

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

Our ref: NO/2017/109921/01-L01
Your ref: 3/2017/0408
Date: 30 June 2017

Dear Sir/Madam

CHANGE OF USE OF SITE FROM RESIDENTIAL USE (C3) TO A COOKERY SCHOOL WITH ASSOCIATED ACCOMMODATION (C2), INCLUDING AN EXTENSION TO THE EXISTING DETACHED GARAGE BUILDING THORNEYHOLME HALL NEWTON ROAD DUNSOP BRIDGE BB7 3BB

Thank you for consulting us on the above application.

The Environment Agency OBJECTS to the proposed development as submitted on the following grounds:-

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in paragraph 9 of the Technical Guide to the National Planning Policy Framework. 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 fails to:

1. Consider how people will be kept safe from flood hazards identified. The proposed development includes sleeping accommodation on the ground floor. This not acceptable in the absence of any details regarding the finished floor levels as the risk to habitable accommodation has not been considered.
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

Environment Agency
PO Box 519, Bamber Bridge, Preston, PR5 8GD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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extreme event.

If the applicants or agents wish to discuss our position, they should contact us.

Overcoming our objection

The applicant can overcome our objection by submitting an 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 an 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.

Informative for Applicant

The FRA concludes that the site is located in Flood Zone 2 based on local topography. In the absence of detailed modelled evidence to support this conclusion, the site will remain located in Flood Zone 3.

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

Yours faithfully

Ms Catherine Neild
Planning Advisor - Sustainable Places

Direct e-mail clplanning@environment-agency.gov.uk

cc PWA Planning