

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

Our ref: NO/2020/112508/01-L01
Your ref: 3/2019/0081
Date: 11 March 2020

Dear Sir/Madam

**DISCHARGE OF CONDITIONS 7 (CONSTRUCTION METHOD STATEMENT), 8 (FLOOD MITIGATION), 9 (SURFACE WATER DRAINAGE), 10 (FOUL DRAINAGE), 15 (CODE FOR SUSTAINABLE HOMES), 16 (RESTRICTION OF VEHICLES), 17 (FINISHED FLOOR LEVELS), 18 (BAT SURVEY ON BARN), 21 (WATERCOURSE AND HEDGEROW ENHANCEMENT), 25 (CONSTRUCTION TRAFFIC ACCESS), 29 (PHASING OF CONSTRUCTION), 30 (CYCLE TRACKS AND FOOTPATHS) AND 31 (FRAMEWORK TRAVEL PLAN) FROM PLANNING PERMISSION 3/2014/0597.
LAND OFF WADDINGTON ROAD, CLITHEROE, LANCASHIRE, BB7 2DE**

Thank you for consulting us on the above planning application which we received 20 February 2020.

Environment Agency position

We provided a response to the outline planning application for this site 31 July 2014 and requested planning conditions regarding surface water drainage and flood risk from surface water.

Advice to LPA

Lancashire County Council, as the Lead Local Flood Authority (LLFA), are now the lead statutory consultee for major developments with surface water flooding impacts. Therefore, although we recommended Conditions 8 & 9 for surface water flood mitigation and the surface water drainage scheme, any details submitted in relation to this condition would be for the LLFA to review in relation to this application and any subsequent discharge of conditions application.

We note that the LLFA have already submitted a response to discharge condition 9. The flood map for planning from fluvial and tidal sources places the site in Flood Zone 1 and the FRA acknowledges that the flood risk on site is from surface water. It is therefore no longer within the remit of the Environment Agency to discharge condition 8 and advice should be sought from the LLFA to discharge this condition.

Yours faithfully

Carole Woosey
Planning Advisor

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