

Mr C Sharpe
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104055/01-L01
Your ref: 3/2012/0623
Date: 27 July 2012

Dear Mr Sharpe

**OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR
RESIDENTIAL DEVELOPMENT OF 23 DWELLINGS, WITH ACCESS, PARKING
AND ASSOCIATED LANDSCAPING FOLLOWING DEMOLITION OF NOS. 23
AND 25 OLD ROW
LAND AT 23-25 OLD ROW BARROW CLITHEROE LANCASHIRE**

Thank you for consulting with us on the above application which we received on the 26 July 2012.

In the absence of a flood risk assessment (FRA), we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

Reason

The application lies within Flood Zone 1 defined by the Technical Guide to the National Planning Policy Framework (NPPF) as having a low probability of flooding. However the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Footnote 20 of paragraph 103 of the NPPF requires applicants for planning permission to submit an FRA when development on this scale is proposed in such locations.

An FRA is vital if the local planning authority is to make informed planning decisions. In the absence of an FRA, the flood risks resulting from the proposed development are unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission.

Overcoming our objection

You can overcome our objection by undertaking an FRA which demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we will consider whether there is a need to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

Yours faithfully

Miss Jilly Dixon
Planning Officer - Sustainable Places

Direct dial 01768 215789

E-mail nwnorthplanning@environment-agency.gov.uk