

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

Our ref: NO/2017/109917/OT-04/EW1-L01
Your ref: sub22HEDDPD
Date: 11 March 2019

Dear Sir/Madam

**HOUSING AND ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
CONSULTATION ON MAIN AMENDMENTS – ADDITIONAL HOUSING SITES**

Thank you for referring the above to the Environment Agency for consultation.

Environment Agency position

We have reviewed the amendments to the additional housing sites, and based on the proposed revisions to the boundaries of Site MM1 and Site MM3 to remove any areas of Flood Zone 3 and Flood Zone 2 from the site allocations, **we withdraw our objection** to the proposed Main Modifications and we wish to make the following comments:-

The revisions to the boundaries of Site MM1 and Site MM3 ensure that residential allocations are wholly within Flood Zone 1 (low probability of flooding) and include a 10m buffer to the extent of Flood Zone 2. The Sequential and Exception Tests as detailed in paragraph 158 and 159 of the National Planning Policy Framework no longer apply and a Level 2 Strategic Flood Risk Assessment (SFRA) is not required. Locating the residential allocations wholly within Flood Zone 1 ensures development will be at the lowest possible risk and allow Flood Zone 2 to provide a buffer should the extent of Flood Zone 3 increase as a result of climate change.

While developers who subsequently bring these allocations forward may seek to extend the site boundary, any future proposals for development in unallocated areas in either Flood Zone 2 or 3 will still need to comply with relevant flood risk policies in the NPPF and Policy DME6 in the adopted Ribble Valley Core Strategy. A detailed site-specific Flood Risk Assessment (FRA) will be required to support proposals in Flood Zones 2 and 3 to determine the extent of flood risk and identify what mitigation may be required to make the development safe.

Yours faithfully



Planning Advisor - Sustainable Places Team

E-mail: 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
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