

Sharon Craig

From: NWNorthPlanning <CLPlanning@environment-agency.gov.uk>
Sent: 08 December 2016 16:30
To: planning
Subject: 3/2016/1044 - LAND AT MITTON ROAD, WHALLEY

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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	
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We note that the submitted Flood Risk Assessment is out of date and part of the application site may now be located within Flood Zone 2. As such, the local planning authority should consider the flood risk arising from the proposal by using [Flood Risk Standing Advice](#).

Kind regards,

Alexander Hazel
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Environment Agency - Cumbria & Lancashire Area

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