

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

Our ref: NO/2013/104717/01-L01
Your ref: 3/2012/1101
Date: 22 January 2013

Dear Sir/Madam

**PROPOSED DEMOLITION OF THE EXISTING DWELLING AND
REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE INCLUDING 16
HOMES
THE WHINS, WHINS LANE, READ, LANCASHIRE, BB12 7QY**

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.

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

If we are objecting in detail, with each reason for objection indicate how the applicant can overcome our objection, so the objection can be removed. This will ensure our responses promote the 'Yes if' approach.

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 reconsultation. Our objection will be maintained

until an adequate FRA has been submitted.

Yours faithfully

Mr Philip Carter
Planning Officer - Sustainable Places

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cc Street Design Partnership