

Kathryn Hughes  
Ribbles Valley Borough Council  
Development Control  
Council Offices Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

**Our ref:** NO/2023/115662/04-L01  
**Your ref:** 3/2023/0754  
**Date:** 26 July 2024

Dear Ms Hughes

**PROPOSED CHANGE OF USE OF AGRICULTURAL LAND TO NEW CAR PARK  
AND STORAGE YARD.  
JUDGE WALMSLEY MILL, LONGWORTH ROAD, BILLINGTON, BB7 9TP**

Thank you for consulting us on the above application which we received 18 July 2024.

In our letter referenced NO/2023/115662/03-L01 and dated 11 June 2024, we maintained our objection to the development as proposed pending the submission of an acceptable Flood Risk Assessment (FRA).

The planning application is now accompanied by a further revised Flood Risk Assessment (FRA) prepared by PSA Design Ltd., document reference: T3947-FRA-01 – Rev B and dated 21 June 2024.

The FRA and appendices have been updated to address our concerns.

**Environment Agency position**

We have reviewed the supporting documents in so far as they relate to our remit, and we are satisfied that the points raised in our objection have now been addressed. We are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

We can therefore remove our objection to the development as proposed.

The proposed development must proceed 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.

While we are happy to remove our objection in principle to the development as it is proposed, there are matters related to delivery of the scheme to be agreed that are acknowledged as “not addressed” in the submitted FRA. Of the issues that have not been addressed, we wish to draw particular attention to our agreement of ‘allowed activity’ in the flood plain, this will require the production of a suitable construction

method statement, please see the section in bold type in the informative paragraph “Environmental permit - advice to applicant” at the end of this letter. We therefore remove our objection to the proposal however, the proposed development will only meet the National Planning Policy Framework (NPPF) requirement e.g. not increase flood risk elsewhere if the following planning condition is included.

### **Condition**

The development hereby permitted must not be commenced until such time as a construction method statement has been submitted to, and approved in writing by, the local planning authority.

The construction method statement will ensure that the watercourse is protected at all times during the construction phase to ensure that no silts / pollutants migrate to the river and that there is no raising of ground levels in the flood plain.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme’s timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

### **Reason**

- To ensure that there are no detrimental impacts to flood storage or flood flow routes.

### **Environmental permit - advice to applicant**

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

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- **in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a 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 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

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.

Yours sincerely

**Carole Reynolds**  
**Planning Advisor**

e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

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