

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

Our ref: NO/2022/114357/02-L01
Your ref: 3/2022/0176
Date: 25 May 2022

Dear Sir/Madam

**EXTENSION OF THE EXISTING FOOD STORE AND THE PROVISION OF NINE
STAFF CAR PARKING SPACES.
LIDL, SHAWBRIDGE STREET, CLITHEROE, BB7 1LZ.**

Thank you for consulting us on the above application which we received 05 May 2022

We have reviewed the revised Flood Risk Assessment (FRA) '*Lidl, Shawbridge Street Clitheroe*' Ref. 22045-FRA-001, Rev. B, prepared by Topping Engineers and received on 05/05/2022.

Environment Agency position

In our letter referenced NO/2022/114357/01-L01, dated 14/04/2022 we objected due to the lack of an adequate FRA which did not contain details of the anticipated flood levels on site and how these would relate to the proposed finished floor levels and resilience measures.

We have reviewed the aforementioned revised FRA and we are satisfied that our concerns have now been addressed and that the development will not exacerbate flood risk elsewhere, therefore we remove our objection to the development as proposed.

The development must proceed in strict accordance with this FRA and the mitigation measures identified, 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.

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

Environmental permit - advice to applicant

The development site is adjacent to Pendleton/Mearley Brook which is a designated Main River

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)

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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- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission. For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Flood Warnings – Advice to applicant

The applicant/occupants should phone Floodline on 0345 988 1188 or visit <https://www.gov.uk/sign-up-for-flood-warnings> to register for a flood warning. 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>.

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.

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).

Yours faithfully

Carole Woosey
Planning Advisor

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

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