

Nicola Gunn

From: planning
Subject: FW: 3/2016/1137 & 3/2016/1138 - HOLMES COTTAGE, WOONE LANE, CLITHEROE

From: NWNorthPlanning [<mailto:CLPlanning@environment-agency.gov.uk>]
Sent: 13 December 2016 12:41
To: planning
Subject: 3/2016/1137 & 3/2016/1138 - HOLMES COTTAGE, WOONE LANE, CLITHEROE

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	
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	

1. The application site is close to, but not within, Flood Zone 2. Should the site have been within Flood Zone 2 , Flood Risk Standing Advice would apply.
2. The application is greater than 20 metres from the designated Main River, Pendleton/Mearley Brook.

Kind regards,

Alexander Hazel
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