

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

Our ref: NO/2016/109280/01-L01
Your ref: 3/2016/0893
Date: 27 October 2016

Dear Sir/Madam

ERECTION OF TWO STOREY EXTENSION TO SIDE AND REAR AND SINGLE STOREY EXTENSION TO REAR.

73 RIVERSIDE, CLITHEROE, LANCASHIRE, BB7 2NS

Thank you for consulting us on the above planning application.

Environment Agency position

We have no objection in principle to the proposed development, but wish to make the following comments:-

Flood Risk

The application site lies within Flood Zone 3, which is defined as having a high probability of flooding in the national Planning Practice Guidance. The proposal is for domestic extensions which are classed as a 'Minor Development' and therefore any issues relating to flood risk should be considered by the local planning authority using [Flood Risk Standing Advice](#).

We note that a Flood Risk Assessment does not appear to have been submitted with this application.

Advice to applicant

Guidance on the content and preparation of a FRA is available on the GOV.UK website at, *Flood risk assessment for planning applications* (<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>), and the Planning Practice Guidance website (<http://planningguidance.communities.gov.uk>)

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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Environmental Permitting – Flood Risk Activities

As of 6 April 2016 the Flood Defence Consent regime has moved into the Environmental Permitting Regulations.

If you already have Flood Defence Consent please refer to the following page on the GOV.UK website: <https://www.gov.uk/guidance/changes-to-your-flood-defence-consent-after-6-april-2016>

The River Ribble adjacent to the site is designated a Main River and the developer may need an Environmental Permit. They should check at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> and contact Flood Risk Officer, James Jackson, on 020 302 51306 to discuss our requirements if a permit or advice is required.

The Environment Agency has a right of entry to the River Ribble by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.

It should be noted that the grant of planning approval does not guarantee that any necessary permissions or consents that are required under separate legislation will be forthcoming.

We also recommend the following 'Living on the Edge' guidance which is available on the GOV.UK website at:

- Riverside ownership: rights and responsibilities
<https://www.gov.uk/government/publications/riverside-ownership-rights-and-responsibilities>

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

Mr Alex Hazel
Planning Advisor - Sustainable Places Team

E-mail: CLPlanning@environment-agency.gov.uk

cc A L H Design Services