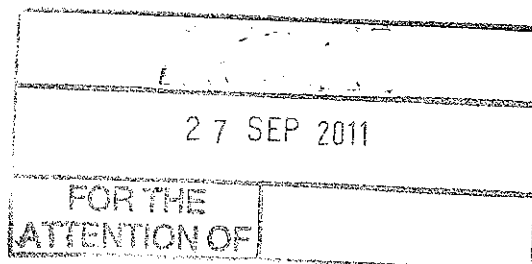


Planning Officer  
 Ribble Valley Borough Council  
 Development Control  
 Council Offices Church Walk  
 Clitheroe  
 Lancashire  
 BB7 2RA

**Our ref:** CE/2011/105039/01-L01

**Your ref:** 3/2011/0541

**Date:** 26 September 2011



Dear Sir/Madam

**PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 49 UNITS AND  
 ASSOCIATED INFRASTRUCTURE WORKS  
 LAND BOUNDED BY DILWORTH LANE AND LOWER LANE, LONGRIDGE**

Thank you for referring the above application which was received on 6 September 2011.

The application is accompanied by the following reports:

- Flood Risk Assessment (FRA) at land adjacent to Dilworth Lane, Longridge, Preston for Rowland Homes by REC (Report Reference 43926p2r0; April 2011)
- Drainage Statement for Dilworth Lane Longridge by Ironside Farrar (File Ref: 901.716/SRG; June 2011)

We have reviewed these reports and we **OBJECT** to the proposed development as submitted on the following grounds:-

Section 2.4 of the FRA by REC identifies an existing culverted watercourse flowing through the centre of the site. Section 5 of the drainage statement by Ironside Farrar recommends that the line of existing land drains and culverts crossing the site be determined accurately.

The location of the culverted watercourse has not been identified and it is not possible to identify whether or not it is proposed to locate any development over it. We object to development over culverts as it obstructs access for future maintenance and/or repair and development over culverts can be at risk of flooding from overland flows in the event of any blockage.

To overcome our objection, the line of the culverted watercourse through the site should be identified. It should be demonstrated that either i) there will be no development over the line of the culverted watercourse (including private garden spaces) or ii) that the culvert can be diverted to ensure that there will be no development over it and access for future maintenance and/or repair can be retained.

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.

Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.

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

Yours faithfully

**Philip Carter**  
**Planning Liaison Officer**

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cc GL Hearn