

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

Our ref: NO/2022/114405/01-L01
Your ref: 3/2022/0279
Date: 29 April 2022

Dear Sir/Madam

**PARTIAL DEMOLITION OF A GRADE II LISTED BUILDING. CONVERSION OF PUBLIC HOUSE INTO ONE NEW DWELLING AND ONE HOLIDAY LET. CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION. LIMITED EXTERNAL ALTERATIONS TO TALBOT HOTEL. CONVERSION OF ADJACENT BARN INTO THREE NEW DWELLINGS WITH ASSOCIATED WORKS. FORMATION OF PARKING AND MANOEUVRING AREAS TO REAR. HARD AND SOFT LANDSCAPING.
TALBOT HOTEL, 5 TALBOT STREET, CHIPPING, PR3 2QE**

Thank you for consulting us on the above planning application which we received 12 April 2022.

Environment Agency position

The planning application is accompanied by a Flood Risk Assessment (FRA) '*Talbot Hotel, Chipping*' Ref. 3/2022/0279, dated 03/02/2022, prepared by PSA Design Limited

We have reviewed the FRA and, in so far as it relates to our remit, we have no objection to the development proposed.

We acknowledge that the building lies within Flood Zone 1 (which is land with a low probability of flooding) and we are satisfied that the development will not exacerbate flood risk elsewhere. We also note that there will be no increase in building footprint, no raising of levels within the flood zone areas and we welcome the fact that bedrooms have been located on the first floor.

The proposed 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.

Future Flood Risk – Advice to applicant

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

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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The development is in close proximity to a watercourse, Chipping Brook which is designated as a Main River, 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 consider all available measures to mitigate the impact of more extreme future flood events. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

Environmental permit - advice to applicant

Chipping Brook is a designated main river, therefore if any works are planned adjacent to the river, the applicant should be aware of the rules governing environmental permits

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 culverted main river (16 metres if tidal)
- 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 03708 506 506. 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 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).

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

Planning Advisor