

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

Our ref: NO/2016/109132/01-L01
Your ref: 3/2016/0782
Date: 25 August 2016

Dear Sir/Madam

ERECTION OF A 11.4M X 18.7M AGRICULTURAL LIVESTOCK BUILDING

EASE BARN FARM GALLOWS LANE RIBCHESTER PR3 3XX

Thank you for consulting us on the above application.

The Environment Agency OBJECTS to the proposed development as submitted on the following grounds:-

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 3 defined by the Environment Agency Flood Map as having a High probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit an FRA when development is proposed in such locations.

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

Overcoming our objection

You can overcome our objection by undertaking an FRA which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the

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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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

Miss Jodie Brumhead
Planning Officer, Sustainable Places Team
Cumbria and Lancashire Area

E-mail CLplanning@environment-agency.gov.uk