

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

Our ref: NO/2019/112214/01-L01
Your ref: 3/2019/0999

Date: 26 November 2019

Dear Sir/Madam

**OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 160 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM HENTHORN ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.
LAND OFF HENTHORN ROAD, CLITHEROE, BB7 3BY**

Thank you for consulting us on the above application which we received 07 November 2019.

Environment Agency position

We have no objection to the development as proposed, however we have the following comments:

The southern boundary of the site is adjacent to Pendleton Brook which is a Main River. Whilst no development is proposed in the area adjacent to the river in this outline application, we would take this opportunity to remind the applicant of the rules governing Environmental Permitting.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river
- on or within 8 metres of a flood defence structure or culvert
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Yours faithfully

Carole Woosey
Planning Advisor

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