

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

**Our ref:** NO/2023/115243/01-L01  
**Your ref:** 3/2023/0261  
**Date:** 18 May 2023

Dear Mr Waleczek

**DEMOLITION OF DETACHED GARAGE AND ERECTION OF A NEW 2 STOREY,  
THREE BEDROOM DWELLING.  
BROOKES HOUSE, 8 BROOKES LANE, WHALLEY, BB7 9RG**

Thank you for consulting us on the above application which we received 25 April 2023.

**Environment Agency position**

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by PSA Design, referenced; D4030- L-01, and dated 20 February 2023. 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. We therefore have no 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.

**Flood mitigation - advice to applicant/ LPA**

Although we have no objections to the proposed development, the developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/ or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

**Flood resistance and resilience - advice to LPA/applicant**

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

*Government guidance on flood resilient construction*

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

*CIRIA Code of Practice for property flood resilience*

[https://www.ciria.org/Research/Projects\\_underway2/Code\\_of\\_Practice\\_and\\_guidance\\_for\\_property\\_flood\\_resilience.aspx](https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx)

*British Standard 85500 – Flood resistant and resilient construction*

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

### **Flood Warning - advice to applicant**

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 sincerely

**Carole Reynolds**  
**Planning Advisor**

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