

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2014/107311/01-L01
Your ref: 3/2014/0996
Date: 08 December 2014

Dear Sir/Madam

**CHANGE OF USE OF A HAIRDRESSERS SHOP TO A ONE-BEDROOM,
GROUND FLOOR FLAT**

**16 SPRING GARDENS, CLITHEROE ROAD, WADDINGTON, CLITHEROE, BB7
3HH**

Thank you for consulting us on the above application.

Environment Agency position

The application site lies within Flood Zone 3, which is defined as having a high probability of flooding in the national Planning Practice Guidance (PPG). In accordance with the National Planning Policy Framework (NPPF), the application is accompanied by a Flood Risk Assessment (FRA).

As this is a Change of Use planning application a Sequential Test is not required in accordance with the NPPF.

We have reviewed the FRA prepared by PSA Design Ltd as submitted with the application and **we object** to the proposed development for the following reasons:-

Reason

The FRA submitted with this application does not comply with the requirements set out in section 10, paragraph 30 of the Flood Risk and Coastal Change category of the national Planning Practice Guidance. The submitted FRA does not therefore provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA (Ref: D2019) fails to:

1. Take into account depth of flooding/flood levels in relation to current finished floor levels in metres Above Ordnance Datum (mAOD).
2. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.

If the applicants or agents wish to discuss this position with us, they should

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

contact James Jackson on 01772 714134.

Overcoming our objection

You can overcome our objection by submitting a FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of a FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

Advice to Applicant

We may have more detailed flood risk information for this site that the applicant may be able to use in the preparation of their FRA. The applicant would be advised to submit a request for information to our Customer Services team at Inforequests.cmbinc@environment-agency.gov.uk.

Flood proofing

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

We recommend that the applicant refers to the following flood resilience guidance, which is available on the GOV.UK website:-

- *Improving the flood performance of new buildings: flood resilient construction* (<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>)
- *Prepare your property for flooding* (<https://www.gov.uk/government/publications/prepare-your-property-for-flooding>)

Further guidance is also available on the Planning Portal website:-

- *Preparing for Floods* (<http://www.planningportal.gov.uk/buildingregulations/goodpractice/preparingforfloods>)

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

Mr Alex Hazel
Planning Advisor - Sustainable Places Team

E-mail: CLPlanning@environment-agency.gov.uk

End