

We think that the local planning departments decision was wrong because the need for a sequentail test only became necessary when a new senior planning officer was appointed, changing the planning departments approach to the Twin Brook area of Clitheroe.

Throughout our journey with Ribble Valley Council Planning Department, which started with a pre application consultation (RV/2019/ENQ00038) through planning applications 3/2021/1202 and 3/2022/0107 and a further pre application consultation RV/2022/ENQ/00061 was the need for a sequentail test ever mentioned. In addition the property next door , Twin Brook Farm was granted planning permission without the need for a sequentail test (3/2019/1103) as was Twin Brook Buisness Park next door to the east (3/2015/0159).

This clearly demonstrates that prior to the change of leadership within the planning department a sequentail test was not deemed necessary, and our application should be treated with the approach to the sequentail test that was current at the time of our application. It should be noted that our application was submitted 30/03/2023 and was refused 02/02/2024, and we are in possession of a draft approval notice from the planning officer dated 23/08/23. Stuart Herd , of Sunderland Peacock, our architect has worked closely with several planning officers throughout our application process , and can confirm that at no point until late August 2023 was the sequentail test ever mentioned as a requirement. We can supply email evidence of this .

It should also be noted that a sequentail approach to our development site was

also taken to protect future occupants, with only the garage/ replacement outbuilding falling in flood zone 3. The new dwelling is situated in an area that is wholly above the 1 in 100 plus 36% for climate change modelled flood levels with a large proportion in an area above the 1 in 1000 year level. It is also worth noting that the environment agency have no objections to the proposed development and do not mention the need for a sequential test .

The site itself is surrounded by buildings, to the north and east is light industrial and warehousing, to the south is Twin Brook Barn and Farm , it is a small "infill" site which makes good use of otherwise unused land and at the planning officers discretion the sequentail test can be tailored to narrow the agreed area down from the whole Borough to allow such

developments