



# BANNERS GATE

## CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES

29 September 2021

Our Ref: 20023/EA/sm  
Your Ref: NO/2021/113355/03-L01

**Carole Woosey**  
Planning Advisor  
Environment Agency  
Lutra House Walton Summit  
Bamber Bridge  
Preston  
PR5 8BX

Dear Carole,

### **Erection of 36 residential dwellings, along with landscaping and associated site infrastructure on land at Neddy Lane, Billington, BB7 9LL**

We refer to your letter of objection dated 20 September 2021 addressed to Ribble Valley Borough Council.

Firstly, we are pleased the Environment Agency now considers the proposed compensatory storage scheme will offer marginal betterment when compared to the existing situation.

However, we accept that the Environment Agency requires further refinement of the proposals, specifically the connectivity to the wider floodplain, before the scheme is deemed acceptable.

To address the Agency's concerns, we propose that:

1. The channel between the natural floodplain and the compensation area is widened to reduce the risk of progressive hydraulic detriment.
2. Suitable gradients are applied throughout to minimise the likelihood of unintended pooling.
3. Appropriate inspection and maintenance activities are included within the remit of the Management Company that will serve the development to ensure the compensation area continues to operate in accordance with its design parameters in perpetuity.

A revised 'Schematic Flood Compensation' drawing<sup>1</sup> is enclosed for your consideration. If acceptable we shall revise the Flood Risk Assessment accordingly and formally submit in support of the planning application.

We would emphasise that the compensatory scheme is located as close as is reasonably possible to the existing floodplain, when the impacts of climate change are taken into account.

Clarification was also sought regarding the proposed attenuation basin and whether it is located within the 0.1% AEP extent; we can confirm that it is not. The proposed basin is located on land within Flood Zone 1.

We trust the suggested alterations to the compensatory scheme will be acceptable and that the Agency's objection will be removed when formally reconsulted, your confirmation or further comments would be appreciated at the earliest opportunity.

However, should you wish to discuss the proposals in more detail then please do not hesitate to contact the undersigned.

Yours sincerely,

**Scott Marshall**  
for and on behalf of  
**Banners Gate Ltd**

<sup>1</sup> Banners Gate Drawing Reference: 20023-SK07 Revision F

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