

Colin Sharpe
Ribbles Valley Borough Council
Development Control
Council Offices
Church Walk
Clitheroe
BB7 2RA

Our ref: NO/2015/107923/02-L01
Your ref: 3/2015/0462
Date: 29 September 2015

Dear Colin

**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 (FRA PROVIDED)
19-21 KING STREET, WHALLEY**

Thank you for providing us with additional information for the above application. We have the following comments to make:

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in section 10, paragraph 30 of the Flood Risk and Coastal Change (FRCC) guidance category of the Planning Practice Guidance (PPG). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA is inadequate because:

1. Existing and proposed floor levels are not shown in metres above Ordnance Datum (mAOD), but are simply shown as arbitrary numbers which we are unable to condition.
2. A proposed finished floor level is not clearly shown. Instead, the FRA advises two different floor levels. Finished floor levels should be set at least 600mm above existing ground levels, and be referred to Ordnance Datum
3. The proposed building needs to have a solid floor and be constructed from flood resilient materials.

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase 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.

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 Dave Hortin
Planning Advisor - Sustainable Places Team

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

cc JWPC Limited