

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

Our ref: NO/2021/113750/05-L01
Your ref: 3/2021/0731
Date: 01 December 2022

Dear Sir/Madam

SECOND MODEL REVIEW - 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, CLITHEREOE, BB7 1ED.

Thank you for supplying the latest Hydraulic Modelling study (Mearley Brook) at St James School, Clitheore for this proposal, which we received 23 September 2022.

Environment Agency position

Unfortunately the model requires further attention, including some outstanding gaps from the previous model review that have not yet been appropriately covered. For these reasons the model cannot be signed off at this stage. Further detail can be found within the model review spreadsheet.

Reasons

The applicant has reviewed and made use of the existing EA Mearley Brook (JBA, 2016) model. We note that following the review, the applicant has made modifications to the model to better represent the area of St. James' School. We would like to highlight that the EA best practice guidelines state that the developer should review the existing model (hydrological and hydraulic) to confirm its suitability for a site-specific assessment. The review should be sufficiently detailed to justify the decision to maintain or update the modelling. Although there is a section in the reporting which summarises JBA's review of the model, there is a lack of justification for the decision to maintain or update aspects of the modelling. Further detail on this point is required and this has been highlighted in the review spreadsheet.

A brief summary of other issues that need to be addressed can be found below:

- There are a number of missing files which still need to be provided so that we can complete some aspects of the review. These files are detailed in the review and need to be provided in future re-reviews.

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- The model used is from 2016 so the hydrological analysis is now out of date and missing at least 5 years' worth of data. As mentioned above, the applicant should review the hydrology inflows to ensure they are still representative and include a summary of this assessment in the reporting.
- There are still issues with the 1D/2D linking and spills at structures that need to be resolved.
- A number of issues have been raised again relating to the source of elevation data that has been used to amend the underlying DEM.

In addition to the points above, the depth comparisons between the Post Development 1% AEP plus 36% CC and the Baseline 1% AEP plus 36% CC scenarios, show that there is in general a small decrease in flood depths, however at the site itself, there is an increase in flood depths by up to 0.2m. The applicant should include in the report a depth comparison map, with comments on it and the impact that this will have on the FRA. Currently, the applicant has provided a table comparing averaged depths across the site, this method uses zonal statistics which may cover up some of the changes in flood depth as it does not show if the maximum depth for the different scenarios that occur at the same location. This may lead to underestimating the change in maximum flood depth.

Considering the extent of the 1% AEP plus 36% event, it is also important to check the access and egress arrangements.

Overcoming our objection

In order to overcome our objection, the applicant should address appropriately all the points listed above and those contained in the model review spreadsheet.

We request that on completion of the alterations, that column K of the attached spreadsheet is completed to show how the red and amber points within the model review have been addressed. Any additional model files plus the completed spreadsheet should be submitted for a further review.

Yours faithfully

Carole Woosey
Planning Advisor

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