

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

Our ref: NO/2018/110834/03-L01
Your ref: 3/2018/0423
Date: 24 August 2018

Dear Sir/Madam

**NON-MATERIAL AMENDMENT TO APPROVED OUTLINE PLANNING PERMISSION
3/2012/0179 (OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT FOR
THE ELDERLY, COMPRISING OF 37 BUNGALOWS AND 40 RETIREMENT
APARTMENTS) TO ALLOW VARIATION OF CONDITIONS 15 AND 19 TO ALLOW
THE FORMATION OF THE SITE ACCESS TO TAKE PLACE BEFORE THE
COMPLETION OF THE FLOOD COMPENSATION SCHEME**

LAND AT ACCRINGTON ROAD, WHALLEY, CLITHEROE

Thank you for re-consulting us on the above application.

The amended plan referenced 250-125 Rev A "Road Access" by Reford Consulting Engineers Ltd demonstrates that no highway works will take place within the part of the site considered to be at risk of flooding.

If the council is satisfied that Condition 15 can be revised to allow the formation of the site access as shown on drawing number 250-125 Rev A prior to the completion of compensatory flood storage scheme, the highway works as proposed would not be within the floodplain and would not affect flood risk on site.

Informative for LPA / applicant

We understand that the purpose of the non-material amendment is to establish the extent of construction that will be sufficient to form a material operation and constitute lawful implementation of permission 3/2012/0179. As the applicant is aware, since application 3/2012/0179 was approved, the risk of flooding on this site has increased and the compensatory flood storage scheme required under Condition 15 is not based on the most up to date flood risk modelling information.

Even if this permission is lawfully implemented and Condition 15 is satisfied at a later date, dwellings built in accordance with 3/2012/0179 will remain in Flood Zone 3 and

some occupants will be at a high risk of flooding in the absence of appropriate mitigation.

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

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