

Jane Tucker

Subject: FW: 3/2014/0996

From: Carter, Philip A [<mailto:PCARTER@environment-agency.gov.uk>]
Sent: 11 February 2015 15:46
To: Judith Douglas
Cc: John Macholc
Subject: RE: 3/2014/0996

Judith, further to my previous e-mail, I've just spoken with James Jackson who reviewed the FRA. He has advised me that he spoke to the flood risk consultant to discuss what to do to overcome our objection and suggested that a proposal to install a permanent step at the access to the property to prevent the ingress of water would be sufficient to overcome our objection. The revised FRA makes no reference to such a permanent feature.

We can assume a potential flood depth of around 400mm based on the topographic survey included in the FRA when comparing it to our more detailed flood map. If the FRA is amended to include reference to a new, permanent step(s) at the front access off Clitheroe Road measuring at least 400mm in height, this will be sufficient to overcome the objection as it will reduce the risk of water flowing into the building. This is in addition to the temporary flood boards that are already included in the FRA (which will provide an element of freeboard allowance). If a revised FRA is submitted to this effect and received by the end of today or first thing in the morning, we can look to withdraw the objection then.

Kind regards

Philip

Philip Carter
Sustainable Places - Planning Specialist
Environment Agency
PO Box 519
South Preston
PR5 8GD
01772 714219
clplanning@environment-agency.gov.uk

From: Carter, Philip A
Sent: 11 February 2015 15:14
To: 'Judith Douglas'
Cc: 'john.macholc@ribblevalley.gov.uk'
Subject: RE: 3/2014/0996

Judith

Thank you for forwarding me the e-mail regarding the above. Unfortunately the flood risk officer who is reviewing the amended FRA is out of the office until Friday and will not be in a position to provide me with a response before tomorrow afternoon's committee.

Given the above, I've had a look at the amended FRA myself in relation to our objection letter dated 8 December 2014. The following matters were identified as requiring further review:-

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.

The amended FRA includes additional information to cover the second element of the objection, but it does not appear that potential depth has been considered in the FRA. On this basis, we would maintain our objection at this time.

To overcome the objection, all the matters identified above should be addressed. We do not have any modelled flood levels for Waddington but it is noted that a topographic survey has been done and a comparison with a more detailed version of our Flood Map at a similar scale would enable some consideration of potential flood depths in the property. The risk to potential occupants could then be assessed and the suitability /adequacy of proposed mitigation measures can be considered. A guidance note published in 2008 provides further guidance on the risk to occupants related to depth of flooding and can be viewed at http://webarchive.nationalarchives.gov.uk/20090410122741/http://sciencesearch.defra.gov.uk/Document.aspx?Document=FD2321_7400_PR.pdf

I've also attached a Flood Map of the site at a scale of 1:1250 at A4 which may help progress this issue.

Kind regards

Philip

Philip Carter
Sustainable Places - Planning Specialist
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From: Judith Douglas [<mailto:judith@jdixontownplanners.co.uk>]
Sent: 11 February 2015 09:46
To: Carter, Philip A
Subject: FW: 3/2014/0996

From: Judith Douglas
Sent: 11 February 2015 09:33
To: 'philip.carter@environment-agency.gov.uk'
Cc: 'John Macholc'
Subject: FW: 3/2014/0996

Dear Philip,

This application will be considered at tomorrow's Planning Committee meeting. We would be very grateful if you could respond to John Macholc by lunchtime tomorrow.

Kind regards

Judith Douglas Bsc [Hons], Dip TP, MRTPI.

Janet Dixon Town Planners Limited

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From: Judith Douglas
Sent: 27 January 2015 13:23
To: 'NWNorthPlanning'
Cc: 'John Macholc'
Subject: RE: 3/2014/0996

Dear Alexander,
I attach the flood risk assessment as requested. I would be grateful if you could send your response to the Planning Manager John Macholc as a matter of urgency as the application is scheduled to be on the agenda for the next planning meeting.
Kind regards
Judith Douglas

From: NWNorthPlanning [<mailto:CLPlanning@environment-agency.gov.uk>]
Sent: 08 December 2014 16:01
To: planning@ribblevalley.gov.uk
Cc: Judith Douglas
Subject: 3/2014/0996

Please find attached a copy of the Environment Agency response to the above application.

Kind regards,

Alexander Hazel
Planning Advisor - Sustainable Places Team
Environment Agency - Cumbria & Lancashire

✉ Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX
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📧 CLPlanning@environment-agency.gov.uk

We are now

Cumbria & Lancashire Area

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