

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

**Our ref:** NO/2021/113513/01-L01  
**Your ref:** 3/2021/0259  
**Date:** 06 May 2021

Dear Sir/Madam

**PROPOSED SINGLE STOREY PORCH TO FRONT AND SINGLE STOREY  
EXTENSION TO THE REAR.  
11 SPRING GARDENS, CLITHEROE ROAD, WADDINGTON, BB7 3HH.**

Thank you for consulting us on the above application which we received 23 April 2021.

**Environment Agency position**

We have no objection to the development as proposed, however, the domestic extensions indicated on the plans are partly within the flood zone and also within 20metres of a Main River, Waddington Brook. We therefore have the following advice:

**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.

**Flood mitigation - advice to applicant/ LPA**

Although we have no objections to the proposed development, we strongly recommend that the developer should include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/ or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

We acknowledge that Waddington Brook lies across a road from the property and there do not appear to be any works planned within 8 metres of the Main River. However, due to the proximity of the property to Waddington Brook, we take this opportunity to remind the applicant of the rules governing environmental permitting.

**Environmental permit - advice to applicant**

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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