

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

Our ref: NO/2021/113355/01-L01
Your ref: 3/2021/0205
Date: 17 March 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 25 February 2021.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reasons

The application site contains land which lies within Flood Zone 3 and 2, which is land defined by the planning practice guidance as having a high to medium probability of flooding. The National Planning Policy Framework (paragraph 163, footnote 50) states that an FRA must be submitted when development is proposed in such locations. An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development flood are unknown. This is sufficient reason for refusing planning permission.

The planning statement refers to an FRA and there are plans indicating compensatory flood storage proposals, however no FRA is included on the planning portal to support the application and to provide a narrative to the proposed approach to managing flood risk on this site

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

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

Guidance on how to prepare a flood risk assessment can be found at

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Informative Regarding Flood Risk – Advice for the LPA

The submitted Planning Statement, dated February 2021, states on page 11 that the developer “has engaged with the Environment Agency in respect of flood risk considerations throughout the pre-application process”. Whilst we have previously provided advice regarding flood risk on this site, we have not been approached by Redrow’s drainage consultant regarding this current proposed site layout or approach to manage the fluvial flood risk present on this site.

Yours faithfully

Carole Woosey
Planning Advisor

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