

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

Our ref: NO/2022/114950/04-L01
Your ref: 3/2022/1003
Date: 06 April 2023

Dear Sir/Madam

**DISCHARGE OF CONDITION 21 (COMPENSATORY STORAGE) FROM PLANNING PERMISSION 3/2021/0205.
LAND AT NEDDY LANE, BILLINGTON, BB7 9LL**

Thank you for consulting us on the above application which we received 21 March 2023.

Environment Agency position

We have reviewed the details submitted to the LPA on the 21st March 23. We assume that the drawings are intended to show how flood water will propagate into the proposed flood storage area at 200mm increments to provide the required 'level for level' compensatory storage required for the proposed development platform.

It would appear from the naming of the documents that there should be 8 drawings in the series, drawings 1,4 and 7 appear to be missing at the time of review. We can however assume what the missing drawings show, that being flood extents with still water levels at 43.18m AOD, 43.78m AOD and 44.38 m AOD, respectively.

The drawings do not appear to be derived from 2d hydraulic modelling, but rather an exercise in colour filling the relevant contour polylines. Therefore, we remain very concerned that the proposals are being progressed along an engineering cut and fill basis. Unfortunately, this means that there is still insufficient information regarding how the compensatory storage area will fill and drain during and after a flood event. As the submitted details do not satisfy the concerns outlined in our letter of 3 March 2023, we are currently unable to recommend the discharge of condition 21.

Yours faithfully

Carole Reynolds
Planning Advisor

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