

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

Our ref: NO/2020/112855/05-L01
Your ref: 3/2020/0601
Date: 18 February 2021

Dear Sir/Madam

**OUTLINE PLANNING FOR THE CONSTRUCTION OF UP TO 125 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM AND VEHICULAR ACCESS POINT FROM HIGHMOOR PARK. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.
LAND AT HIGHMOOR FARM, CLITHEROE, BB7 1PN**

Thank you for re-consulting us in the above application which we received 29 January 2021.

Environment Agency position

We have reviewed the revised FRA submitted with the application referenced below;

Flood Risk Report Rev. F, by Topping Engineers ref. 18522, dated Jan 2021

The FRA states in section 2.3, that there will be no built development within the flood zone. There is a small area of flood risk at the entrance to the site that the developer proposes to manage as part of the proposal. Measures to manage areas of flood risk must not raise ground levels within the Q100 plus climate change flood extent. We therefore have no objection to the proposal subject to the inclusion of the following planning condition

Condition

No ground levels within the 100-year return period plus 35% allowance for climate change extent of Shaw Brook will be raised, unless otherwise approved in writing by, the local planning authority.

Reason(s)

- To reduce the risk of flooding to the proposed development and its future users.

Yours faithfully

Carole Woosey
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