

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

**Our ref:** NO/2019/112169/01-L01  
**Your ref:** 3/2019/0930

**Date:** 12 November 2019

Dear Sir/Madam

**PROPOSED EXTENSION TO FACTORY AND CREATION OF NEW CAR PARK WITH ACCESS.  
CLITHEROE LIGHT ENGINEERING, UNITS A-C, UPBROOKS INDUSTRIAL ESTATE, CLITHEROE, BB7 1PL**

Thank you for consulting us on the above application which we received 23 October 2019

**Environment Agency position**

In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused.

**Reason**

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance.

The FRA does not therefore, adequately assess the development's flood risks. In particular, the FRA fails to properly demonstrate that the floodplain will not be infilled by the proposed car park.

**Overcoming our objection**

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. Specifically, we would recommend the inclusion of the following additional materials:

- \* a topographic survey to Ordnance Datum.
- \* a proposed car park layout which demonstrates that the proposed ground levels of the car park are the same as existing ground levels, thereby demonstrating that the floodplain will not be infilled and that flood risk to adjacent properties will not be increased.

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)

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA and we will respond within 21 days of receiving it.

Yours faithfully

**Carole Woosey**  
**Planning Advisor**

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