

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

**Our ref:** NO/2017/110054/01-L01  
**Your ref:** 3/2017/0653  
**Date:** 03 August 2017

Dear Sir/Madam

**ERECTION OF 28 DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING AND OPEN SPACE  
LAND OFF CHATBURN ROAD, CLITHEROE, BB7 2AZ**

Thank you for consulting us on the above application.

The Environment Agency has 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 measures as detailed in the Flood Risk Assessment (FRA) by Thomas Consulting (reference P4558 Rev 2, 20/05/15) and the supplementary FRA by CTC Consulting (reference G:\cTc Infrastructure\Projects\2016\2016-C-116\Reports\Issue) 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) by Thomas Consulting (reference P4558 Rev 2, 20/05/15) and the approved supplementary FRA by CTC Consulting (reference G:\cTc Infrastructure\Projects\2016\2016-C-116\Reports\Issue) and the mitigation measures detailed within them. No development should take place in Flood Zone 3 or Flood Zone 2. All development should be restricted to Flood Zone 1. 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 ensure the proposed development and future occupants are not at an

unacceptable risk of flooding

Yours faithfully

**Philip Carter**  
**Planning Officer - Sustainable Places**

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