

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

Our ref: NO/2020/112925/01-L01
Your ref: 3/2020/0602
Date: 21 September 2020

Dear Sir/Madam

**CREATION OF ADDITIONAL DINING SPACE, A BAKERY, DELI FOOD SALES AREA WITH STORAGE AND OFFICE FACILITIES. ADDITIONAL TERRACE DINING WITH STORAGE BELOW.
HOLDEN CLOUGH NURSERY, BOLTON BY BOWLAND ROAD, BOLTON BY BOWLAND, BB7 4PF.**

Thank you for consulting us on the above application which we received 2nd September 2020.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reason(s)

The proposed development lies partly in Flood Zone 3 on the Flood Map for Planning (FMfP), which is land defined by the planning practice guidance as having a high probability of flooding. In this location, the FMfP is based on modelling outputs which are produced in a grid, hence the pixelated Flood Zone 2 and 3 extents.

The Flood Zone 3 detailed on the proposed site plan produced by Holden, Lancashire ref. 20-02 dated 07/07/20, appears to smooth out the grid extents on the FMfP, and uses the minimal extent that could be drawn. The decision to use a reduced flood extent has not been justified and does not reflect the underlying topography.

From looking at the proposed development and Flood Zone 3 on the FMfP, the proposed extension, terrace and storage do appear to be located in Flood Zone 3. The National Planning Policy Framework (paragraph 163, footnote 50) states that an FRA must be submitted when development is proposed in such locations.

The FRA should acknowledge the flood risk and outline measures which will be in place to reduce the risk to people and property. An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Yours faithfully

Carole Woosey
Planning Advisor

E-mail: cplanning@environment-agency.gov.uk