

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

Our ref: NO/2022/114604/01-L01
Your ref: 3/2022/0632
Date: 28 July 2022

Dear Sir/Madam

**THE APPLICATION IS FOR DEMOLITION OF EXISTING BUILDINGS AND
ERECTION OF A CARE HOME (USE CLASS C2) OF UP TO 70 BEDS. ALL
MATTERS RESERVED APART FROM ACCESS.
PENDLE MILL, PENDLE ROAD, CLITHEROE, BB7 1JQ.**

Thank you for consulting us on the above planning application received 08 July 2022.

The planning application is accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy prepared by bEk Enviro Ltd., referenced; BEK-22035-3 and dated May 2022. We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

However, having reviewed the submitted drawings, we note there is a disparity with the recommended habitable floor levels in the FRA and those presented in drawing ref, *Existing and proposed site section A-A, H.21.78 (9-) 20*. The difference between the FRA recommended FFL and those indicated in *proposed section A-A* is <0.87m. This is unacceptable, as this does not include the mitigation measures proposed in the FRA.

Environment Agency position

In the absence of clear and unequivocal information in relation to proposed flood risk mitigation, we object to this application and recommend that planning permission is refused.

Reasons

The FRA has adequately assessed the flood risks posed by the development, but these measures have not been implemented in the architect's plans and there is conflicting information as a result. The proposed FFL's should be in line with those recommended in the FRA.

Overcoming our objection

To overcome our objection, the applicant should submit a revised information which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Yours faithfully

Carole Woosey
Planning Advisor

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