

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

Our ref: NO/2021/113355/04-L01
Your ref: 3/2021/0205
Date: 22 October 2021

Dear Sir/Madam

**ERECTION OF 36 RESIDENTIAL DWELLINGS, ALONG WITH LANDSCAPING AND ASSOCIATED SITE INFRASTRUCTURE.
LAND AT NEDDY LANE, BILLINGTON, BB7 9LL**

Thank you for consulting us on the above application which we received 05 October 2021.

Environment Agency position

We have reviewed the revised FRA for the development produced by Banners Gate, reference 20023_FRA, Rev 03, dated 04/10/21 and wish to maintain our objection to the proposed development.

Reasons.

The application does not provide adequate justification for why the applicant is not proposing a direct compensatory storage scheme i.e. providing level-for-level storage by providing scrapes/ re-contouring of land adjacent to the existing flood plain (flood zone 2 in this instance as the 0.1% AEP event is being used as a proxy for the climate change allowance).

We also wish to clarify that our earlier flood risk comments which indicated that the scheme provided "betterment" only relate to the volumes detailed in the tables on the flood compensation drawings, not the overall scheme.

Overcoming our objection

The applicant should propose a direct compensatory storage scheme that provides adequate flood compensatory storage at the correct volumes and levels adjacent to the current flood extent

Yours faithfully

**Carole Woosey
Planning Advisor**

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