

Our ref: NO/2013/105101/01-L01
Your ref: 3/2013/0329
Date: 07 May 2013

**PROPOSED AGRICULTURAL DAIRY CATTLE HOUSING AND COVERED FEED
YARD
HOLE HOUSE FARM BILLINGTON CLITHEROE**

Environment Agency position

Reasons

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

To overcome our objection, the application should be accompanied by a FRA which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

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.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

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cc ML Planning Services Ltd