

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

**Our ref:** NO/2016/108657/02-L01  
**Your ref:** 3/2015/0914  
**Date:** 07 April 2016

Dear Sir/Madam

**OUTLINE PLANNING APPLICATION FOR SIX HOLIDAY COTTAGES WITH ALL MATTERS RESERVED SAVE FOR ACCESS  
THORNEYHOLME HALL, NEWTON ROAD, DUNSOP BRIDGE**

Thank you for consulting us with additional information on the above application. We are able to remove our previous objection 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 updated on 3 March 2016 submitted with this application are implemented and secured by way of a planning condition on any planning permission.

**Condition**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) updated 3 March 2016 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 600 mm above existing ground level; and
2. A flood warning and evacuation plan needs to be produced prior to development.

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.

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

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**Reason**

To reduce the risk of flooding to the proposed development and future occupants.

**Advice to LPA/applicant**

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Yours faithfully

**Mr Dave Hortin**  
**Planning Technical Specialist, Sustainable Places**

Direct e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

cc PWA Planning