

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

Our ref: NO/2013/105329/01-L01
Your ref: 3/2013/0535
Date: 15 July 2013

Dear Sir/Madam

**THE ERECTION OF A SINGLE COTTAGE (ALTERNATIVE SCHEME TO PLANNING PERMISSION 3/2011/0618)
LAND ADJACENT 10 THE DENE, HURST GREEN, CLITHEROE**

Thank you for consulting us on the above application.

We object to the application and recommend refusal of planning permission on this basis for the following reasons:-

Reasons

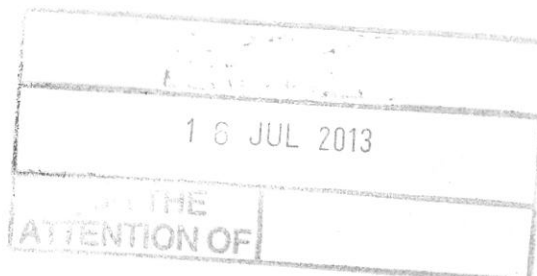
The site lies within Flood Zone 3 defined by the Technical Guide to the National Planning Policy Framework as having a high probability of flooding where notwithstanding the mitigating measures proposed, the risk to life and/or property, both within the development from fluvial inundation would be unacceptable if the development were to be allowed.

In particular, we are concerned that the alternative scheme as proposed seeks to locate bedrooms at ground floor level. The location of bedrooms at ground floor level could put future occupants at risk during the night when they are least prepared. The FRA submitted with the application is the same as that submitted with application 3/2011/0618 and makes no reference to the alternative layout and how the risk could be managed satisfactorily.

Although not specifically defined as "highly vulnerable" development in the NPPF, a recent appeal decision supports our view that bedrooms at ground floor levels should be avoided in areas at a high risk of flooding. The appeal, reference APP/N2345/A/12/2171569, was against the refusal of permission to convert an office building to two Houses in Multiple Occupation in Flood Zone 3.

Overcoming our objection

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
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To overcome our objection, the proposed layout should be revised such that all bedrooms are located at the first floor to ensure that future occupants would not be at risk from any unexpected flood events overnight.

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

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

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cc Janet Dixon Town Planners Ltd