

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

Our ref: NO/2022/114774/01-L01
Your ref: 3/2022/0839
Date: 06 October 2022

Dear Sir/Madam

**APPLICATION FOR PLANNING PERMISSION FOR PROPOSED EXTERNAL AND INTERNAL ALTERATIONS INCLUDING THE REPLACEMENT OF A CONSERVATORY WITH A NEW EXTENSION.
WADDINGTON HALL CLITHEROE ROAD, WADDINGTON, CLITHEROE, BB7 3HP**

Thank you for consulting us on the above application which we received 22 September 2022.

Environment Agency position

The proposed alterations appear to be located within Flood Zone 1 and a small area of Flood Zone 2, and therefore at low risk of flooding. The development site is within 20 metres of Waddington Brook which is a designated Main River. We note that no alterations are planned within 8 metres of Waddington Brook, however we take this opportunity to remind the applicant of the rules relating environmental permitting.

We have no objection to the proposed development.

Environmental permit - advice to applicant / LPA

The applicant should also be aware that the watercourse adjacent to the proposed site, Waddington Brook, is a designated Main River. 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 tidal) and the applicant does not already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities->

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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[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 – Sustainable Places
Planning Advisor**

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