

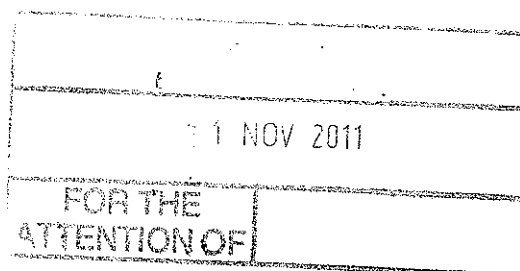
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Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: CE/2011/104852/03-L01

Your ref: 3/2011/0480

Date: 18 November 2011



Dear Sir/Madam

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

I refer to the above, and additional information received via e-mail from the agent, ML Planning Services, on 16 November 2011. This e-mail was also copied to yourselves.

The revised plan (dated 13/11/11) shows that the ground floor level of the proposed annex will be set 300mm above the ground floor level of the existing farmhouse and **we withdraw our objection** to the proposed development. We recommend that any subsequent approval is conditioned as follows:-

CONDITION The ground floor level of the proposed building shall be set at 46.61 metres Above Ordnance Datum

REASON To reduce the danger to intended occupants of the building(s) from potential flooding

Although the ground floor levels will be raised to afford occupants some protection, the annex is still at risk of flooding during an extreme event and we would recommend the use of appropriate flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Additional guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk (click on 'flood' in subjects to find out about, and then 'Floodline'). Reference should also be made to the communities and local Government publication 'Improving the flood performance of new buildings' available to download from the Planning Portal via the following weblink http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

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

Direct dial 01772 714219

Direct fax 01772 697032

Direct e-mail philip.carter@environment-agency.gov.uk

cc ML Planning Services Ltd

End