

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

**Our ref:** NO/2014/106441/01-L01

**Your ref:** 3/2014/0300

**Date:** 07 May 2014

Dear Sir/Madam

**OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR PROPOSED  
CONSTRUCTION OF 28 NO. RESIDENTIAL PROPERTIES**

**LAND OFF MILL LANE, GISBURN, BB7 4LN**

Thank you for consulting us on the above application.

**Environment Agency position**

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 site is greater than 1 hectare and lies within Flood Zone 1, which is defined by the Planning Practice Guidance 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 a FRA when development on this scale is proposed in such locations.

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

**Overcoming our objection**

You can overcome our objection by undertaking a 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 a FRA will not in itself result in the

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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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

**Mr Alex Hazel**  
**Planning Advisor - Sustainable Places Team**

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