

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

**Our ref:** NO/2023/115016/02-L01  
**Your ref:** 3/2022/0942  
**Date:** 22 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 revised FRA for the above development which we received 07 February 2023.

**Environment agency position**

In our letter referenced NO/2023/115016/01-L01, dated 03 February 2023, we objected to the development as proposed pending the submission of an acceptable Flood Assessment (FRA).

The planning application is now accompanied by a Flood Risk Assessment (FRA) prepared by Reford Consulting Engineers Limited, referenced; 22.1268 and dated December 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. Therefore, we remove our objection to the development as proposed.

The proposed development must proceed in strict accordance with this FRA and the submitted details together with any 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.

**Flood Risk - Additional Information for the applicant**

The submitted FRA states that Thorneyholme Hall and its grounds are on land that is elevated above the surrounding land, which lifts it out of the Flood Zone 3 area. The property and much of its grounds may be elevated and therefore afforded protection from the River Hodder, however this has not been quantified in a detailed study. The FRA references any assertions against the 'design flood' to be considered, which with reference to Paragraph: 002 of the Planning Practice Guidance on flood risk and coastal change, in this case would be river flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year) plus an appropriate allowance for climate change. In this case, the design flood would require consideration of the Ribble Management Catchment peak river flow allowances and a 36% uplift. Therefore,

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comments in relation to relevant flood zone are immaterial when considering 'risk' of flooding over the lifetime of the development.

The property lies within Flood Zone 3 on the EA's 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.

Yours faithfully

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

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