

# **BANNERS GATE**

## **CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES**

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05 November 2021

**Carole Woosey**  
Planning Advisor  
Environment Agency  
Lutra House Walton Summit  
Bamber Bridge  
Preston  
PR5 8BX

Dear Carole,

**Erection of 36 residential dwellings, along with landscaping and associated site infrastructure on land at Neddy Lane, Billington, BB7 9LL**

We refer to your letter of objection dated 22 October 2021 addressed to Ribble Valley Borough Council and enclose a series of comparative floodplain images, for each 0.2m slice considered, which we trust better illustrates the compensation proposals and demonstrates that a direct compensatory storage scheme is largely proposed.

The recontouring of land immediately adjacent to the existing floodplain is proposed for events up to 44.58mAOD (approximately the 1% AEP + 15% return period). For greater events a short channel linking the floodplain is proposed. There are two primary reasons for this:

1. There is insufficient land available to provide compensatory storage to the north of the public footpath crossing the land.
2. To limit the extent of vegetation/hedgerow removal alongside the public footpath to facilitate compensatory storage area.

Whilst we consider there may be opportunities to further refine the proposals to resolve any concerns regarding the linking channel, which could be considered at the detailed design stage, we believe the scheme as proposed offers compensatory storage as close as is reasonably possible to the existing floodplain.

We trust this clarification will be acceptable and that the Agency's objection will be removed with a suitably worded condition imposed if necessary.

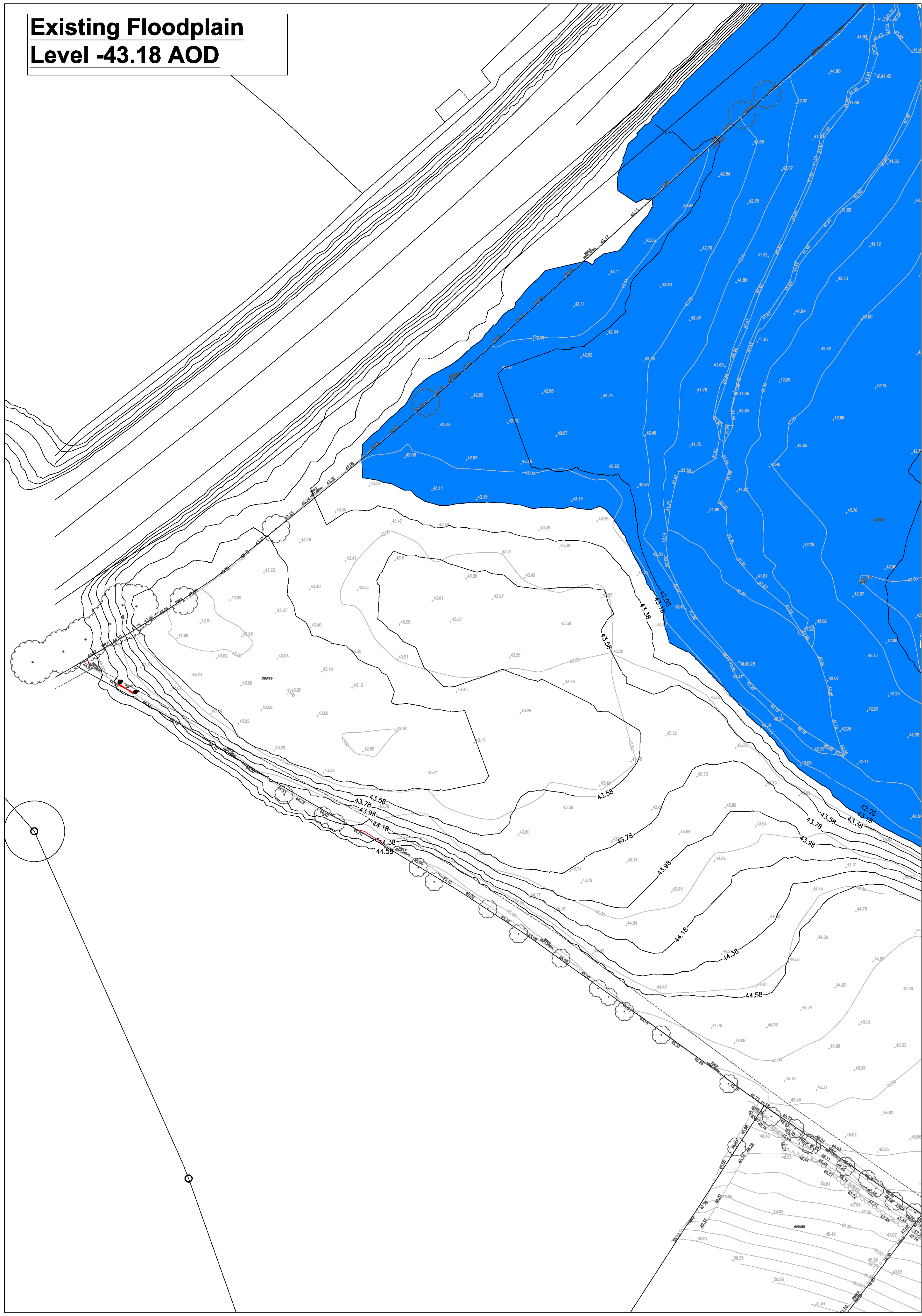
Should you wish to discuss the proposals in more detail then please do not hesitate to contact the undersigned.

Yours sincerely,

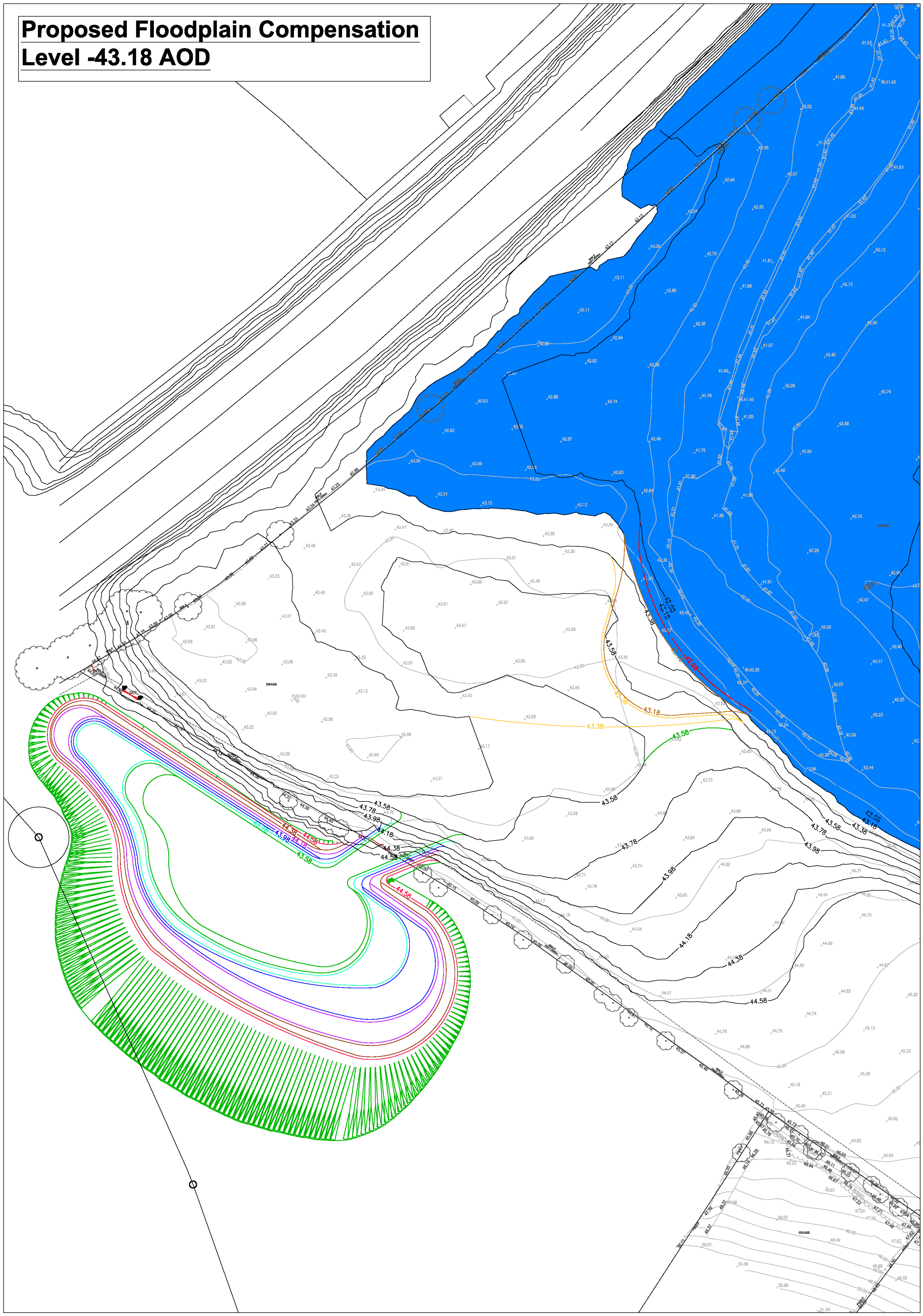
**Scott Marshall**  
for and on behalf of  
**Banners Gate Ltd**



**Existing Floodplain**  
**Level -43.18 AOD**

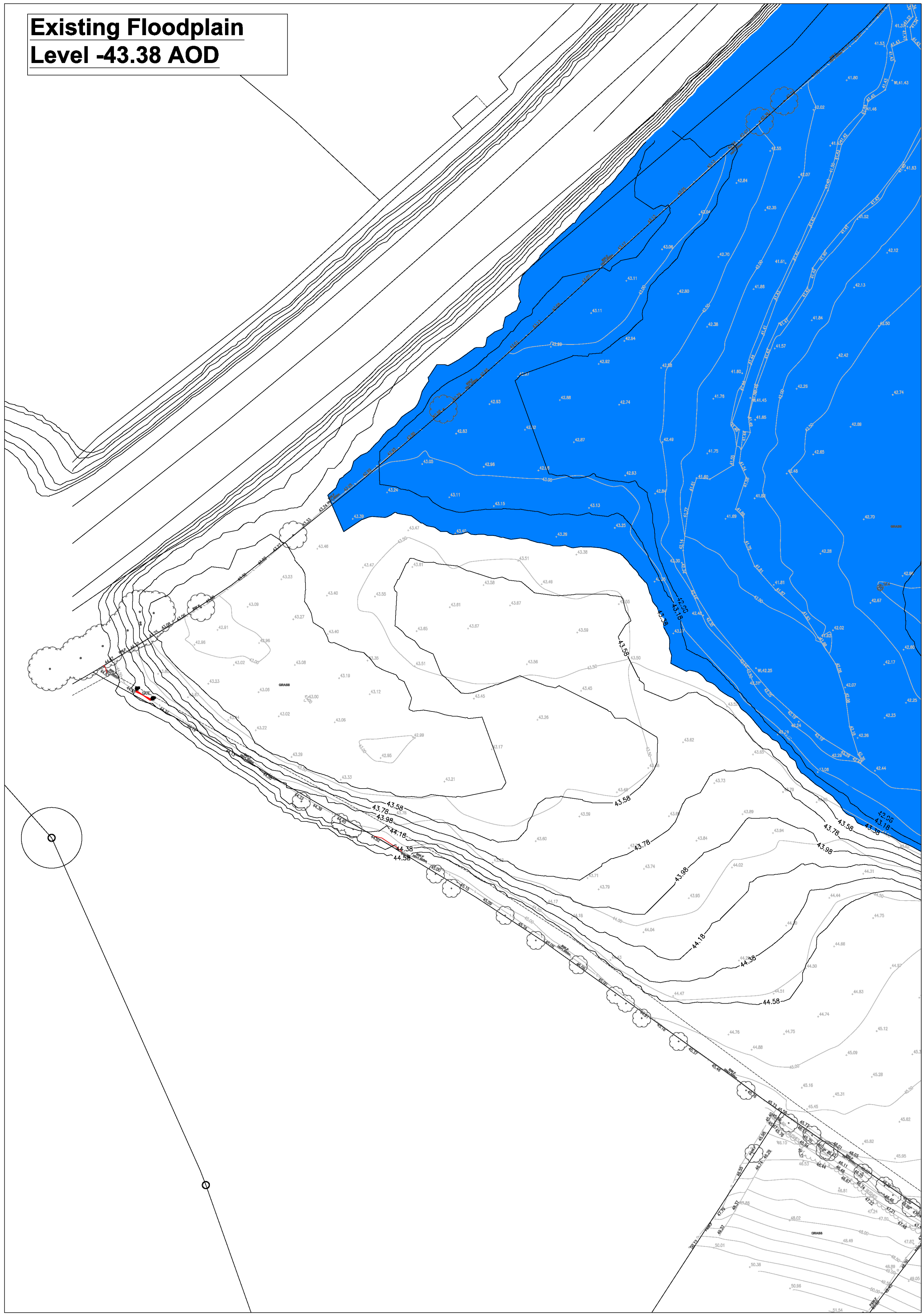


**Proposed Floodplain Compensation**  
**Level -43.18 AOD**

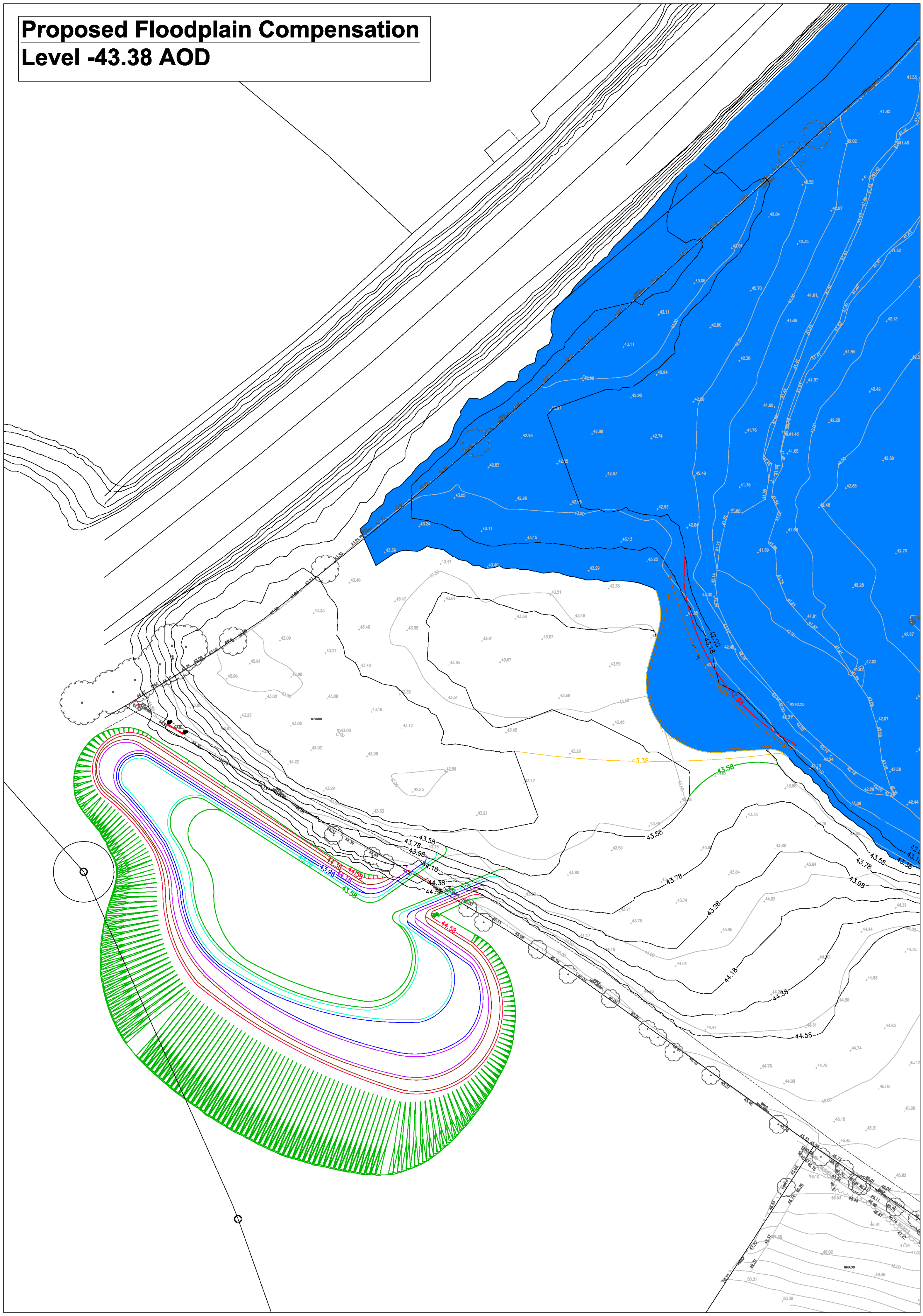




**Existing Floodplain**  
**Level -43.38 AOD**

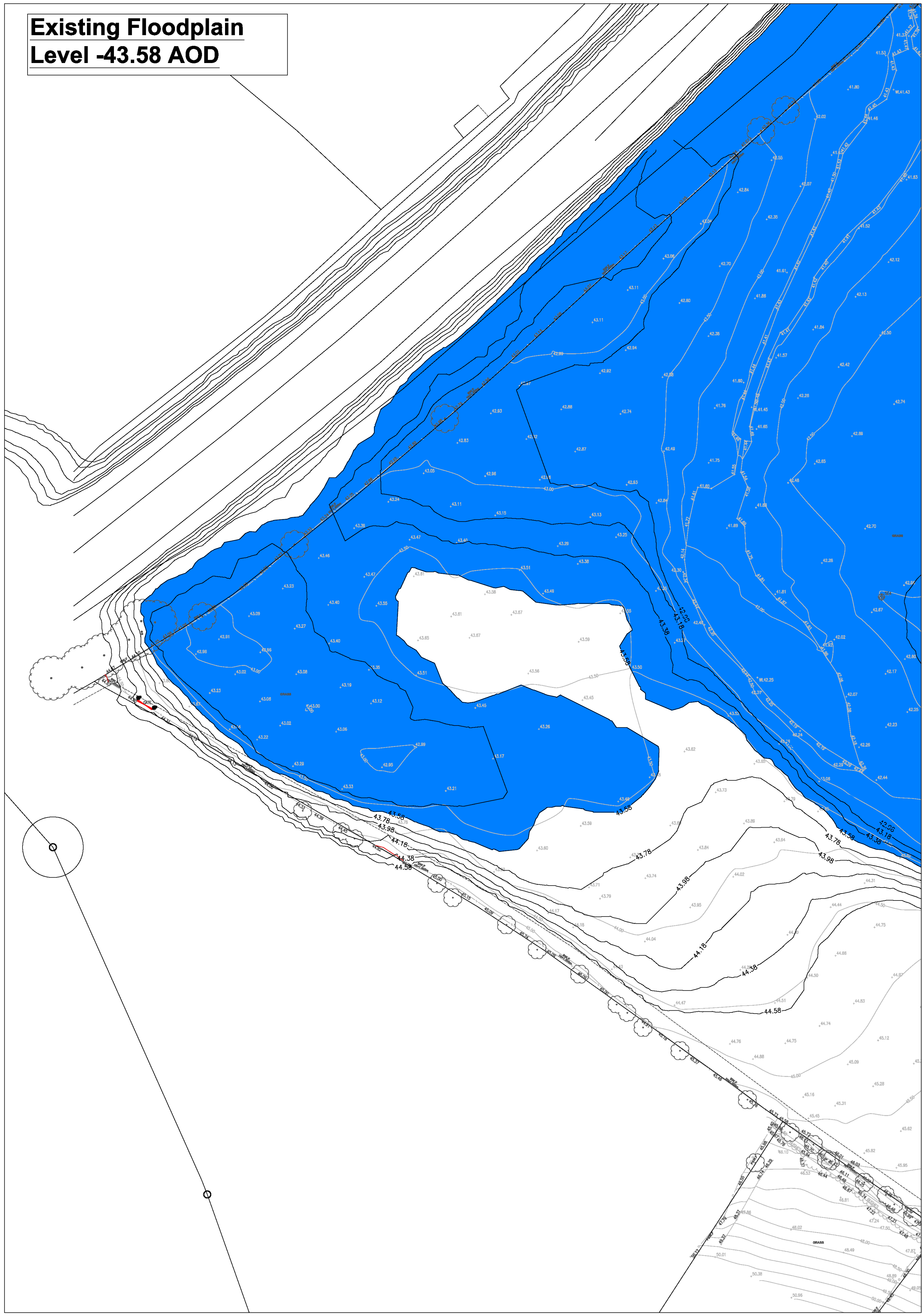


**Proposed Floodplain Compensation**  
**Level -43.38 AOD**

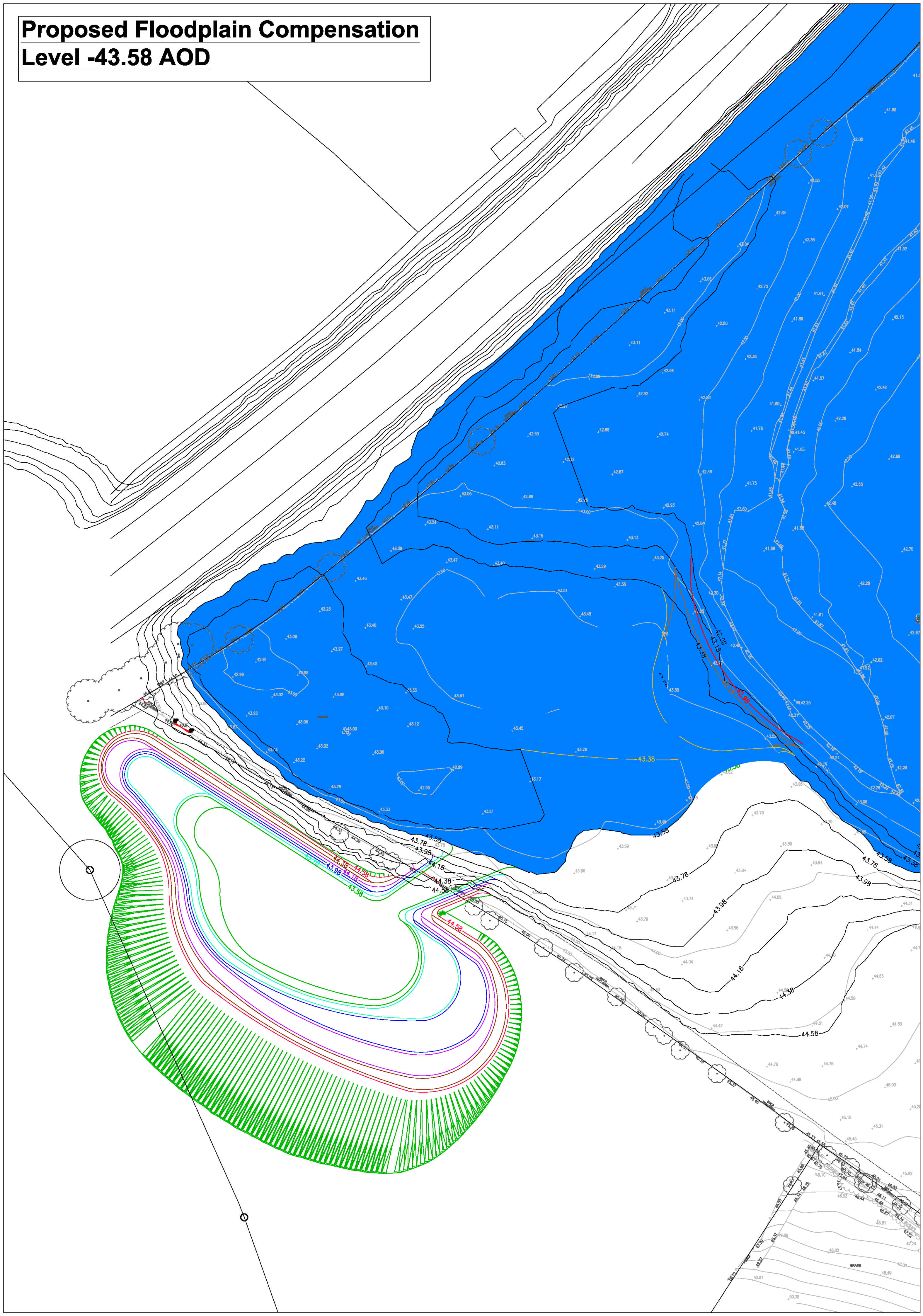




**Existing Floodplain**  
**Level -43.58 AOD**



**Proposed Floodplain Compensation**  
**Level -43.58 AOD**

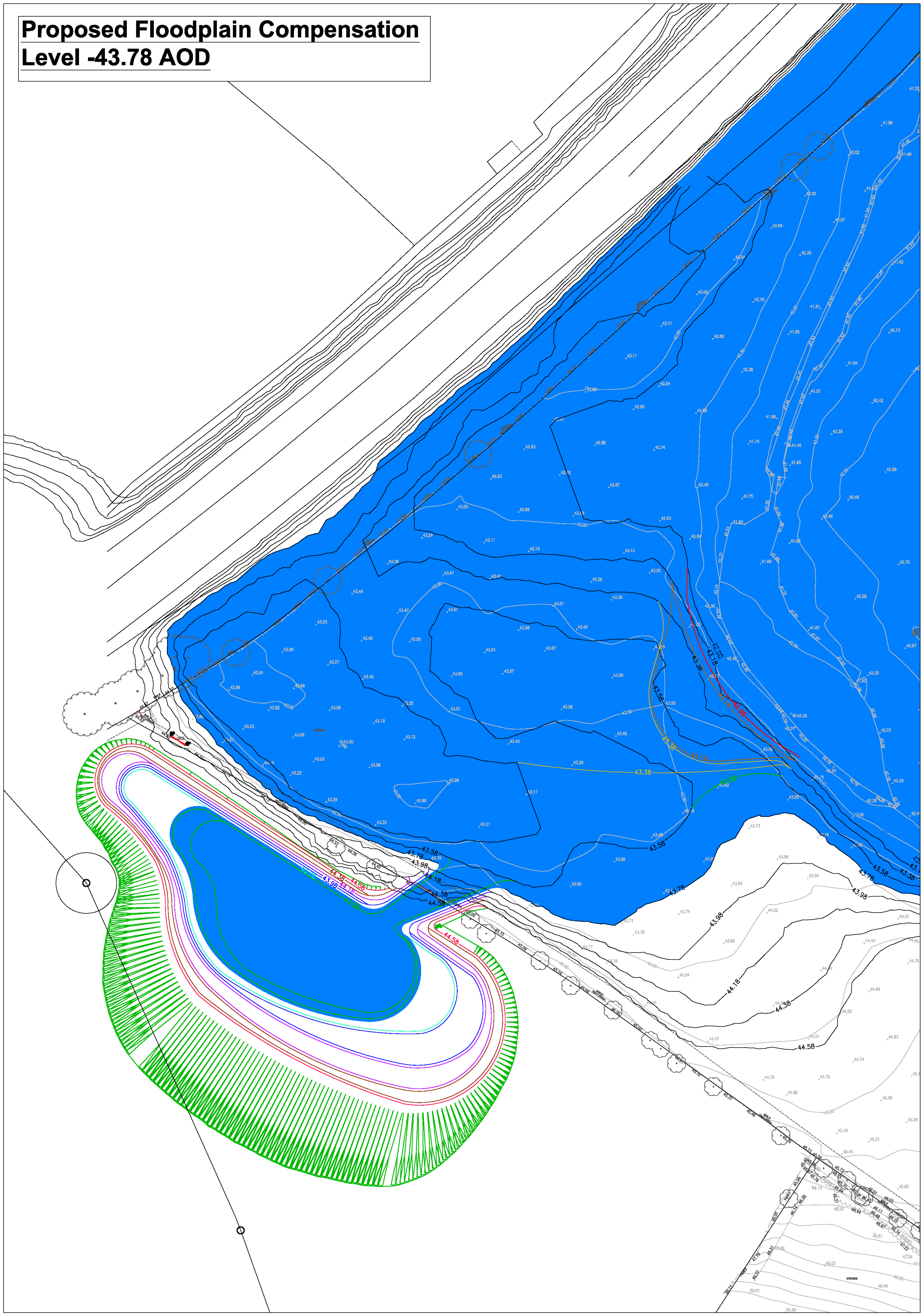




**Existing Floodplain**  
**Level -43.78 AOD**

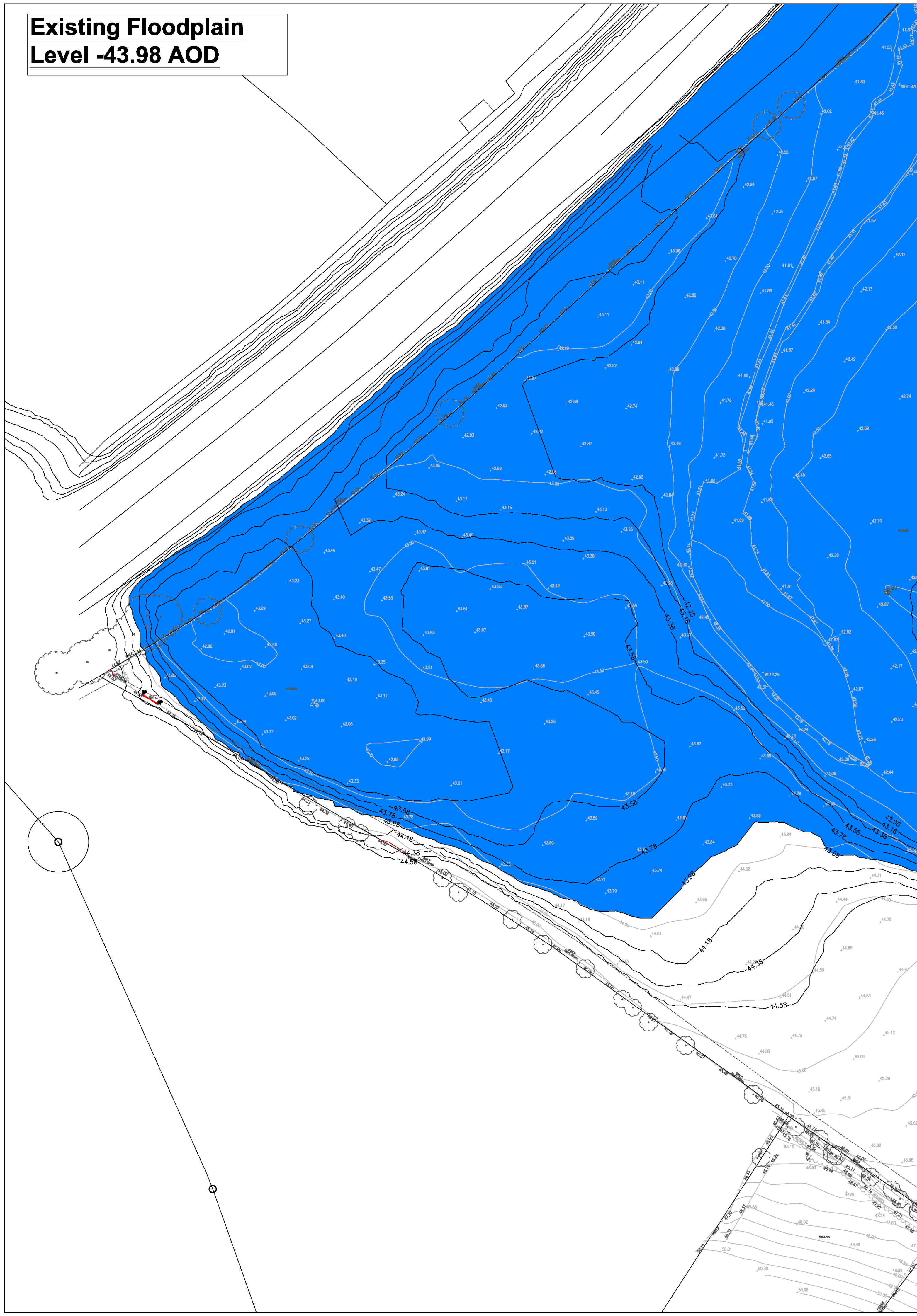


**Proposed Floodplain Compensation**  
**Level -43.78 AOD**

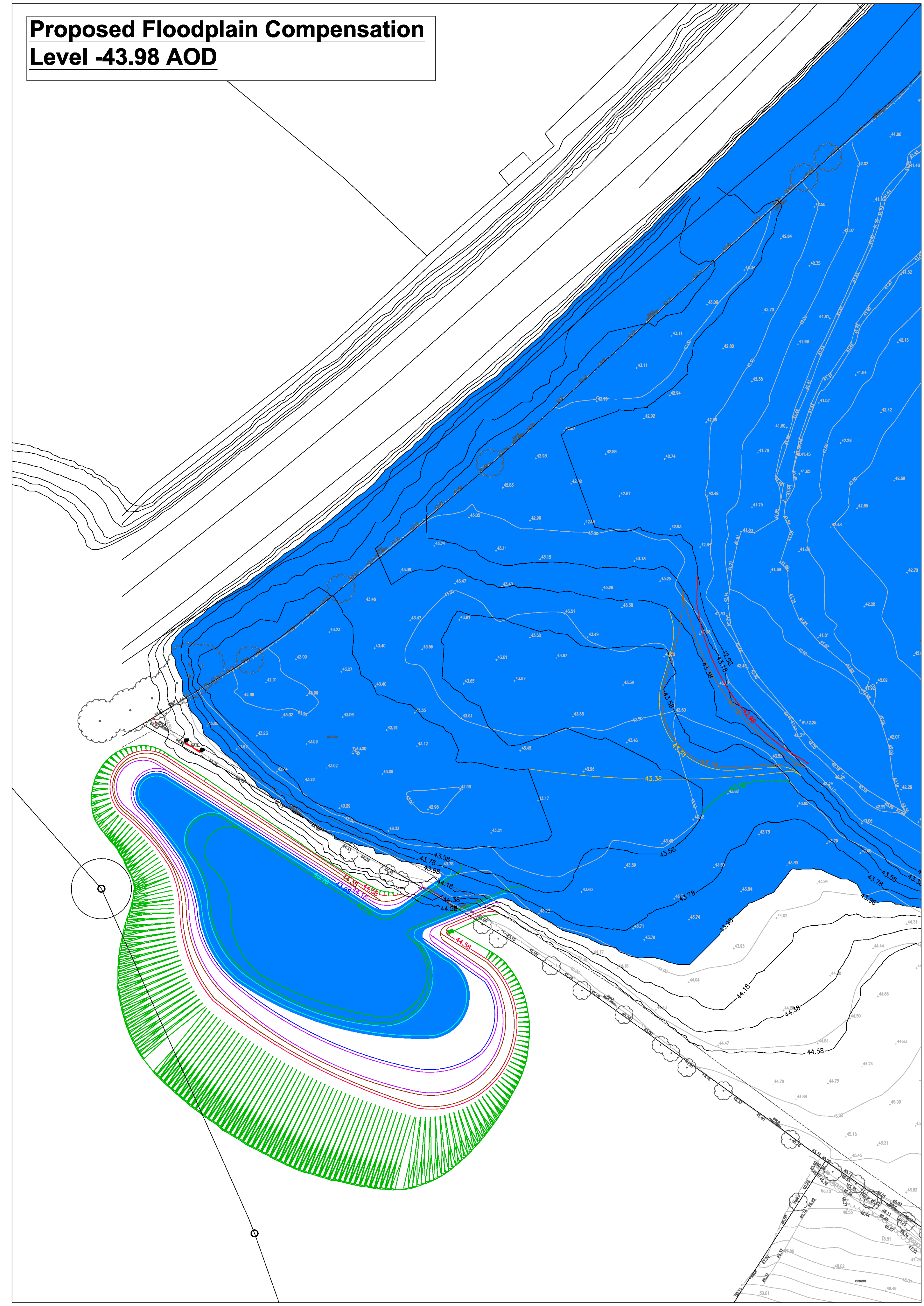




**Existing Floodplain  
Level -43.98 AOD**

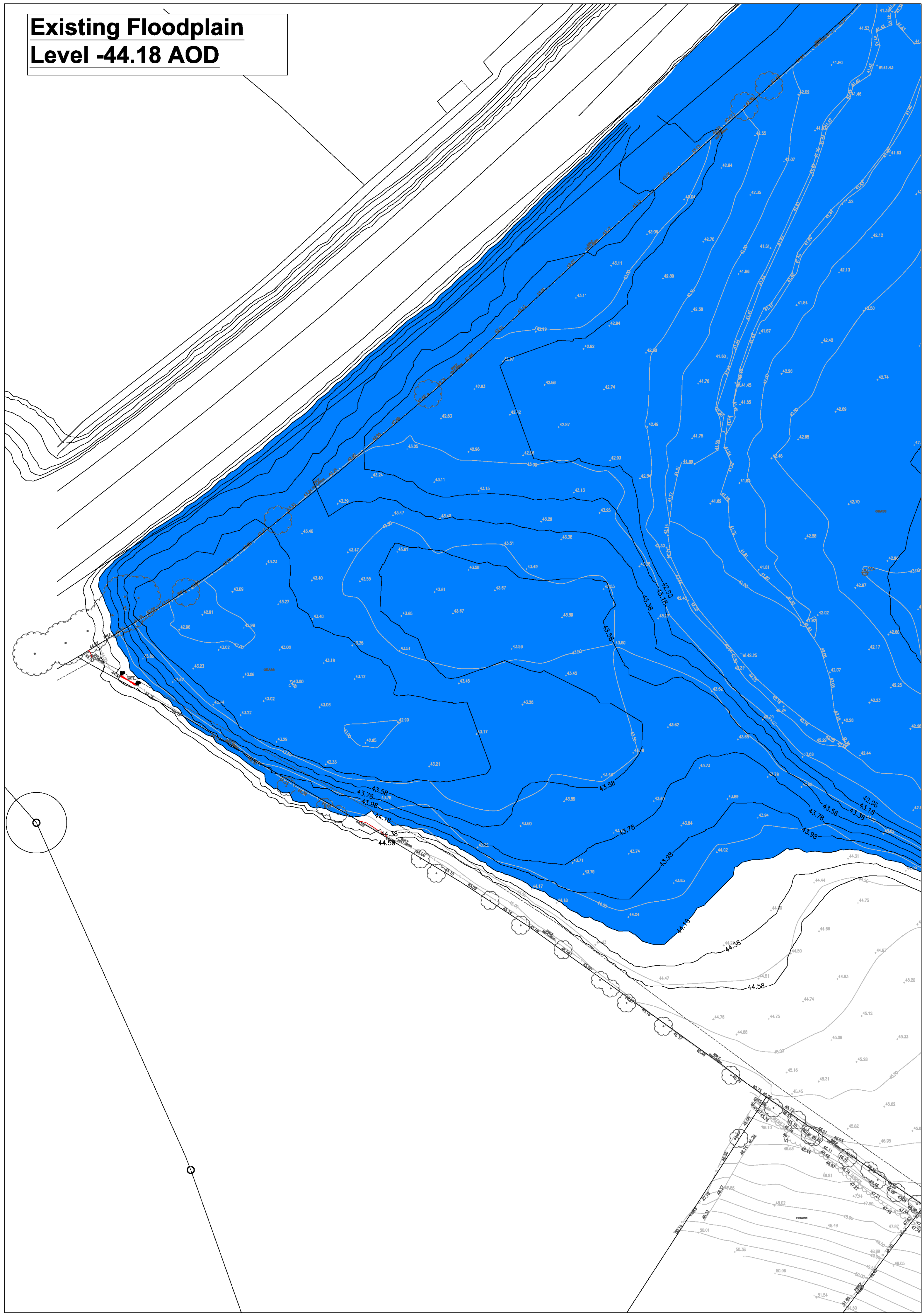


**Proposed Floodplain Compensation  
Level -43.98 AOD**

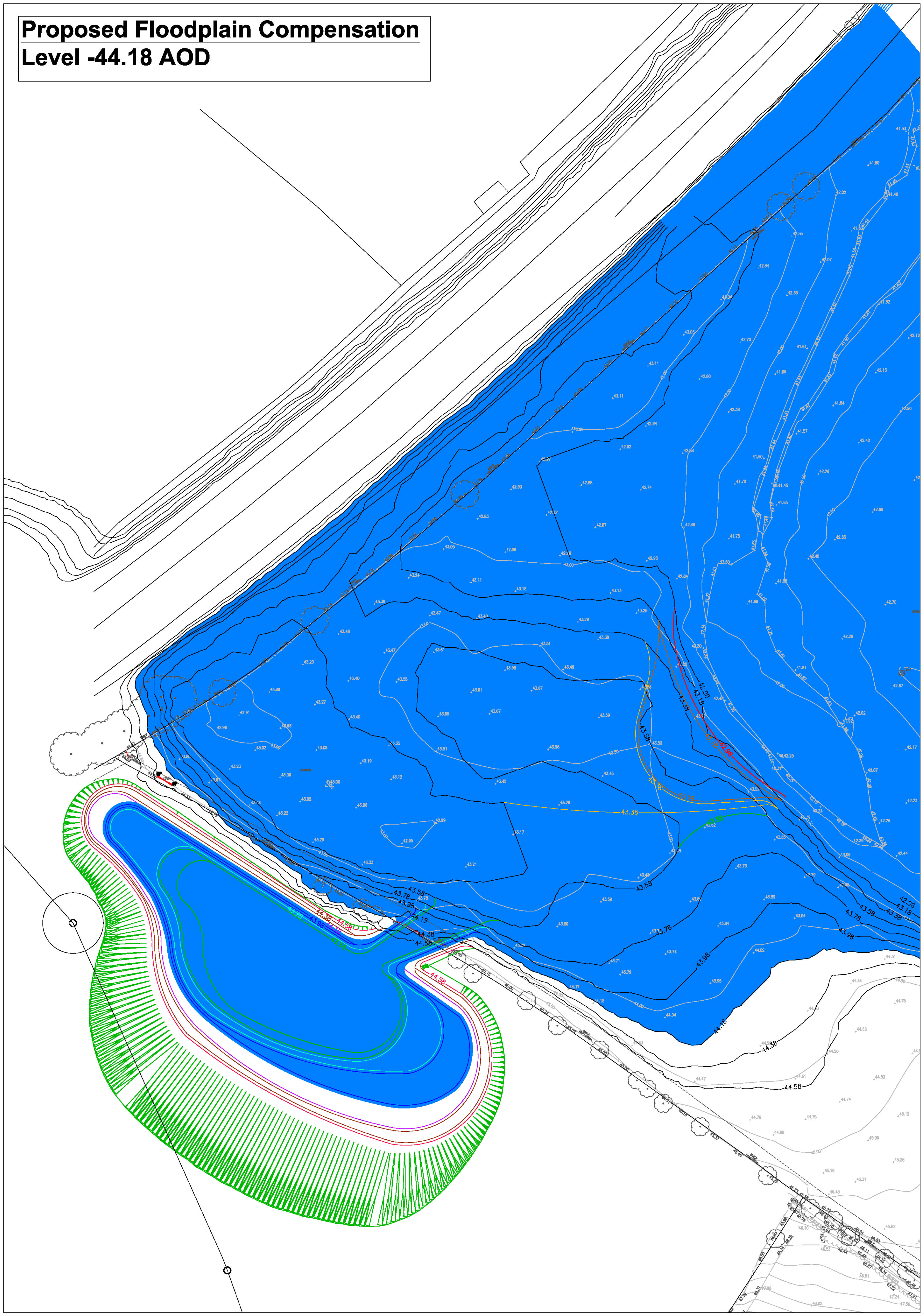




**Existing Floodplain**  
**Level -44.18 AOD**

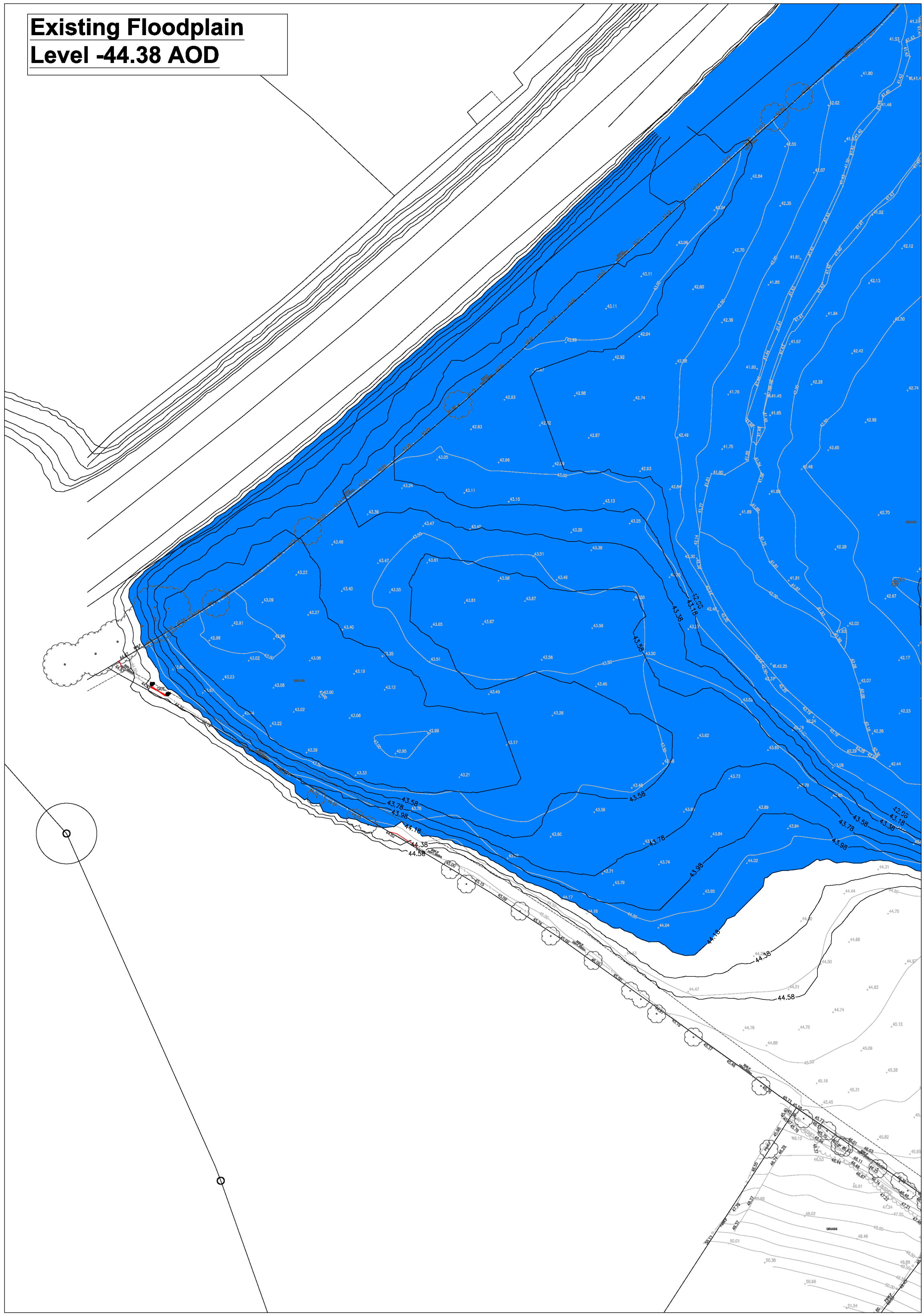


**Proposed Floodplain Compensation**  
**Level -44.18 AOD**

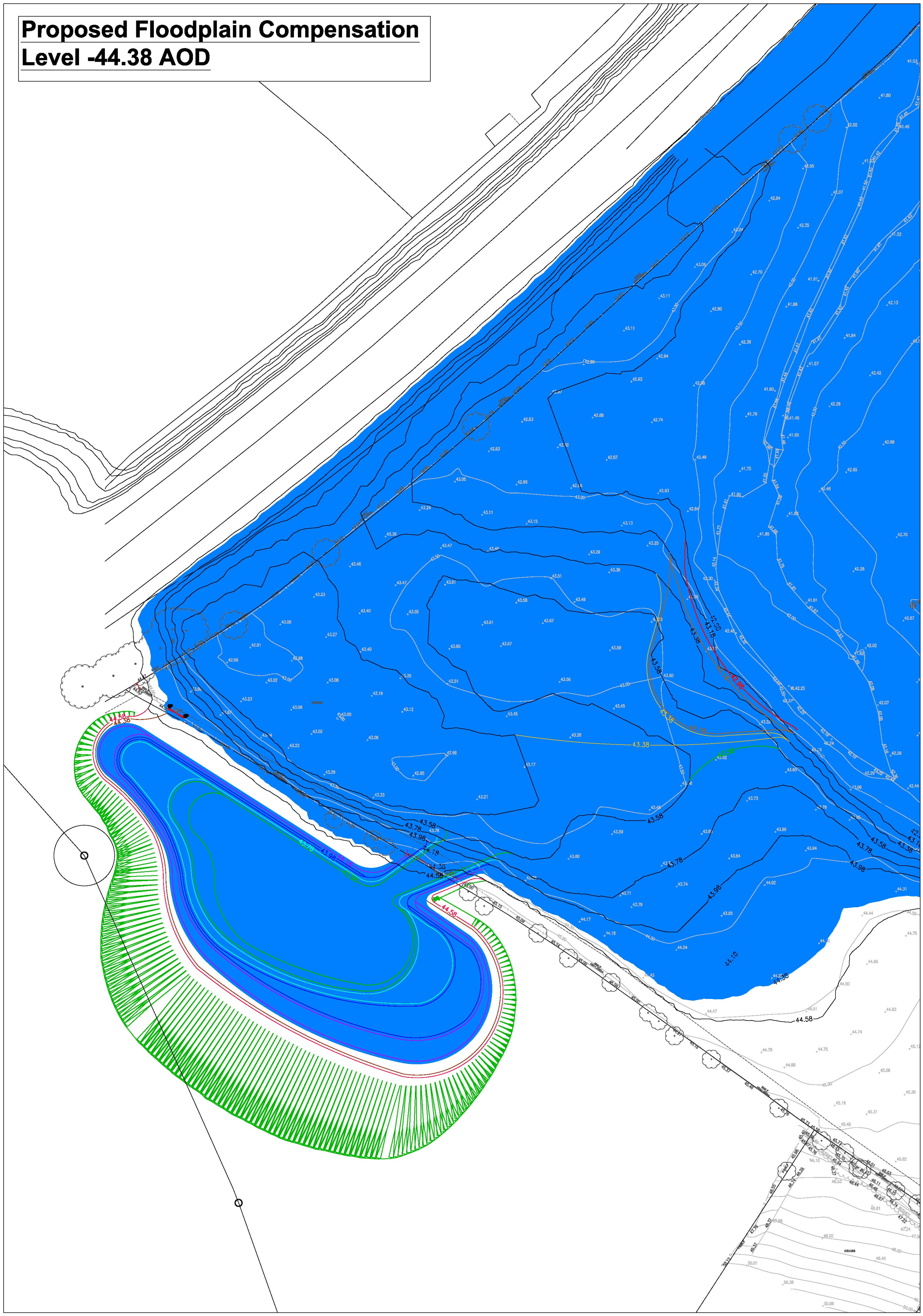




**Existing Floodplain**  
**Level -44.38 AOD**

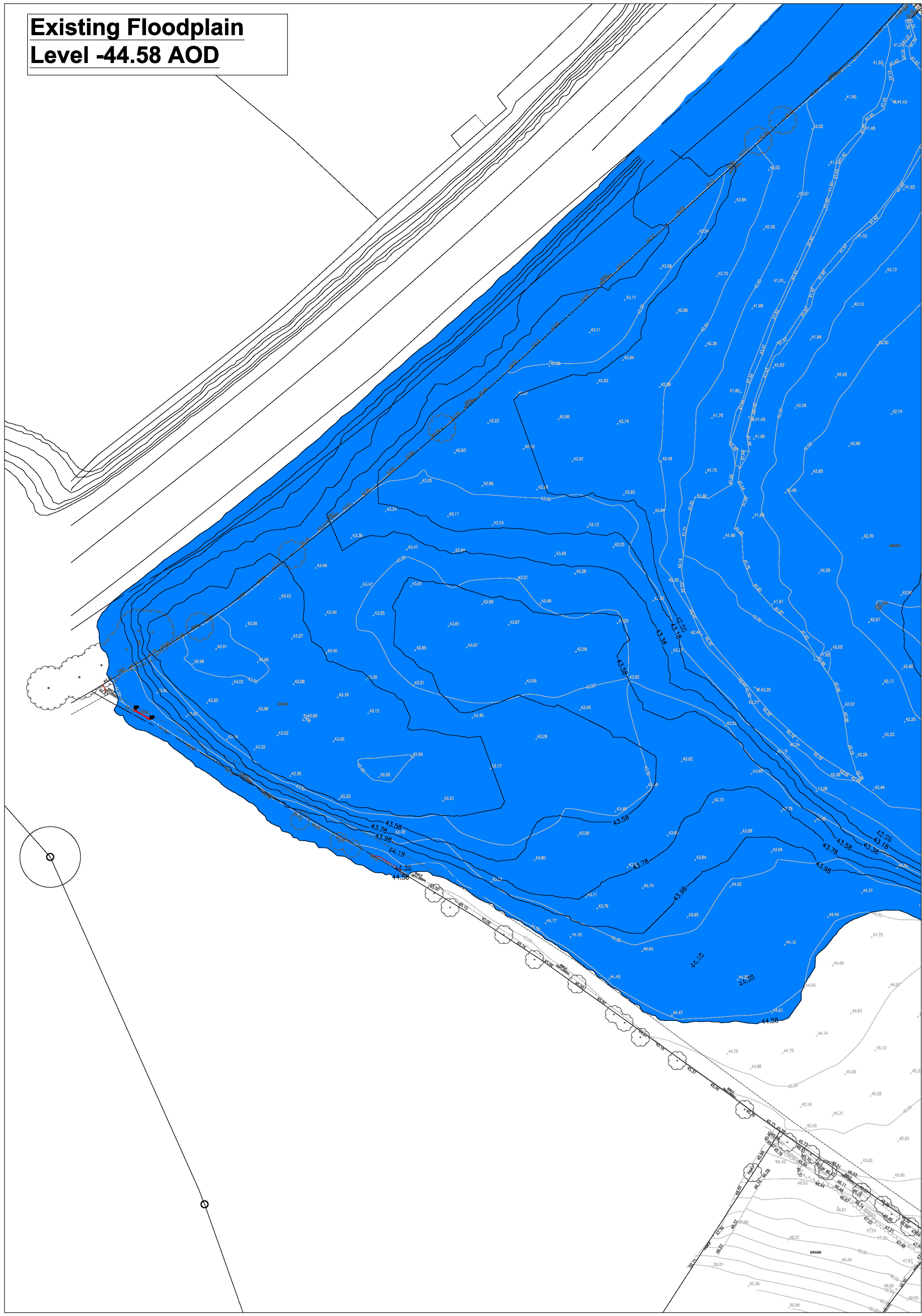


**Proposed Floodplain Compensation**  
**Level -44.38 AOD**





**Existing Floodplain  
Level -44.58 AOD**



**Proposed Floodplain Compensation  
Level -44.58 AOD**

