

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

Our ref: NO/2017/109731/01-L01
Your ref: 3/2017/0184
Date: 12 April 2017

Dear Sir/Madam

ERECTION OF 10 DWELLINGS AND ASSOCIATED WORKS

WILKIN SQUARE, CLITHEROE

Thank you for consulting us on the above application.

Environment Agency position

We have no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements:-

Flood risk

The application site lies within Flood Zone 2 (medium probability of flooding) and Flood Zone 3 (high probability of flooding) and the proposal is for 'more vulnerable' development, as defined in the Planning Practice Guidance to the National Planning Policy Framework (NPPF). In accordance with the NPPF, the application is accompanied by a Flood Risk Assessment (FRA) prepared by Flood Risk Consultancy Limited.

We have reviewed the FRA (Ref: 2016-128, dated 30 January 2017) in relation to the second part of the Exception Test as set out in paragraph 102 of the NPPF. We are satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations of the FRA.

The proposed development will only meet the requirements of the NPPF if the following measure(s) as detailed in the FRA submitted with this application are implemented and secured by way of the following planning condition on any planning permission:-

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

CONDITION: The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: 2016-128, dated 30 January 2017) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 75.8 metres above Ordnance Datum (mAOD).
2. Flood storage compensation of 13.25 cubic metres is to be provided on site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

Advice to LPA

In accordance with the NPPF paragraph 101, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.

Advice to applicant

We advise that the applicant signs up to our flood warning scheme. Further information can be found on the GOV.UK website at <https://www.gov.uk/sign-up-for-flood-warnings>.

Yours faithfully

Mr Alex Hazel
Planning Advisor – Sustainable Places

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