

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

Our ref: CE/2011/104852/01-L01
Your ref: 3/2011/0480
Date: 06 July 2011

Dear Sir/Madam

**PROPOSED DETACHED GRANNY ANNEX
SHUTTLEWORTH FARM, HENTHORN ROAD, CLITHEROE**

Thank you for referring the above application which was received on 1 July 2011.

We OBJECT to the proposed development as submitted on the following grounds:-

The application site lies partly within Flood Zone 3 which is defined by Planning Policy Statement 25 Development & Flood Risk (PPS25) as having a high probability of flooding. Paragraph E9 of PPS25 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is proposed in such locations.

In the absence of a FRA, the flood risks resulting from the proposed development are unknown. The absence of a FRA is therefore sufficient reason in itself for a refusal of planning permission. This reflects the precautionary approach to development in flood risk areas set out in paragraphs 10 and E9 of PPS25.

To overcome our objection, a FRA should be submitted appropriate to the nature and scale of the proposed development. The site is partly with Flood Zones 1, 2 and 3 and if the applicant can demonstrate that the proposed floor level of the annex will be at least 600mm above the ground levels in Flood Zone 1, and that the building will be appropriately flood proofed. Further guidance on flood proofing can be found in the Communities & Local Government publication 'Improving the Flood Performance of New Buildings - Flood Resilient Construction' available on the Planning Portal via the following link http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf.

If your Council is minded to approve this application, despite our objection, we would draw your attention to paragraph 26 of PPS25 and allow us to make further representations.

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

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

Yours faithfully

Philip Carter
Planning Liaison Officer

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cc ML Planning Services Ltd

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