

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

Our ref: NO/2021/114076/01-L01
Your ref: 3/2021/1202
Date: 07 December 2021

Dear Sir/Madam

DEMOLITION OF DETACHED STORAGE BUILDING AND ERECTION OF THREE SINGLE-STOREY DWELLING HOUSES WITH PRIVATE GARDENS AND PARKING AREAS. VEHICULAR AND PEDESTRIAN ACCESS WORKS OFF TWIN BROOK ROAD AND PRIVATE ACCESS DRIVE. ERECTION OF A TWO-CAR CARPORT SERVING BARN CONVERSION AND ASSOCIATED EXTERNAL WORKS. TWINBROOKS BARN, UP BROOKS, CLITHEROE, BB7 2AG

Thank you for consulting us on the above application which we received 01 December 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 lies within Flood Zones 2 & 3 and proposes single storey dwellings. Flood Zone 2 & 3 is land defined by the planning practice guidance as having a medium to high probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) 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.

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.

The applicant should be aware that level for level compensatory storage will be required on site, adjacent to the current flood zone 2 extent, to compensate for any displacement of flood water on site.

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>

Yours faithfully

Carole Woosey
Planning Advisor

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