

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

Our ref: NO/2017/109982/03-L01
Your ref: 3/2017/0433
Date: 11 October 2017

Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR UP TO 25 NEW DWELLINGS AND ASSOCIATED INFRASTRUCTURE ON LAND BEHIND 115 KEMPLE VIEW, CLITHEROE INCLUDING ACCESS VIA HENTHORN ROAD LAND OFF HENTHORN ROAD CLITHEROE

Thank you for re-consulting us on the above application following the submission of a drainage assessment.

We have no further comments to add to our previous response dated 15 August 2017 referenced NO/2017/109982/02-L01 (copy enclosed).

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

Direct dial 02030251396
Direct e-mail clplanning@environment-agency.gov.uk

(encs)

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Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2017/109982/02-L01
Your ref: 3/2017/0433
Date: 15 August 2017

Dear Sir/Madam

**FLOOD RISK ASSESSMENT RECEIVED 2/08/17.
APPLICATION FOR OUTLINE PLANNING PERMISSION FOR UP TO 25 NEW
DWELLINGS AND ASSOCIATED INFRASTRUCTURE ON LAND BEHIND 115
KEMPLE VIEW, CLITHEROE INCLUDING ACCESS VIA HENTHORN ROAD LAND
OFF HENTHORN ROAD CLITHEROE BB7 2QF**

Thank you for forwarding the above to us for comment, please find outlined in this letter our comments in response.

Environment Agency position:

The Environment Agency has no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements.

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 (3886/FRA/Final/v1.0/2017-07-27) 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) 3886/FRA/Final/v1.0/2017-07-27 and the following mitigation measures detailed within the FRA:

1. All development to be located in Flood Zone 1.
2. Finished floor levels are set no lower than 0.15 m above existing ground level.
3. An 8 m undeveloped buffer strip will be provided from the top of bank of Pendleton Brook. No development, such as new dwellings, private gardens and fences, will be located within this 8 m easement.

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.

Reason:

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

Yours faithfully

Catherine Neild
Planning Advisor - Sustainable Places

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