creating a better place
for people and wildlife

Environment Agency

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

Reference: PA-0015507/01
Customer reference: 3/2026/0827
10 November 2026

Dear Planning Officer,

VARIATION OF CONDITION 2 (APPROVED PLANS AND DOCUMENTS) ON PLANNING PERMISSION 3/2022/0082 (AS VARIED UNDER PLANNING PERMISSION 3/2023/0816) TO ACCOUNT FOR DESIGN DEVELOPMENT INVOLVING THE REDEVELOPMENT OF THE OLD GARAGE SITE TO PROVIDE NEW BUILDING THAT INCLUDES A CAFE, COMMUNITY SHOP, RETAIL UNIT, POST OFFICE, COMMUNITY SPACES TOGETHER WITH A SEPARATE STORE/PLANT ROOM

THE OLD GARAGE SITE NEWTON ROAD, DUNSOP BRIDGE, BB7 3BB

Thank you for consulting us on the above application.

Environment Agency position

We have no objections to the proposed variation of Condition 2.

We have no further comments to add to our response dated 24 February 2022 (copied below) regarding consultation 3/2022/0082. We continue to maintain the position set out in our previous comments.

If you have any questions regarding our response, please contact clplanning@environment-agency.gov.uk.

Yours faithfully

Hanna Mirza - Planning Advisor
National Contact Centre: 03708 506 506
clplanning@environment-agency.gov.uk
Lutra House, Dodd Way, off Seedlee Road, Preston, PR5 8BX

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

Our ref: NO/2022/114247/01-L01
Your ref: 3/2022/0082

Date: 24 February 2022

Dear Sir/Madam

REDEVELOPMENT OF THE OLD GARAGE SITE TO PROVIDE NEW BUILDING THAT INCLUDES A CAFE, COMMUNITY SHOP, RETAIL UNIT, POST OFFICE, COMMUNITY SPACES TOGETHER WITH A SEPARATE STORE/PLANT ROOM. THE OLD GARAGE SITE NEWTON ROAD, DUNSOP BRIDGE, BB7 3BB.

Thank you for consulting us on the above application which we received 03 February 2022.

Environment Agency position

Flood Risk
The planning application is accompanied by a comprehensive Flood Risk Assessment (FRA)

Ref.: 'The Old Garage Site - Flood Risk Assessment' - Version 3.0 - RAB: 2833L by RAB consultants Limited– dated 12/01/2022.

We have reviewed the FRA, in so far as it relates to our remit, and we have no objection to the development as proposed.

The applicant, as owner of the existing property, will be aware of the potential flood risk and frequency. The applicant should be satisfied that the impact of any flooding will not adversely affect their proposals. We have included some additional advice for the LPA and applicant at the foot of this letter.

Contaminated Land
We have reviewed the following report:

The Old Garage Site, Dunsop Bridge, Phase 1 Desk Study, The Duchy of Lancaster, produced by Meridian Geoscience (no ref. number).

The previous use of the proposed development site as a petrol station presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is:
• located adjacent to a surface watercourse, and
• located upon a secondary aquifer A

In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 183 of the National Planning Policy Framework. Without this condition we would object to the proposal in line with paragraph 174 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition
No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

   • all previous uses
   • potential contaminants associated with those uses
   • a conceptual model of the site indicating sources, pathways and receptors
   • potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons
• To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

• To prevent deterioration of a water quality element to a lower status class in the underlying aquifer and the adjacent River Dunsop.

As the EA is not able to make detailed responses on technical reviews on all development sites in medium or low risk settings, the LPA may wish to consider that all site reports should meet a high standard and be confirmed as such by the NQMS scheme. This will enable

confidence in conclusions on the required remediation, based on adequate risk assessment practice. The LPA may therefore wish to apply the following condition.

Condition
All submitted reports required by the land contamination conditions should be accompanied by an NQMS Declaration showing they have been reviewed by a registered SILC/SQP.

Reason
To show that reports have been compiled in accordance with best practice and recommendations and conclusions can be safely relied upon and that the reports authorship is by a suitably qualified person, as required by the NPPF, to ensure that the development does not contribute to unacceptable levels of environmental pollution from contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework.

Flood warning and emergency response - advice to LPA
We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. The planning practice guidance to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Advice to LPA/applicant
This development has been proposed within an area identified as being at risk of flooding and includes the provision of car parking within buildings. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing. The applicant must satisfy themselves that any relevant building will be constructed in such a way that vehicles floating or displaced as a result of flooding, would not jeopardise its structural stability.

In addition, the applicant should ensure that any sensitive infrastructure such as gas and water pipes or electrical cabling are located and designed to withstand the potential impacts of floating or displaced vehicles.

Additional Information
Surface water from car parking areas should have appropriately designed petrol/oil interceptors prior to discharging into any watercourse.

Signing up for flood warnings
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 What to do before or during a flood - GOV.UK
For advice on what do after a flood, visit https://www.gov.uk/after-flood.

Yours faithfully

Carole Woosey
Planning Advisor

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