

## Sharon Craig

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**From:** NWNorthPlanning <CLPlanning@environment-agency.gov.uk>  
**Sent:** 03 November 2016 14:14  
**To:** planning  
**Subject:** 3/2016/0980 - LAND AT DALE VIEW, BILLINGTON

**Follow Up Flag:** Follow up  
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The Environment Agency are not required to formally comment on the above application for the following reason(s):

|                                                                                                                                                                            |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Flood Risk Standing Advice (FRSA) should have been applied                                                                                                                 | X |
| It is not listed in the 'When to Consult the Environment Agency' document or in the Development Management Procedure Order 2015 / General Permitted Development Order 2015 | X |
| Local Guidance should have been applied                                                                                                                                    |   |
| Valid consultation as FRSA does not apply but development is minor/not high risk                                                                                           |   |
| Valid consultation but unable to respond due to workload                                                                                                                   |   |

We did not comment on the Outline planning application as it fell outside of our statutory remit. However, it should be noted that the proposed turning head may be located with Flood Zone 2 and may have been subject to flooding in December 2015, in which case FRSA should be applied.

Kind regards,

**Alexander Hazel**  
**Planning Advisor, Sustainable Places**  
**Environment Agency - Cumbria & Lancashire Area**

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