

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

**Our ref:** NO/2021/114023/01-L01  
**Your ref:** 3/2021/1084  
**Date:** 01 December 2021

Dear Sir/Madam

**CHANGE OF USE OF SITE FROM RESIDENTIAL USE (C3) TO A COOKERY SCHOOL WITH ASSOCIATED ACCOMMODATION (C2), INCLUDING AN EXTENSION TO THE EXISTING DETACHED GARAGE BUILDING- REVISED PLANS THORNEYHOLME HALL, NEWTON ROAD, DUNSOP BRIDGE, BB7 3BB**

Thank you for consulting us on the above application which we received 11 November 2021.

**Environment Agency position**

Our understanding is that this development has already been constructed therefore, even if the Flood Risk Assessment (FRA) does not conform to the current requirements, it conforms to the requirements valid in 2017 when the development was accepted.

Due to the nature of the development and acknowledging that the plan confirms no bedroom accommodation is present on the ground floor within the cookery building, we have no objection to the above application.

**Informative for Applicant**

The FRA concludes that the site is located in Flood Zone 2 based on local topography. In the absence of detailed modelled evidence to support this conclusion, the site will remain located in Flood Zone 3.

**Informative: 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 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.

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

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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).

**Additional information:**

We would like to highlight that over the lifetime of the development, the frequency and severity of all forms of flooding is likely to increase as a result of climate change. The developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

The applicant might find useful also the information on Extra flood resistance and resilience measures at the following link: <https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zones-2-and-3>

**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's 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 do after a flood, visit <https://www.gov.uk/after-flood>.

Yours faithfully

**Carole Woosey**  
**Planning Advisor**

E-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)