

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

**Our ref:** NO/2018/111161/01-L01

**Your ref:** 3/2018/0167

**Date:** 09 October 2018

Dear Sir/Madam

**DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF 2 STOREY  
SIDE EXTENSION**

**8 SPRING GARDENS, CLITHEROE ROAD, WADDINGTON, BB7 3HH**

Thank you for consulting us on the above planning application.

**Environment Agency position**

We have no objection to proposed development, but we have the following comments:-

**Development within 20 metres of a Main River**

The application site is within 20 metres of the Main River, Waddington Brook, which is located across Clitheroe Road. As there is no development proposed within 8 metres of Waddington Brook we have no Environmental Permitting concerns.

**Advice to LPA**

The application site is located partially within Flood Zone 3 and Flood Zone 2 on the Environment Agency Flood Map for Planning. In the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF), Flood Zone 3 is defined as having high probability of flooding and Flood Zone 2 as having a medium probability of flooding.

In accordance with the NPPF, development (including minor development and change of use) proposed in Flood Zone 3 or 2 should be accompanied by a Flood Risk Assessment (FRA) appropriate to the nature and scale of the proposed development.

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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This is a Householder Application and is classed as a 'Minor Development', therefore any issues relating to flood risk should be considered by the local planning authority. Flood Risk Standing Advice for developments of this type is available on the GOV.UK website at: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>.

### **Advice to applicant**

Under the Environmental Permitting (England and Wales) Regulations 2016, a permit from the Environment Agency may be required for any proposed works or structures, in, under, over or within 8 metres of the Waddington Brook. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected within 8 metres of the top of the bank or retaining wall of the Main River without an environmental permit. Some activities are also now [excluded](#) or [exempt](#).

Further information is available on the GOV.UK website:  
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Yours faithfully

**Mr Alex Hazel**  
**Planning Advisor - Sustainable Places Team**

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