



## Planning Statement - Flood Risk & Sequential Assessment.

**Broadfall Gubberford Lane Scorton Preston Lancashire PR3 1BL**

### **Introduction**

- 1.1 This Statement has been prepared by GA Associates on behalf of the Applicant to accompany a full application for demolition of a building and erection of a private stables at Broadfall, Gubberford Lane, Scorton, Preston, Lancashire, PR3 1BL.
- 1.2 GA Associates consider that all material planning considerations have been addressed within this document and all additional information required to determine the application has been provided within the accompanying drawings.
- 1.3 The Broadfall agglomeration is located off a private farm access track which connects to Gubberford Lane, on the outskirts of Scorton. The buildings, earmarked for demolition, are situated to the north of the original Farm House, located within a cluster of buildings.

### **Discussion**

- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the duties of decision makers in the determination of planning applications and states: *'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'*. Therefore, this proposal will be adjudicated against Wyre Borough's Development Plan requirements, specifically Policy EP10 which governs equestrian development in Rural Areas.
- 1.5 Policy EP10 sets out the Council's policy for equestrian development which applies a sequential approach for developing stables outside settlement boundaries. The approach has been adopted to safeguard the character of the countryside and reduce the need for introduction of further development in rural areas.

- 1.6 In this instance, the conversion of the existing building which is the desired development solution, wouldn't be appropriate given the scale and construction type. Thus, it is proposed in this instance that the construction of a lesser, more visually attractive new building over the footprint of the existing, better achieves the desired policy aim associated with the protection and enhancement of the countryside. Furthermore, the development would utilise an existing access and areas of hardstanding, preventing the need for further encroachment into the countryside. The proposal seeks to make use of an existing building, as prioritised under criterion a, albeit reducing built form as opposed to converting the existing obtrusive structure.
- 1.7 The location plan demonstrates there is 3.3 hectares of grazing land available (ratio of one horse per 0.4 - 0.6 hectares) for the 6 stables that are proposed, and further land beyond. This requirement has been worked out based on standards set out by the British Horse Society. The development will reduce built development from the countryside, and the location has been selected to prevent the need for additional access roads or tracks and other paraphernalia.
- 1.8 The works will be undertaken to safeguard existing ecological features, protecting the extant countryside hedgerow through the implementation of protection measures during the duration of demolition. The scheme also proposes a new hedgerow that will utilise native species. Please see the proposed site plan.

### **Flood Risk & Sequential Assessment**

- 1.9 This Flood Risk Assessment & Sequential Assessment has been produced in support of an application for a private stable building in association with Broadfall Farm. The application site lies within Flood Zone 2 (medium probability of flooding) on the Environment Agency Flood Map for Planning (rivers and sea), and the proposal is for development which is classed as 'less vulnerable' in Annex 3: Flood risk vulnerability classification of the National Planning Policy Framework. To protect the development the following mitigation measures are to be implemented:
- Floors levels will remain the same as existing ground level;
  - Flood warning alerts will be received by the occupants of Broadfall Farm;

1.10 The Wyre STGFA sets out how the council expect the sequential test to be carried out. This document details three basic elements to applying the sequential test in Wyre:

1. The geographical area across which the test is applied.
2. The range of alternative sites to be considered.
3. The definition of 'reasonably available'.

1.11 The local guidance suggests that a normal area of search is the whole borough and this search has been applied in this instance. The local guidance lists reasonably available sites as being;

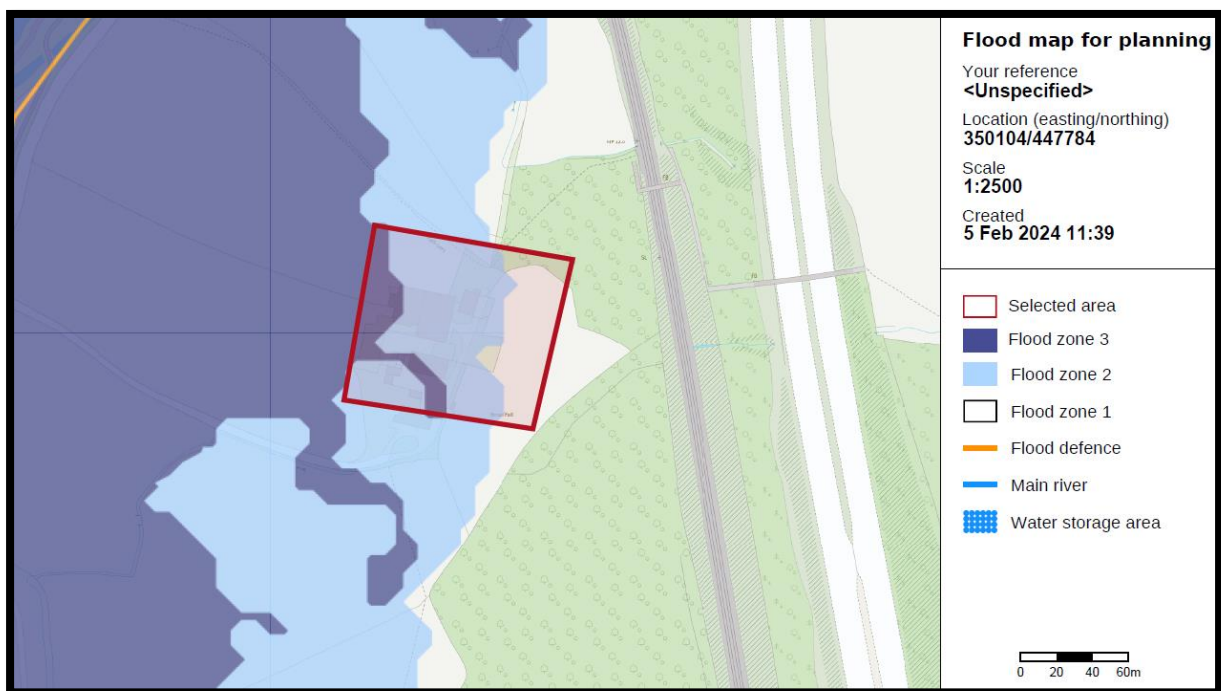
- Within the area of search; and
- Within the site size or capacity ranges; and
- Can accommodate the general requirements of the development; and
- Are in conformity with the objectives and policies of the adopted plan.

1.12 It further states that a site would not be reasonably available if it contained existing development unless a planning approval had been granted or it had a valid planning permission for development of a similar type and scale which is likely to be implemented. A scheme would be considered likely to be implemented if conditions have been discharged or reserved matters approved or the landowner has indicated development is being brought forward.

1.13 A flood risk sequential test is required to be passed to show that there are no reasonably available alternative sites at lower risk of flooding. The stable is for private use by the occupants of Broadfall Farm, and this can be secured by means of a condition. The sequential test is therefore questioned given the building is linked to an existing dwellinghouse onsite and a condition would be reasonably enforceable. Nevertheless, an online search has been undertaken and a call has been placed to local agents including a specialist rural land and properties agent. The search identified the following:

- New House Farm, Winmarleigh, Preston, PR3 0JT. – The land had been agreed for sale by informal tender on 20th December 2023 and the lots subject of this sequential search were no longer available.
- Land Of Cemetery Lane Cemetery Lane Preesall – Ref:23/00451/FUL – The land is within a flood zone 3, so is less preferable than flood zone 2.

- 1.14 Further sites were identified with planning permission however these have been discounted as they were not for sale. It is considered that this sequential test makes a proportionate and exhaustive attempt to demonstrate that there are no reasonably available, comparable sites within the local area, the test is therefore passed.
- 1.15 The proposal is classed as less vulnerable development in Annexe 3 of the Flood Risk Vulnerability Classification therefore, the exceptions test is not required to be satisfied for this type of development.



### Conclusion

- 1.16 The proposal adopts a sequential approach, utilising a developed site, while reducing the volume of built form within the Countryside. Constructed from stone and slate the new stable will enhance the surrounding vernacular, supported by the introduction of a new native hedgerow.
- 1.17 Clearly the proposal is policy compliant, upholding the principles of policy EP10, safeguarding the character of the countryside. Thus, we respectfully request that officers support this application without delay.