

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

Our ref: NO/2012/103211/04-L01
Your ref: 3/2011/1064
Date: 20 June 2012

Dear Sir/Madam

PROPOSED RESIDENTIAL DEVELOPMENT SCHEMES TOTALLING 113 DWELLINGS (81 MARKET AND 32 AFFORDABLE UNITS). COMPRISING 81 DWELLINGS ON LAND OFF WOONE LANE ADJACENT TO PRIMROSE PHASE 1 SITE (OUTLINE APPLICATION INCLUDING DETAILS OF ACCESS, LAYOUT AND SCALE) AND 32 DWELLINGS ON LAND TO REAR OF 59-97 WOONE LANE (DETAILED APPLICATION PLUS RELATED HIGHWAY IMPROVEMENTS AT WHALLEY RD/PRIMROSE JUNCTION SITES OFF WOONE LANE A) REAR OF 59-97 WOONE LANE AND B) LAND TO SOUTH-WEST OF PRIMROSE VILLAGE PHASE 1, CLITHEROE

I refer to the above application and our previous response dated 30 April 2012 raising an objection to the proposed development.

We have subsequently received additional information via e-mail from Phil Hunter (LK Group) on 12 June 2012 regarding our access to the adjacent watercourse and the compensatory flood storage proposals. A further e-mail, dated 19 June, including a copy of a revised site plan (dwg. no. 3501/P/001 Rev B 'Planning Layout' by RJJ Architecture) was subsequently received and copied to the council.

Based on the additional information as submitted and the revised layout as proposed, we are satisfied that the proposed compensatory flood storage proposals are acceptable. A scheme for access to Mearley Brook for maintenance and/or repair has also been incorporated into the revised layout. As such, **we withdraw our objection** to the proposed development.

The proposed development will only meet the National Planning Policy Framework (NPPF) policy to prevent the risk of flooding elsewhere if the following planning condition is included:

CONDITION The development hereby permitted shall not be commenced until such time as a scheme to for the provision of compensatory flood storage works-

has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON To prevent any increased risk of flooding elsewhere as a result of the proposed development

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of any bank/retaining wall of the main river, Mearley Brook. No trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without our prior consent. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to us for consideration.

The Agency has a right of entry to Mearley Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact Colin Worswick at 01772 714259 to discuss our access requirements.

Please note that the conditions and recommendations as set out in our consultation response dated 13 February 2012 still apply to both sites (copy enclosed).

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

Yours faithfully

Philip Carter
Planning Liaison Officer

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cc Willcock Consulting

(encs)