

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

Our ref: NO/2016/108835/01-L01
Your ref: 3/2016/0387
Date: 23 May 2016

Dear Sir/Madam

PROPOSED DEMOLITION OF STONE BOUNDARY WALL AND CREATION OF A TWO STOREY EXTENSION TO ACCOMMODATE GROUND FLOOR RETAIL SPACE AND A FIRST FLOOR ONE BEDROOM FLAT AT 3 ACCRINGTON ROAD, WHALLEY, BB7 9TD

The Environment Agency has no objection in principle to the proposed development but wishes to make the following comments:-

Flood Risk

The application site lies within Flood Zone 2, which is defined as having a medium probability of flooding in the national Planning Practice Guidance. In accordance with the National Planning Policy Framework (NPPF), the application is accompanied by a Flood Risk Assessment (FRA).

We have reviewed the submitted FRA and we consider that it is appropriate to the nature and scale of the development. We are therefore satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

Please be aware that Whalley suffered extensive flooding in December 2015 and any new development should take this into account.

Flood Proofing Measures

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. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

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

Cont/d..

Additional guidance can be found in our Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/400000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Flood Emergency Response

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Technical Guide to the National Planning Policy Framework (paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Yours faithfully

Miss Jodie Brumhead
Planning Officer, Sustainable Places Team
Cumbria and Lancashire Area

E-mail CLplanning@environment-agency.gov.uk

cc Peter Hitchin Design Ltd

End