

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

Our ref: NO/2019/111994/01-L01
Your ref: 3/2019/0356
Date: 16 September 2019

Dear Sir/Madam

DEMOLITION OF EXISTING FARM HOUSE AND ERECTION OF REPLACEMENT DWELLING. CHANGE OF USE OF BARN TO ONE LIVE/WORK UNIT INCLUDING CONVERSION OF AN EXISTING BUILDING TO GARAGE. DEMOLITION OF EXISTING FARM BUILDINGS. (RESUBMISSION OF APPLICATION 3/2018/1081). STARTIFANTS FARM GOOSE LANE, CHIPPING, PRESTON, PR3 2QB.

Thank you for consulting us on the above planning application which we received 27 August 2019. The planning application is for the

- * demolition and the replacement of the existing farm house
- * the conversion of an existing barn into a live/ work unit
- * the conversion of an existing stone/ cement sheet building into a garage and
- * the demolition of other buildings.

The FRA states within the section 'Fluvial: Chipping Brook', that the findings of a hydraulic model produced by Jacobs for Unities Utilities in 2016 have been used as a basis for the FRA. It also stated that the Jacob's model does not provide an allowance for the latest climate change i.e. 35% - 70% increase, and that these figures have been extrapolated using the data in the Jacob's model.

Environment Agency response

We object to this planning application due to an inadequate FRA

Reasons

The proposed finished floor levels (FFL) of both the replacement farmhouse and the live to work unit have been quoted within the FRA along with the level of the proposed flood proofing for each building. However, in our opinion the FRA fails to:

- * satisfactorily compare the proposed FFL and the level of the proposed flood proofing for each building with the design flood level, inclusive of the appropriate allowance for climate change.
- * provide a satisfactory level of flood mitigation where opportunities exist for the replacement dwelling. (N.B. the replacement farmhouse should be able to accommodate 'dry' floors for the design flood event, inclusive of 35% allowance for climate change plus freeboard.
- * discuss how the occupants will be kept safe during the design flood event.

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

- * discuss any residual flood risk issues.

Overcoming Our Objection

We have identified the following issues as a result of the details currently submitted. In order to remove our objection we would require the following information:

Please clarify as necessary.

- * For the proposed widening/ changing of the line of the drive off Longridge Road alongside the watercourse: The FRA has not made it clear how close to the top of the bank of the watercourse this will be located and how the widened drive will be supported.
- * For the proposed replacement farm house: The FRA has not made it clear where the house and paving around it is located in relation to the top of the bank of the watercourse
- * The FRA has not made it clear whether or not there is any work proposed to the bridge across the Main River
- * There are a number of buildings on the left bank which are to be demolished, the FRA has not made it clear how far these are from the top of the bank of the watercourse. Their demolition may cause instability to the bank of the watercourse, therefore an Environmental Permit may be required
- * The new hedge and fence alongside the grassed area next to the live work unit appears to be within the 8 metre easement and will therefore require an environmental permit.

The FRA should clearly show/state how close to the top of the bank of the watercourse these activities are taking place and consider the need for Environmental Permits for all/some of them.

Environmental permit - advice to applicant

There are a number of different activities taking place within an unspecified distance of the main river. 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.

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 these include.

Yours faithfully

Carole Woosey
Planning Advisor

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