

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

Our ref: NO/2023/115016/01-L01
Your ref: 3/2022/0942
Date: 03 February 2023

Dear Sir/Madam

**CHANGE OF USE FROM PRIVATE DWELLING (C3) TO HOTEL/HOLIDAY LET (C1)
THORNEYHOLME HALL, NEWTON ROAD, DUNSOP BRIDGE, BB7 3BB**

Thank you for consulting us on the above application which we received 16 January 2023.

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Address the current proposal for the site. The current proposal is for an alternate use of the annex and residential occupation of multiple rooms within the main house. The submitted FRA is for a cookery school within the annex and was completed in 2017. It does not therefore represent the up-to-date flood risk for the site and its proposed use.
- consider how people will be kept safe from the identified flood hazards
- consider how a range of flooding events (including extreme events) will affect people and property
- consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event
- The submitted FRA states that the property is located in Flood Zones 1 & 2, this is incorrect. The property lies within Flood Zone 3 on the Flood Map for Planning (FMfP). In order to dispute the flood zone classification, the applicant would need to complete flood modelling that clearly demonstrates the impact of flooding on this site and request a challenge to the FMfP.

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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Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA 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

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