

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

**Our ref:** NO/2017/110253/01-L01  
**Your ref:** 3/2017/0742  
**Date:** 16 October 2017

Dear Sir/Madam

**DEMOLISH EXISTING FARMHOUSE AND REBUILD; CHANGE OF USE OF AGRICULTURAL BARN TO TWO DWELLINGS; CHANGE OF USE OF MONO-PITCH FARM BUILDING TO A GARAGE FOR THE BARN CONVERSION; DEMOLISH FOUR FARM BUILDINGS; DISMANTLE AND REBUILD ONE TIMBER-FRAMED AGRICULTURAL BUILDING IN NEW LOCATION ON THE SITE; REORIENTATION OF ONE STEEL-FRAMED AGRICULTURAL BUILDING**

**STARTIFANTS FARM, LONGRIDGE ROAD, CHIPPING**

Thank you for consulting us on the above application.

### **Environment Agency position**

In the absence of a flood risk assessment (FRA), we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

### **Reasons**

The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a High probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit a FRA when development is proposed in such locations.

A FRA is vital if the local planning authority is to make informed planning decisions. In the absence of a FRA, the flood risk resulting from the proposed development are unknown. The absence of a FRA is therefore sufficient reason in itself for a refusal of planning permission.

The application is supported by a Hydraulic Modelling Report for Chipping WwTW undertaken by Jacobs in January 2016. It is not a site-specific flood risk assessment and cannot be used to assess the potential impacts of flooding on the proposed development.

### **Overcoming our objection**

Environment Agency  
PO Box 519, South Preston, Lancashire, PR5 8GD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

The applicant can overcome our objection by undertaking an FRA which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

### **Informative for applicant**

Chipping Brook adjoining the site is designated a "main river" and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without the prior written Consent of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Environment Agency for consideration.

The Environment Agency has a right of entry to Chipping Brook 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. The developer must contact the Environment Agency at Lutra House to discuss our access requirements.

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

Yours faithfully

**Philip Carter**  
**Planning Officer - Sustainable Places**

Direct dial 02030251396

Direct e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

cc J Hadfield Engineering/Surveying