

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

**Our ref:** NO/2021/113752/01-L01  
**Your ref:** 3/2021/0760  
**Date:** 30 July 2021

Dear Sir/Madam

**CHANGES TO PLANNING PERMISSION 3/2018/0914 FOR THE ERECTION OF 188 NEW DWELLINGS. HOUSE TYPE C (PLOTS 73, 74, 75, 80, 81, 82) 4 BED WITH INTEGRAL GARAGE REDESIGNED BECAUSE THE LIVING SPACE WAS FELT TO BE SIGNIFICANTLY COMPROMISED. THIS TYPOLOGY HAS BEEN REPLACED WITH A LARGE DETACHED 3 BED WITH NO INTEGRAL GARAGE. HOUSE TYPE D (PLOT 157) HAS INCREASED IN AREA FROM 101M2 TO 108.9M2. HOUSE TYPE E (PLOTS 79, 86, 99, 102, 109, 113 PREVIOUSLY HOUSE TYPE D) TO BE REPLACED WITH A NEW 4 BED WIDE FRONTAGE HOUSE TYPE. THIS MEANS THAT THE OVERALL MIX OF PROPERTY SIZES REMAINS UNCHANGED. HOUSE TYPE K (PLOTS 35, 36, 143, 144, 145, 146, 147) THIS PROPERTY HAS SLIGHTLY INCREASED IN FOOTPRINT AND A FURTHER WINDOW HAS BEEN ADDED TO BEDROOM 2. CHANGES TO LAYOUT: REARRANGEMENT OF PLOTS 82 - 84 INCLUSIVE HAS BEEN UPDATED TO CREATE A STRONGER STREET SCENE WITH LARGER PROPERTIES NOW BOOKENDING THE SOUTHERN END OF THE CRESCENT LAWSONSTEADS PHASE 2, LAND OFF CLITHEROE ROAD, SPRINGWOOD DRIVE, WHALLEY, BB7 9XL**

Thank you for consulting us on the above application which we received 29 July 2021.

#### **Environment Agency position**

We have reviewed the proposed changes to the housing make up / distribution and have nothing further to add to our original response for application 3/2018/0914 dated 31 October 2018.

We would also take this opportunity to remind the applicant of our response dated 15 Dec 2020 in response to a discharge of conditions application for this site, 3/2020/0964, where we indicated that we would also promote the opportunity to pursue any means of further reducing the flood risk posed by Wiswell Brook. We would therefore encourage the developer to remain open and engaged with the Environment Agency and LLFA Flood Risk Management teams in seeking any possible opportunities to reduce the overall flood risk in the area.

Yours faithfully

**Carole Woosey**  
**Planning Advisor**  
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