

Kathryn Hughes
Ribbles Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2023/115662/01-L01
Your ref: 3/2023/0754
Date: 29 November 2023

Dear Ms. Hughes

**PROPOSED CHANGE OF USE OF AGRICULTURAL LAND TO NEW CAR PARK
AND STORAGE YARD.
JUDGE WALMSLEY MILL, LONGWORTH ROAD, BILLINGTON, BB7 9TP**

Thank you for consulting us on the above application which we received 15 November 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:

- Identify pre and post-development ground levels
- Evidence that there will be no displacement of flood plain storage
- Demonstrate that the proposal will not increase flood risk off site
- 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

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above and which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall. If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it. Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Flood Risk off-site – Advice to applicant

The applicant will be aware of the planning approval granted to Redrow Homes on the neighbouring site (planning application reference 3/2021/0205). This planning approval secures the requirement for compensatory storage to be provided on land adjacent to the proposed housing. The FRA for this proposed carpark development (3/2023/0754) must not increase flood risk elsewhere or compromise the functionality of the approved compensatory storage scheme which forms part of application 3/2021/0205.

Flood Warning – Advice to applicant

The applicant should be aware of the benefit of flood warnings. 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.

To register for a flood warning, please call Floodline on 0345 988 1188 or visit <https://www.gov.uk/sign-up-for-flood-warnings>. This is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message and anyone can sign up.

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 to do after a flood, visit <https://www.gov.uk/after-flood>.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption 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
 - on the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a 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 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk

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.

Yours sincerely

Carole Reynolds
Planning Advisor

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