

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

**Our ref:** NO/2019/111994/02-L01  
**Your ref:** 3/2019/0356  
**Date:** 14 November 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 application which we received 21 October 2019.

**Environment Agency position:**

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Paul Wait Associates, referenced 18073/CR/01, revision 03, dated 17/10/2019. We have reviewed the FRA in so far as it relates to our remit and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. We therefore remove our objection to the proposed development.

The applicant has demonstrated the proposed finished floor levels for all proposed buildings against the design flood event. All residential units will be set at a minimum of 600mm above the anticipated depth of flooding on site. Further flood proofing will be incorporated into the proposed detached garage which cannot be raised 600mm above the anticipated flood level.

The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified, as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

**Environmental permit - advice to applicant**

The applicant has provided a Proposed Site Plan, referenced 361A/201, Revision C, to show the proposed development in relation to the top of bank of Chipping Brook which is designated as a Main River. We are satisfied with the proposed site layout however the proposed development includes the demolition of a number of buildings

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Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
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[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

within 8metres of Chipping Brook and therefore, the applicant will require an Environmental Permit for any works within 8 metres of Chipping Brook. The guidance governing Environmental Permits can be found below:

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.

Please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact [CMBLNC-PSO@environment-agency.gov.uk](mailto:CMBLNC-PSO@environment-agency.gov.uk) for more information. 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.

### **Flood warning and emergency response - advice to LPA**

We do 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 [planning practice guidance](#) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

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. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

### **Flood proofing - advice to LPA/applicant**

We strongly recommend the use of flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department.

In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance.

The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods  
<http://www.planningportal.gov.uk/uploads/odpm/400000009282.pdf>

Department for Communities and Local Government: Improving the flood performance of new buildings:

<http://www.communities.gov.uk/publicatio>

[ns/planningandbuilding/improvingflood](#)

Yours faithfully

**Carole Woosey**  
**Planning Advisor**

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