

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

Our ref: NO/2015/107923/01-L01
Your ref: 3/2015/0462
Date: 15 June 2015

Dear Sir/Madam

DEMOLITION OF INDUSTRIAL STORAGE BUILDINGS TO THE REAR OF 19-21 KING STREET AND REGENERATION OF THE SITE TO PROVIDE 3 NO. TWO-STOREY DWELLINGS - ONE DETACHED AND ONE PAIR OF SEMI-DETACHED 19-21 KING STREET, WHALLEY

Thank you for consulting us on the above application, received on 12 June 2015. We have the following comments to make:

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.

Reasons

The application site lies within Flood Zone 2/3 defined by the Environment Agency Flood Map as having a medium to high probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is proposed in such locations.

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

The application form incorrectly states that the site is not within a flood risk area.

Overcoming our objection

You can overcome our objection by undertaking a FRA which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. The FRA should be appropriate to the scale and nature of the

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Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

development. If this cannot be achieved we are likely to maintain our objection to the application. Production of a FRA will not in itself result in the removal of an objection.

The majority of the site is within Flood Zone 2 with only small areas in Flood Zone 3. In this case we would recommend finished floor levels at 300mm above existing ground levels. The existing ground levels should be given in metres above Ordnance Datum (mAOD).

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.

Advice to Applicant

Some areas of Whalley were flooded in 2012 and we would advise that the agent/applicant considers if the proposed development site was flooded at this time. They can contact us at inforequests.cmbinc@environment-agency.gov.uk to obtain any information that we have on historical flooding.

Yours faithfully

Mr Dave Hortin
Planning Advisor - Sustainable Places Team

Direct e-mail clplanning@environment-agency.gov.uk

cc JWPC Limited