

Kathryn Hughes
Ribbles Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2024/116104/02-L01
Your ref: 3/2024/0397
Date: 11 July 2024

Dear Ms. Hughes

**APPROVAL OF DETAILS RESERVED BY CONDITIONS 14 (FOUL AND SW DRAINAGE), 16 (SW SUSTAINABLE DRAINAGE STRATEGY), 17 (CONSTRUCTION SW MANAGEMENT PLAN), 18 (OPERATION AND MAINTENANCE MANUAL) AND 20 (COMPENSATORY FLOOD STORAGE) FROM PLANNING PERMISSION 3/2021/0731
ST JAMES C OF E PRIMARY SCHOOL, GREENACRE STREET, CLITHEROE, BB7 1ED.**

Thank you for consulting us on the above planning application which we received 20 June 2024.

Environment Agency position

In our letter referenced NO/2024/116104/01-L01 and dated and dated 13 June 2024, we advised that we could not recommend the discharge of condition 20 due to lack of information.

The planning application is now accompanied by a Flood Risk Assessment (FRA) prepared by Jeremy Benn Associates Limited ("JBA") and referenced; KPZ-JBAU-00-00-RP-Z-0007-St_James_Clitheroe_-_FRA and dated 10 June 2024.

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the FRA demonstrates that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

The FRA also includes information relevant to support the discharge of Condition 20 (compensatory flood storage) from planning permission 3/2021/0731. Unfortunately, there is still a lack of detail within the FRA and supporting documents with regard to the precise location and dimensions of the proposed compensatory storage area.

We wish to highlight that the location of the proposed compensatory flood storage area on figure 1-2 on page 2 of the FRA does not match that shown in figure 7-1 on page 23, or the area shown on drawing no. STJ-CAA-ZZ-ZZ-DR-A-1002, rev. P1, in appendix A

While we have no objection in principle to the Discharge of Condition 20, it is noted that

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

the FRA is currently 'draft' status. We therefore, do not recommend that condition 20 is discharged at this stage until a finalised FRA is submitted together with detailed plans including cross sections for the compensatory flood storage proposals.

Flood Risk Modelling

Flood risk modelling undertaken by a third party has been used in support of this application. The Environment Agency has applied a risk-based approach to the assessment of this model. In this instance a basic review has been carried out. The Environment Agency has not undertaken a full assessment of the fitness for purpose of the modelling and can accept no liability for any errors or inadequacies in the model.

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