

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

Our ref: NO/2021/113773/02-L01
Your ref: 3/2021/0690
Date: 22 November 2021

Dear Sir/Madam

PROPOSED CREATION OF CAR PARKING (INCLUDING LIGHTING) AND AREA OF SOFT LANDSCAPING TO REDUNDANT LAND BEHIND STANDS. CLITHEROE FOOTBALL CLUB, SHAWBRIDGE STREET, CLITHEROE, BB7 1LZ.

Thank you for consulting us on the above application which we received 08 November 2021.

Environment Agency position

We have reviewed the submitted Flood Risk Assessment (FRA)

- *"Flood risk assessment for Clitheroe Football Club, proposed creation of car parking and area of soft landscaping at Clitheroe Football Club, Shawbridge Street, Clitheroe, BB7 1LZ" dated October 2021, produced by Reford Consulting Engineers.*

In our previous response dated 01/09/2021, we objected to this proposal due to the absence of an adequate FRA. We have reviewed the FRA referenced above, and we are satisfied that the development as proposed will not exacerbate flood risk elsewhere, we therefore remove our objection. We do however have the following advice for the LPA/applicant.

Flood Risk – advice for applicant

The applicant, as owner of the existing property, will be aware of the potential flood risk and frequency at their site. The applicant should be satisfied that the impact of any flooding will not adversely affect their proposals.

The proposed development must proceed in strict accordance with the submitted FRA and the mitigation measures identified within it, 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.

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

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

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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).

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Yours faithfully

Carole Woosey
Planning Advisor

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