

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

Our ref: NO/2012/104394/01-L01
Your ref: 3/2012/0861

Date: 25 October 2012

Dear Sir/Madam

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT. RE-SUBMISSION.
LAND OFF MILTON AVENUE CLITHEROE.**

The Environment Agency has no objection to the proposed development subject to the inclusion of conditions which manage flood risks for the site. The informative information given in our letter dated 16 Dec 2011 in relation to the previous application no. 3/2011/0892 should also be taken into account.

Environment Agency position

In order to meet the requirements of the National Planning Policy Framework, satisfactory flood risk and mitigation measures must be implemented. Their implementation should be secured by planning condition:-

Condition

No development shall take place on site until a revised scheme Flood Risk Assessment and Surface Water Drainage is submitted to and agreed to in writing by the Local Planning Authority. Thereafter, the scheme shall be carried out prior to the occupation of the dwellings and in accordance with the agreed details (subject to any other reasonable modifications required by the Local Planning Authority).

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

Advisory Note

A satisfactory Flood Risk Assessment (FRA) and Surface Water Drainage scheme shall include the following information (in addition to the details already provided):-

- the scheme shall detail the precise attenuation measures for surface water run off and regulation. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.

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- provides clear plans and drawings showing the precise positions and sectional information on the proposed land levels. It should also include details and comment on the proposed finished floor levels for all dwelling houses on site.
- demonstrate that the development will not increase risk elsewhere and where possible reduces flood risk overall.
- evidences that the development is appropriately flood resilient and resistant, including safe access and escape routes where required. It should show that any residual risk can be safely managed, including by emergency planning.
- Where possible, implements sustainable drainage systems based on sustainable drainage principles based on an assessment of the hydrological and hydro-geological context of the development.
- details the timing / phasing arrangements for completing the scheme.

If you have any queries about our representations, please contact us.

Yours faithfully

Dan Matthewman
Planning Officer - Sustainable Places

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