

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

Our ref: NO/2020/112828/01-L01
Your ref: 3/2020/0552
Date: 20 August 2020

Dear Sir/Madam

**DISCHARGE OF CONDITION 7 (CONSTRUCTION METHOD STATEMENT), 8 (FLOOD RISK), 9 (DRAINAGE), 10 (FOUL DRAINAGE), 16 (BUS LANE), 17 (FLOOR LEVEL), 18 (BATS), 21 (HABITAT), 25 (ACCESS), 27 (HIGHWAY), 28 (ACCESS), 29 (CONSTRUCTION) 30, (CYCLE TRACKS FOOTPATHS) AND 31 TRAVEL PLAN FROM PLANNING PERMISSION 3/2019/0056.
LAND OFF WADDINGTON ROAD, CLITHEROE, LANCASHIRE, BB7 2DE.**

Thank you for consulting us on the above application which we received 29 July 2020.

Environment Agency position

Although we recommended the inclusion of conditions 8, 9 & 17 in relation to the potential for surface water flooding in our response dated 31 July 2014, surface water is no longer the remit of the Environment Agency. 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 the condition for the surface water drainage scheme, any details submitted in relation to this matter would be for the LLFA to review.

Advice for the LPA

Whilst it is no longer our remit to discharge conditions 8, 9 & 17, we note that the proposed finished floor levels of many of the properties fall short of the 150mm above existing ground levels requested in condition 17. Condition 8 also required compliance with the submitted FRA, ref. Waddow View, Clitheroe, Flood Risk Assessment ref. FRA263-FRA, Rev. 2.0, dated 2nd July 2014.

Within the above FRA, paragraph 4.6.3 also stated that finished floor levels would be set 150mm above existing ground levels.

Yours faithfully

**Carole Woosey
Planning Advisor**

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