

08 JAN 2013

FOR THE
ATTENTION OF

Ribble Valley Borough Council
Planning Policy
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104688/01-L01

Your ref: 3/2012/1092

Date: 08 January 2013

Dear Sir/Madam

**PROPOSED RESIDENTIAL DEVELOPMENT APPROX 120 DWELLINGS - LAND TO
SOUTHEAST OF HENTHORN ROAD, CLITHEROE**

We have no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment - Flood Risk and Drainage Assessment Land off Henthorn Road Clitheroe 880291 R1 (2) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Conditions

1. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) - Flood Risk and Drainage Assessment Land off Henthorn Road Clitheroe 880291 R1 (2) and mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently 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.
2. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority.

The drainage strategy must 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 and does not increase the risk of flooding off-site. The scheme shall be carried out in accordance with the approved details before the development is occupied.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

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Reasons - To prevent the increased risk of flooding, both on and off site and ensure the satisfactory storage of/disposal of surface water from the site.

Ecology & Biodiversity

We support the recommendations in the Ecological Survey Report – Henthorn Road, Clitheroe (RSK June 2012). We recommend that to ensure the development is carried out in accordance with those details, a condition is attached to the approval requiring the development to be carried out in accordance with the submitted details.

If you have any questions about our reply, please contact us.

Yours faithfully

Dan Matthewman
Planning Officer - Sustainable Places

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