

Supplementary Flood Risk Information – Holden Cough Nursery

Application: 3/2020/0602

The following information is required to address concerns received from the Environment Agency relating to the Flood Risk Assessment previously submitted. The issues of concern relate to the following:

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason(s)

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:

- take the impacts of climate change into account
- consider how people will be kept safe from the identified flood hazards
- consider how a range of flooding events (including extreme events) will affect people and property
- 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 extreme event.

Impact of Climate Change

Increased flooding due to climate change will mean that parts of the proposed development will fall within the 1% AEP. The building within the 1% AEP is the terrace area which has storage areas below. The storage area will allow ingress and egress of flood water and have no impact on flood storage. Minimal displacement of flood storage will occur as the only area which will be affected is the volume of external walls. The full footprint of the building is otherwise unaffected. The area of extended café has been approved under a previous application and will be built regardless of the outcome of this application.

Flood Precaution and Mitigation.

The following mitigation measures will be incorporated:

- Electrical services, wiring and switches will be positioned 600mm above floor level.
- The storage area electrical system will be isolated when required.
- Heating and ventilation installations will be wall mounted.
- All water from roofs at Holden Clough is used for watering plants.
- A site flood emergency strategy will be introduced. This will include a named flood coordinator, actions to be taken in the event of flooding and emergency contact numbers.

Keeping People Safe from Flood Hazards

Holden Clough Nursery will operate a Flooding and Evacuation Procedure (see below).

Signs will be displayed showing clearly the areas susceptible to flooding accompanied by the Flooding and Evacuation Plan.

Impact of Flooding on People and Property

The impacts of flooding on people and property as a result of the development are considered. Emergency flood planning will ensure that customers and staff at the nursery are safe (see below).

Rainwater harvesting from roofs for watering plants is practiced across all buildings at Holden Clough Nursery. All external surfaces are permeable.

The impacts on property will be limited to the applicant's property which may be inundated by a flood event. The only vulnerable building which could be affected by inundation is the storage areas below the terrace and this may result in some damage to stock. The business is signed up for the Emergency Flooding Alerts and stock will be removed as quickly as possible using fork lift and pallet arrangements if required.

Electrical points within the storage area will be isolated.

Flood Emergency Planning

A Flooding Evacuation Procedure will be in place (see below).

Staff will be given specific flood event training to ensure they are fully conversant with the emergency procedures and they understand the risks to their own safety.

IMPORTANT NOTICE

FLOODING AND EVACUATION PROCEDURE

Holden Clough Nursery

Following the advice of the Environment Agency Holden Clough Nursery have implemented a Flooding and Evacuation Procedure within the areas of the nursery within Flood Risk Zone 3 and as a precaution we have signed up to its Flood Warning Scheme.

The areas of the site which are within the area are shown on the plan below.

Site Safety Coordinator – John Foley, Tel: 07983 384830

As a result we have introduced the following measures which we trust will be closely adhered to by all visitors to the site;

- 1) In the event of evidence of standing water on the site or rising water in adjoining water courses, or other such concerns, visitors should inform John Foley or any nursery staff.
- 2) In situations where a Flood Alert has been issued by the Environment Agency for the locality you will be alerted by John Foley or nursery staff. Notices will be shown at the site entrance and all visitors on site will be informed.
- 3) If a Flood Alert is upgraded to Flood Warning then visitors and staff will be requested to move vehicles from the lower car park and assemble at the main higher car park and overflow car park
- 4) Subsequent actions, including vacating the site will be subject to consultation and advice from the Environment Agency, County Highway Authority and other Emergency Services as appropriate.

Some useful telephone numbers

Environment Agency Floodline (24 hours)	0345 988 1188
Lancashire County Council	0300 123 6780
Ribble Valley Borough Council	01200 425111