

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

**Our ref:** NO/2020/113198/01-L01  
**Your ref:** 3/2020/0763  
**Date:** 21 December 2020

Dear Sir/Madam

**APPLICATION FOR LISTED BUILDING CONSENT TO UNDERTAKE STRUCTURAL AND DAMP REPAIR WORKS TO THE BUILDING, INSERTION OF REPLACEMENT WINDOWS (LIKE FOR LIKE), REPLACEMENT OF ROOF COVERINGS AND THE ERECTION OF NEW RAINWATER GOODS.  
20-22 TALBOT STREET, CHIPPING, PR3 2QE**

Thank you for consulting us on the above application which we received 18 December 2020.

**Environment Agency position**

The development lies partially in an area of Flood Zone 3 on the Environment Agency's Flood Map for Planning. It is also adjacent to Chipping Brook which is designated as a Main River. The proposed works are restricted to replacements and repairs to the existing structure of the house and barn and as such, constitute minor development as defined in the Planning Practice Guidance. We therefore have the following comments.

**Flood risk standing advice - advice to LPA**

The proposed development falls within Flood Zone 3, which is land defined in the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

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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### **Environmental permit - advice to applicant**

The works to the house are approximately 10 metres from the Main River, the barn however, is within 4 metres. We would therefore like to remind the applicant that an environmental permit may be required.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Yours faithfully

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

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