

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

Our ref: NO/2022/114656/01-L01
Your ref: 3/2022/0568
Date: 24 August 2022

Dear Sir/Madam

**FOUR NEW, TWO-STOREY RESIDENTIAL DWELLINGS
LAND TO REAR OF MALT KILN HOUSE, MALT KILN BROW, CHIPPING, PR3 2GP.**

Thank you for consulting us on the above application which we received 04 August 2022.

Environment Agency position

The application is accompanied by a Flood Risk Assessment produced for Hodson Homes and dated July 2022. We have reviewed the FRA in so far as it relates to our remit and have no objection to the development as proposed. We do however have the following information/advice for the applicant.

Flood Risk and Land Drainage Consent – Advice to applicant

The FRA correctly states that there is an area of Flood Zone 2 and 3 on the Environment Agency Flood Map for Planning alongside Chipping Brook, this represents an area of moderate to high flood risk within the site boundary. However, we note that all built development is proposed to be located well outside of the area of fluvial flood risk in Flood Zone 1. We also note that no boundary treatments are proposed within the flood extent that could interfere with the flood flows associated with the overtopping of Chipping Brook.

The FRA incorrectly states that Chipping Brook is a designated Main River. Chipping Brook only becomes a Main River at the point where it passes beneath Talbot Street to the south-east of the development site.

Access to the site is proposed via the crossing of an ordinary watercourse to the south. Alterations to an ordinary watercourse fall within the remit of the Lead Local Flood Authority, the applicant should be aware that they may require land drainage consent for the proposed access to the site

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

Cont/d..

Yours faithfully

Carole Woosey
Planning Advisor

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