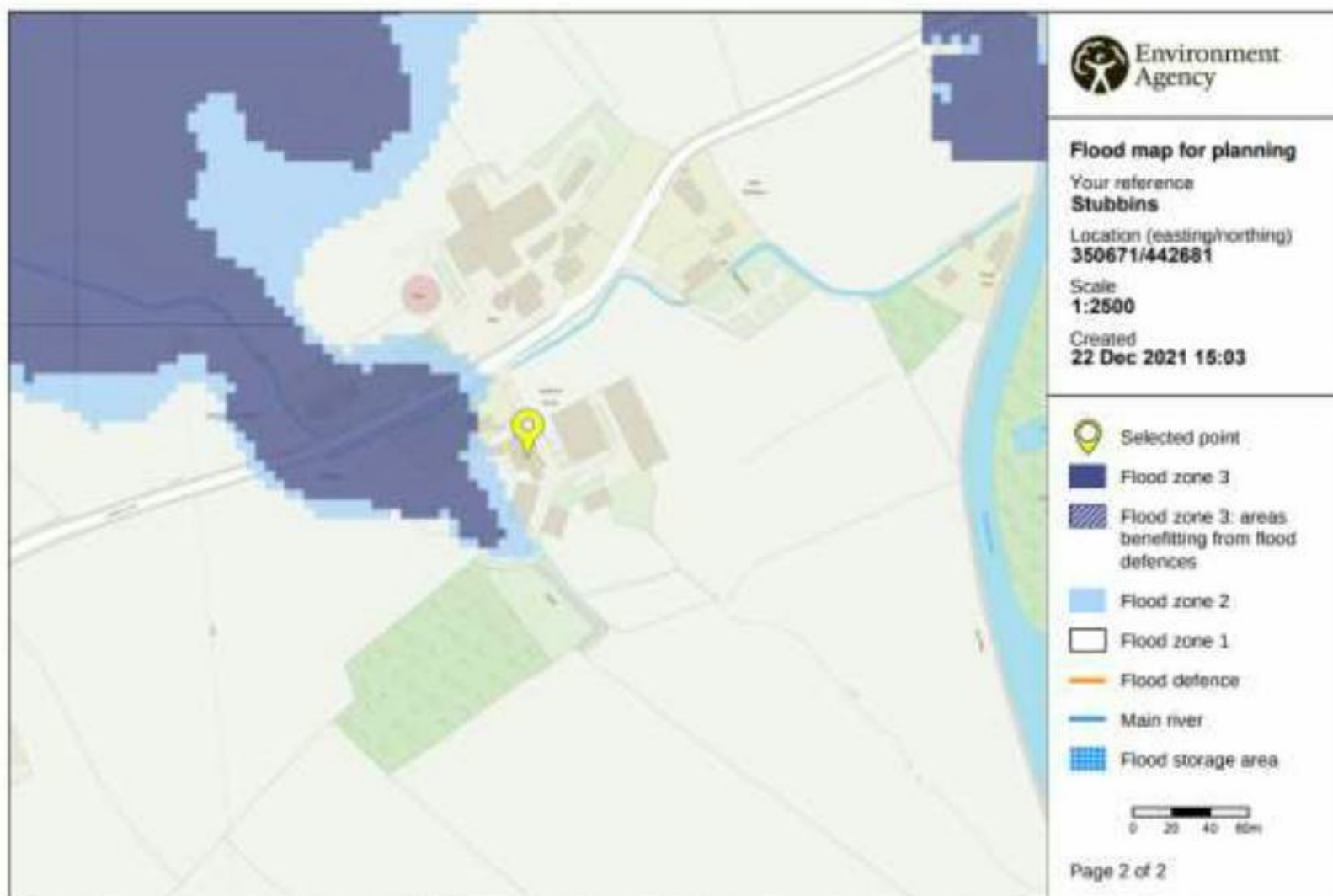
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Architects
Building Surveyors
Town Planners
Principal Designers



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Figure 1. Extract of Flood Map (source: Environment Agency)

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A Flood Risk Assessment was submitted with a previous prior approval application for this site, which is replicated at the end of this letter. Whilst the red line boundary of the current proposal is different to that of the previous application it is not considered to extend further south-west than the previous iteration and as such the same conclusions apply.

This assessment found that only a very small area along the south-western boundary of the site falls within Flood Zone 2. It should be noted that during the determination of the application, the Council's drainage engineer was consulted on the application and stated that the site fell within Flood Zone 1, a copy of this response is also provided at the end of this letter.

In any event, should the south-westernmost portion of the site be considered to fall within Flood Zone 2, it is considered that this part of the site is proposed as curtilage for use as parking, which would fall within the 'Less Vulnerable' development classification. As such, it is deemed to be appropriate development within Flood Zone 2.

Overall, we consider the proposals to have no detrimental impact due to matters of flood risk and as such, there is no reason, in this respect, for prior approval not to be granted.

Should you require any further information, please do not hesitate in contacting this office.

Yours sincerely



CLAIRE PARKER BA (Hons) MCD
for and on behalf of
CASSIDY + ASHTON GROUP Ltd
Architects Building Surveyors Town Planners

Email: claireparker@cassidyashton.co.uk

Drainage Officer Consultation Response to Previous Application Ref: 21/00602/COUQ



PLANNING APPLICATION - CONSULTATION

FROM: ENGINEERING SERVICES

TO: PLANNING SERVICES

Please ask for: Paul Long

Our ref: 21-00602-COUQ

Extension No: 7271

Case Officer: Lucy Lowock

Email: paul.long@wyre.gov.uk

Date: 12/07/2021

Application no: 21/00602/COUQ

Reply to Planning Consultation

Stubbins House Farm, Stubbins Lane, Cloughton-on-Brock PR3 0PL

NO OBJECTION IN PRINCIPLE:

- Full foul and surface water drainage plans to be submitted for approval.

FLOOD RISK:

The Environment Agency defines the site as being in **Flood Zone 1 (Low Risk)** as set out in the National Planning Policy Guidance. The site is assessed as having less than a 1 in 1,000 annual probability of river or sea flooding (<0.1%). These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

FLOOD RISK ASSESSMENT:

Required Yes
No

Meets requirement Yes
No

Comment:

EMERGENCY PLAN ASSESSMENT:

Required Yes
No

Meets requirement Yes
No

Comment:

*All correspondence relating to this application should be directed to planning@wyre.gov.uk
– no correspondence will be entered into directly with regard to this application.*

Paul Long
Senior Engineer

**Flood Risk Assessment letter submitted in respect of Previous Application ref:
21/00602/COUQ**



Our Reference : G3472-FRA-01
Your Reference :

03 June 2021

**JWS Development
Bellfold Depot
Moorside Lane
Woodplumpton
PR4 0TB**

Dear Sirs,

**Stubbins House, Stubbins Lane, Claughton-on-Brock
Flood Risk Assessment.**

Introduction

PSA Design Ltd has been commissioned to prepare a Flood Risk Assessment in support of a planning application for the conversion of a former agricultural building to two residential dwellings. This application is a resubmission of a previously approved application "17/00860/COUQ" which was granted 5th April 2018. The current application is understood to be identical to that previously approved.



The site is located at Stubbins House,
Stubbins Lane, Claughton-on-Brock, Preston,
PR3 0PL. NGR: 350668E, 442683N.

The site location is indicated on the map
adjacent. Other location and site plans are
included at **Annex A** for reference.

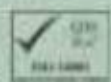
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The redline boundary of the site is illustrated on the aerial photo adjacent.



Reference to the EA online mapping (extract adjacent) shows that the vast majority of the site (including the buildings) are located within Flood Zone 1. EA mapping identifies the site to be in an area at "Very Low" risk of flooding. There is however a very small area along the redline boundary at the western end of the site which falls within Flood Zone 2

Proposals

The proposals seek permission to convert the existing barn building into 2 residential dwellings. There are a few existing outbuildings that will be removed as part of the development to enable the provision of the associated parking spaces.

Flood Risk Assessment

The majority of the site is shown to be located within Flood Zones 1 with a very small area of Flood Zone 2 along the western boundary. This area is well away from the proposed dwellings.

Planning Practice Guidance (PPG) has been reviewed and assessed as below.

With reference to Table 2 from PPG, a development consisting of dwellings would naturally fall within the "More Vulnerable" category. Such development within Flood Zone 1 is deemed to be appropriate and by definition it therefore satisfies the sequential and exception tests.

In terms of the small area of car parking at the western end of the site which falls within Flood Zone 2, although not specifically mentioned within PPG, it is taken that car parking would fall within the 'Less Vulnerable' development classification. Therefore, this would be deemed appropriate development in Flood Zone 2 and accordingly sequential and exception tests would not be required. In any event, given this area lies on the extremities of the flood zone, it is safe to assume that any flooding would be very shallow.

Surface Water Management & Drainage Strategy

The existing barn benefits from an existing drainage system with gutters and rainwater pipes. There will be no additional drains constructed as part of the conversion and the site will drain as existing.

Any new external hardstanding areas to create the parking provision will be built from permeable block paving or loose gravel. There will be no additional surface water run-off from these areas.

As outlined above, there are no proposals to alter or amend any of the site in context to the surface water drainage regime. There will therefore be no material impacts in relation to flood risk from surface water as a direct result of the proposals.

It is therefore concluded, that in relation to Flood Risk, there appears to be no reason why the site cannot be safely re-developed and meet the requirements of NPPF/PPG.

Yours sincerely,



Graham Sanderson
PSA Design Ltd.