

Mr Will Hopcroft
Ribbles Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2023/115231/01-L01
Your ref: 3/2023/0257
Date: 02 May 2023

Dear Mr Hopcroft

**PROPOSED CONSTRUCTION OF THREE HOLIDAY COTTAGES WITH
ASSOCIATED PARKING AND AMENITY AREAS (VARIATION OF CONDITION 2
(PLANS) OF PLANNING PERMISSION 3/2020/0498).
LAND TO THE NORTH OF BEECH HOUSE, ALSTON LANE, LONGRIDGE, PR3 3BN**

Thank you for consulting us on the above application which we received 19 April 2023.

Environment Agency position

We understand that this consultation is a variation of condition that is attached to an approved application 3/2020/0498 that we were not consulted on.

Planning application 3/2020/0498 was accompanied by a Flood Risk Assessment (FRA) prepared by Herrington Consultancy Ltd., referenced; *Flood Risk Assessment for Proposed Development at Beech House, Alston Lane, Preston* and dated June 2020.

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

We therefore have no objection to the variation to the original plans providing the development proceeds in strict accordance with this FRA and the mitigation measures identified, as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Flood Map Accuracy - Advice to applicant/LPA

For your given location the flood risk mapping is derived from modelling produced in 2004 (known as JFLOW) which was the first year of publication for our Flood Zones mapping. The underlying topographic data utilised in the 2004 mapping study was coarse (low resolution) and because of this, for some locations (including the site in question), the line of the watercourse was not identified correctly, resulting in the mapped risk area being misaligned rather than following the natural line of the watercourse.

The 2004 mapping is due to be updated in 2024 as part of a national Flood Zone

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
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improvement project and we anticipate that this catchment will be included. The accuracy of the underlying terrain data has improved greatly since the early 2000s and so we expect the flood risk mapping this project produces to be more refined.

Yours sincerely

Carole Reynolds
Planning Advisor

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