

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

Our ref: NO/2019/111684/01-L01

Your ref: 3/2019/0288

Date: 08 May 2019

Dear Sir/Madam

CHANGE OF USE FROM PRIVATE DWELLING (C3) TO MIXED USE OF FUNCTION VENUE (D2) WITH ANCILLARY ACCOMMODATION (C1) INCLUDING SINGLE STOREY REAR EXTENSION, AND CHANGE OF USE OF DETACHED GARAGE TO COOKERY SCHOOL (C2) INCLUDING SINGLE STOREY EXTENSION; THORNEYHOLME HALL, DUNSOP BRIDGE, CLITHEROE, BB7 3BB

Thank you for your consultation of 18 April 2019 on the above application.

Environment Agency position

We have reviewed the submitted Flood Risk Assessment (FRA), referenced 2017-C-231, produced by CTC Infrastructure and we object to the proposed development on flood risk grounds, due to the absence of an adequate flood risk assessment.

The application site is located within Flood Zone 3 on the Environment Agency Flood Map for Planning. In the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF), Flood Zone 3 is defined as having high probability of flooding.

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the development's flood risks.

In particular the FRA fails to:

- Correctly identifies the Flood Zone;
- Take climate change into account;
- Provide suitable mitigation measures in light of the associated risk.

The site is located within Flood Zone 3 on the Flood Map for Planning however the FRA states that the proposed development will be situated within Flood Zone 2, due to the

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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land, in which Thorneyholme Hall and its grounds are located, is higher than the surrounding land.

It is not enough for the land to be higher than its surroundings for the proposed development to be taken out of Flood Zone 3. A topographical survey should demonstrate the ground levels within the development boundary as well as the surrounding land in order to understand the change in levels and an assessment should be made into the potential flood depths on site during a 1 in 100 year, plus climate change event.

In the absence of detailed modelling, the proposed site would still remain within Flood Zone 3 on the Flood Map for Planning however the applicant should be able to demonstrate that the development is not at an unacceptable risk from flooding during the 1 in 100 year event, plus 35% climate change.

Overcoming our objection

It may be possible to overcome our objection if a revised FRA is submitted that covers the deficiencies highlighted above. The FRA must demonstrate that the development is safe for its lifetime (including climate change impacts) without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application.

We ask to be re-consulted with the results of any revised FRA and we will provide you with bespoke comments within 21 days of receiving formal re-consultation.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

Note to applicant

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Note to applicant

Should you wish us to review any technical documents such as review of an amended FRA, we may do this as part of our charged for planning advice service.

Further engagement will provide you with certainty of our position as to what our response to your planning application will be. It should also result in a better quality and more environmentally sensitive development.

As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per

hour, plus VAT. We will provide you with an estimated cost for any further discussions or review of documents. The terms and conditions of our charged for service are available [here](#).

If you would like more information on our planning advice service, including a cost estimate, please contact us at clplanning@environment-agency.gov.uk.

Yours faithfully

Jeremy Pickup
Planning Advisor - Sustainable Places

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