

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

**Our ref:** NO/2022/114950/03-L01  
**Your ref:** 3/2022/1003  
**Date:** 03 March 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 February 2023.

**Environment Agency position**

In our letter referenced NO/2022/114950/02-L01, dated 26 January 2023, we advised that there was insufficient information to enable us to discharge condition 21 relating to the compensatory storage for the scheme.

The applicant has supplied additional information pursuant to the discharge of condition 21. We have reviewed the information submitted against the wording of the planning condition and are pleased to see refinements in the design and greater resolution of the engineering details together with a high-level maintenance plan.

However, with reference to the Technical Note produced by Banners Gate, referenced 20023/docs/civils/planning/discon/TN01, dated 09 February 2023, we feel the details are still lacking in relation to the wording of Condition 21. Specifically, that the submitted information must 'demonstrate how the scheme will function to ensure flood waters can enter the storage and be discharged freely after a flood.' Other than the engineering drawings that are replicated elsewhere, there are no time series graphical representations of reconfiguration of the floodplain in the baseline. Nor are there any "with scheme" scenarios indicating the comparative changes of how flood waters would propagate in the storage area and subsequently drain down on the falling limb of the flood hydrograph.

Based on the current level of uncertainty around the proven functionality of the proposals, we are unable to recommend the discharge of Condition 21 until the information detailed above has been submitted for approval.

Yours faithfully

  
**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)  
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