

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

Our ref: NO/2016/108788/01-L01
Your ref: 3/2016/0344
Date: 10 May 2016

Dear Sir/Madam

THE APPLICATION IS FOR APPROVAL OF RESERVED MATTERS OF LAYOUT, SCALE, APPEARANCE AND LANDSCAPING AND THE ADDITIONAL RESERVED MATTERS REQUIRED BY CONDITIONS 2 AND 8 FOLLOWING OUTLINE PLANNING PERMISSION 3/2012/0179 FOR A RESIDENTIAL DEVELOPMENT FOR THE ELDERLY, COMPRISING OF 37 BUNGALOWS AND 40 RETIREMENT APARTMENTS.

LAND AT ACCRINGTON ROAD, WHALLEY, CLITHEROE

Thank you for consulting us on the above application.

Environment Agency Position

We have no objection to the above proposals. The conditions requested in our previous response (Ref: NO/2012/103478.02.L01) to the outline application (Ref: 3/2012/0179) remain relevant.

Advice to applicant

Parts of this site flooded in December 2015. We strongly recommend that either the development layout is amended so that houses are located outside of the known flood outline, or that floor levels are raised further. We have provided charged advice to CTC Infrastructure about flood risk on this site which could be applied.

Yours faithfully

Miss Jodie Brumhead
Planning Officer, Sustainable Places Team

E-mail CLplanning@environment-agency.gov.uk