

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

Our ref: NO/2018/111225/01-L01
Your ref: 3/2018/0914
Date: 31 October 2018

Dear Sir/Madam

ERECTION OF 188 NEW DWELLINGS INCLUDING MEANS OF ACCESS AND ASSOCIATED WORKS. TO INCLUDE 57 AFFORDABLE DWELLINGS (29 AFFORDABLE RENT AND 28 SHARED OWNERSHIP)

LAWSONSTEADS PHASE 2, LAND OFF CLITHEROE ROAD, WHALLEY, BB7 9RG

Thank you for consulting us on the above application.

Environment Agency position

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

Flood risk

Fluvial (river)

A very small part of the application site to the west is located 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, and the proposal is for 'more vulnerable' development.

In accordance with paragraph 163, footnote 50 of the revised NPPF, development 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. A FRA has not been submitted with the application, however as such a small area of the site is within the floodplain and no inappropriate or vulnerable development is proposed in that location, we have no objection in this instance.

Surface water

We have had significant recent involvement with previous applications to develop this site in relation to surface water management, which was formerly within our statutory

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

remit. However, as this is a new full application and our previous objections were resolved, we would defer to the Lead Local Flood Authority (Lancashire County Council), as the lead statutory consultee for major developments with surface water flooding impacts.

Advice to applicant

To prevent pollution, run-off waters containing silt generated during the construction stage should be prevented from entering the adjacent watercourses.

We recommend the applicant refers to the following pollution prevention advice which is available on the GOV.UK website at: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>.

Any works to watercourses within or adjacent to the site which are not designated Main Rivers may require the prior formal Consent of the Lead Local Flood Authority (Lancashire County Council) under Section 23 of the Land Drainage Act 1991. Further information is on the Lancashire County Council website: <http://www.lancashire.gov.uk/council/planning/sustainable-drainage-systems.aspx>

Yours faithfully

Mr Alex Hazel
Planning Advisor – Sustainable Places

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