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01 SEP 2011

FOR THE
ATTENTION OF

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

Our ref: CE/2011/104988/01-L01
Your ref: 3/2011/0618
Date: 31 August 2011

Dear Sir/Madam

**DEMOLITION OF EXISTING DETACHED GARAGE AND CONSTRUCTION OF A
TWO BEDROOM DETACHED COTTAGE DWELLING TO INCLUDE DRIVEWAY
WITH PARKING AND TURNING AREA
10 THE DENE, HURST GREEN, CLITHEROE**

Thank you for referring the above application which was received on 17 August 2011.

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

The application site lies within Flood Zone 3 defined by Planning Policy Statement 25 (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.

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.

If you have not already done so, we would also recommend that you consult with United Utilities on this application as there may be a public sewer in close proximity to the proposed development.

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

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

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 Mr Alistair Riley

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