

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

Our ref: NO/2016/108657/01-L01
Your ref: 3/2015/0914
Date: 17 March 2016

Dear Sir/Madam

**OUTLINE PLANNING APPLICATION FOR SIX HOLIDAY COTTAGES WITH ALL MATTERS RESERVED SAVE FOR ACCESS.
THORNEYHOLME HALL, NEWTON ROAD, DUNSOP BRIDGE**

Thank you for consulting us on the above application. We would like to make the following comments:

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 the Planning Practice Guidance to the National Planning Policy Framework. 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 fails to:

1. Take the impacts of climate change into account;
2. Consider how people will be kept safe from flood hazards identified;
3. Consider the effect of a range of flooding events including extreme events on people and property;
4. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event; and
5. The development site is in Flood Zone 3. No evidence has been provided to support the assumption that the site is in Flood Zone 2 as stated in the FRA.

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies

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

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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 Technical Specialist, Sustainable Places

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

cc PWA Planning