

Fylde Borough Council
Development Control
Town Hall
Lytham St. Annes
Lancashire
FY8 1LW

Our ref: NO/2015/108391/02-L02
LPA ref: 15/0827
Date: 11 May 2016

Dear Sir/Madam

OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND RESIDENTIAL DEVELOPMENT OF UP TO 95 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)

BROOK FARM DOWBRIDGE, KIRKHAM, PRESTON, PR4 3RD

Further to our previous response dated 8 March 2016 in relation to the above application, we have completed our review of the applicant's hydraulic model and we can now comment as follows:-

Environment Agency position

Having reviewed the applicant's hydraulic model, we have found that it more accurately reflects the level of flood risk on the site than our revised Flood Map. As such, we are therefore satisfied that no dwellings or inappropriate development will be located in Flood Zone 2 or 3, and we will use the model to alter our Flood Map.

Given the above, **we withdraw our objection** to the above development, subject to our comments given in our response dated 21 December 2015 and the inclusion of the stated condition on any subsequent planning approval.

In relation to the recent flooding from fluvial sources, the applicant has also provided us with a drawing which identifies the locations which have been subject to flooding as being restricted to the areas of Flood Zone 2 and 3, as mapped in the applicant's Flood Risk Assessment. If it has not already, we recommend that this drawing is submitted to the local planning authority for the purposes of clarity.

Advice to applicant

As the site is adjacent to a designated Main River, the applicant should be aware of the following:-

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

Cont/d..

As of 6 April 2016 the Flood Defence Consent regime has moved into the Environmental Permitting Regulations.

The watercourses, Dow Brook, adjacent to the site are designated a Main River and the developer may need an Environmental Permit. They should check at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> and contact Flood Risk Officer, Pippa Hodgkins, on 020 302 51397 to discuss our requirements if a permit or advice is required.

If you already have Flood Defence Consent please refer to the following page on the GOV.UK website: <https://www.gov.uk/guidance/changes-to-your-flood-defence-consent-after-6-april-2016>

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

Yours faithfully

Mr Alex Hazel
Planning Advisor - Sustainable Places Team

E-mail: CLPlanning@environment-agency.gov.uk

cc Hollins Strategic Land LLP