

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

**Our ref:** NO/2022/114950/05-L01  
**Your ref:** 3/2022/1003  
**Date:** 30 June 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 13 June 2023.

Following meetings and discussions with the applicant and their consultants, the planning application is accompanied by a Technical Note prepared by Banners Gate Limited, referenced; 20023/docs/civils/planning/discon/TN01 and dated 31 May 2023. The note has been produced specifically to provide further information pursuant to the discharge of RVBC 3/2021/0205 Condition 21 – Compensatory Storage

**Environment Agency position**

We have reviewed the Technical Note in so far as it relates to our remit, and we are satisfied that the note is representative of the expected actions at this stage. All parties are aware that further work will be required, as acknowledged in the technical note, however we are now sufficiently satisfied in the feasibility, deliverability, functionality and maintenance of the proposed flood compensation scheme. We can therefore now agree to the discharge of Condition 21- Compensatory Storage.

**Additional Information**

The applicant is aware that once built, a flood map challenge will be required to demonstrate that the site is located in Flood Zone 1, and that adequate compensatory storage has been supplied to offset displaced volumes due to the raising of the building platform. The flood map challenge must be based on the most up to date hydraulic modelling available and the applicant is aware that we are currently undertaking updated flood modelling for Billington. We have made the applicant aware that, if our initial updated draft hydraulic modelling for Billington (due imminently) indicates an increase in flood depths, they may need to review their scheme.

Yours faithfully

**Carole Reynolds**  
**Planning Advisor**

e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

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

End