

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

**Our ref:** NO/2018/110761/01-L01  
**Your ref:** 3/2018/0361  
**Date:** 18 May 2018

Dear Sir/Madam

**FULL APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF CULVERT TO SABDEN BROOK; DEVELOPMENT OF 30 DWELLINGS INCLUDING RE-CONSTRUCTION OF FORMER MARBIL OFFICE BUILDINGS AS NEW DWELLINGS; RECONSTRUCTION OF BASE OF MILL CHIMNEY AS AN ECOLOGY TOWER AND ASSOCIATED ACCESS AND LANDSCAPING**

**VICTORIA MILL, WATT STREET, SABDEN**

Thank you for consulting us on the above application.

**Environment Agency position**

We object to the proposed development for the following reasons:-

1. Flood risk

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

**Reason**

The FRA submitted with this application does not comply with the requirements set out in paragraph 9 of the Technical Guide to the National Planning Policy Framework. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

1. Take the impacts of climate change into account
2. Consider how people will be kept safe from flood hazards identified

Environment Agency  
PO Box 519, South Preston, Lancashire, PR5 8GD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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3. Consider the effect of a range of flooding events including extreme events on people and property.
4. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.

### **Overcoming our objection**

Our objection could be overcome if a FRA is submitted which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of a FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

#### *2. Main river*

We object to the application and recommend refusal of planning permission on this basis for the following reasons:

#### **Reason**

The proposed development is unacceptable because it involves building within 8 metres of a Main River watercourse and would be unlikely to receive Environment Agency permission for the works for the following reasons:

- The proposed development will restrict essential maintenance and emergency access to the watercourse. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and / or improvement works.
- The proposed buildings next to the watercourse will result in an unacceptable obstruction to flood flows thereby increasing the risk of flooding to this area.
- The proposed buildings next to the watercourse would be likely to adversely affect the construction and stability of the river channel retaining walls which will compromise their function, and possibly increase the risk of structural failure which will increase the risk of flooding to this area.

Under the terms of the Environmental Permitting Regulations, the prior written permission of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of Sabden Brook main river. In this particular case it is essential that this 8 metre easement strip is preserved for access purposes. Consequently based on the information available it is likely that the development cannot proceed in its present format, and our permission is unlikely to be granted.

The Environment Agency has a right of entry to Sabden Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.

A copy of this letter has been sent to the applicant / agent.

Yours faithfully

**Philip Carter**  
**Planning Officer - Sustainable Places**

Direct dial 02030251396

Direct e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

cc Addison Planning Consultants Ltd