

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

Our ref: NO/2021/113750/03-L01
Your ref: 3/2021/0731
Date: 01 December 2021

Dear Sir/Madam

REDEVELOPMENT OF THE EXISTING EDUCATIONAL FACILITY INCLUDING PART DEMOLITION OF THE EXISTING INFANT SCHOOL TO PROVIDE A STANDALONE NURSERY FACILITY, TOGETHER WITH THE REMODELLING OF, AND EXTENSION TO, THE EXISTING JUNIOR SCHOOL, AND ERECTION OF A NEW INFANT BLOCK TO THE REAR OF THE BUILDING, ALONGSIDE ADDITIONAL CAR PARKING. SOFT AND HARD LANDSCAPING TREATMENT AND VEHICULAR ACCESS WORKS OFF GREENACRE STREET. ST JAMES C OF E PRIMARY SCHOOL, GREENACRE STREET, CLITHEROE, BB7 1ED.

Thank you for consulting us on the above application which we received 03 November 2021.

Environment Agency position

We wish to maintain our objection to the development as proposed, as the submitted documents and FRA do not demonstrate that the proposal does not increase flood risk to areas beyond the site boundary.

Reasons

We last provided a response to this planning application on 5 October 2021 (ref: NO/2021/113750/02-L01). In this response we listed a number of reasons why the proposals were not acceptable. Our reasons were based around an unacceptable FRA and the proximity of some of the proposals to the flood defences in this location.

We note that further information has been uploaded to the LPA's planning portal and the receipt of an email dated 7 October 2021 from the applicant, has provided possible solutions to some of our concerns. The additional information also proposed that the new infant school would be raised above the on-site flood levels, this was to be achieved by using an open block/brick pier substructure.

Whilst the documentation provided shows that the amount of flood plain infill has reduced, it does not clearly demonstrate that the proposals will not increase the flood risk off site. The pier substructure will still reduce flood plain storage capacity and affect the flow of flood water around the new building. The substructure would also introduce the potential for blockage scenarios which could further affect the flow of flood water.

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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Overcoming our objection

In order to overcome our objection in relation to the potential increase in flood risk offsite, the applicant would need to demonstrate that the arrangement underneath the proposed building would not obstruct the flow of flood water in the design flood (plus an allowance for climate change) and therefore inadvertently increase the flood risk elsewhere. This could be demonstrated by the use of revised detailed modelling for the site, incorporating the proposed design for the new school building and any other structures within the flood extent.

Yours faithfully

Carole Woosey
Planning Advisor

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