

Jane Tucker

From: Carter, Philip A [PCARTER@environment-agency.gov.uk]

Sent: 01 August 2013 14:41

To: planning

Subject: 3/2013/0613 - land to rear of Highfield, Garstang Rd

The Environment Agency has no comment to make on the above application for the following reason:-

Flood Risk Standing Advice (FRSA) should have been applied	
It is not listed on the external consultation list or in the Development Management Procedure Order	X
It is located within 250m of a historic landfill (but not on top of the landfill)	
Consultation is not required due to locally raised risk bar, which has been communicated to the LPA through Local Guidance	
We have not seen the application before or requested the condition that is being discharged	
Valid consultation as FRSA does not apply but development is minor/not high risk	

Kind regards

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