

Mr Will Hopcroft
Ribbles Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2023/115615/01-L01
Your ref: 3/2023/0814
Date: 10 November 2023

Dear Mr Hopcroft

**PROPOSED SINGLE-STOREY EXTENSION TO REAR AND SINGLE-STOREY
EXTENSION TO SIDE. CONVERSION OF EXISTING BARN INTO ANCILLARY
LIVING ACCOMMODATION AND CREATION OF REAR BALCONY. EXTENSION OF
EXISTING GARAGE TO INCORPORATE ADDITIONAL PARKING BAY.
SPRINGWOOD WHALLEY ROAD, HURST GREEN, BB7 2NP**

Thank you for consulting us on the above application which we received 24 October 2023.

Environment Agency position

We have no objection to the proposed development but we wish to make the following comments:-

Flood Risk – Advice to LPA

The red-edge boundary of the planning application includes an area that is located within Flood Zone 3, which is land defined by the planning practice guidance as having a 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. This application is not accompanied by a Flood Risk Assessment.

While the application boundary falls within Flood Zone 3, the proposed development is wholly within Flood Zone 1, with the exception of a small portion of the extension to the barn which may fall within Flood Zone 2, which represents the potential future flood zone, therefore all built development is on land defined as having a low probability of flooding. As no development is proposed within Flood Zone 3, there are no tidal or fluvial flood risks that we would expect to be considered through a FRA.

The risk of flooding from other sources has not been considered. It will be for the Local Planning Authority to decide whether or not the application should be supported by a FRA to consider the risk of flooding from other sources in this instance.

Main River – Advice to applicant

The site boundary runs alongside the River Hodder, which is a designated Main River. All built development appears to be over 30metres from the top of the bank of the River Hodder however, we take this opportunity to remind the applicant of the rules governing

the need for an environmental permit, should any alterations closer to the watercourse be planned.

Environmental permit - advice to applicant

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 the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

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

Carole Reynolds
Planning Advisor

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