

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

Our ref: NO/2021/113218/01-L01
Your ref: 3/2020/0849
Date: 07 January 2021

Dear Sir/Madam

**REPLACEMENT OF FRONT DOOR OF A BESPOKE TIMBER FLOOD DOOR
SIMILAR TO THOSE AT 1, 2 AND 3 ABBEYCROFT. REPLACEMENT OF BACK
DOOR WITH A FOUR-PANEL STYLE DOOR WITH CLEAR UNITS AND
REPLACEMENT OF THE WINDOWS.**

4 ABBEYCROFT, THE SANDS, WHALLEY, BB7 9TN

Thank you for consulting us on the above application which we received 07 January 2021.

Environment Agency position

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.

Yours faithfully

**Carole Woosey
Planning Advisor**

E-mail cplanning@environment-agency.gov.uk