

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

Our ref: NO/2024/116028/01-L01
Your ref: 3/2024/0258
Date: 23 April 2024

Dear Ms. Hughes

APPROVAL OF DETAILS RESERVED BY CONDITION 22 (DETAILED DRAINAGE MANAGEMENT PLAN) OF PLANNING PERMISSION 3/2021/0205. LAND AT NEDDY LANE, BILLINGTON, BB7 9LL

Thank you for consulting us on the above discharge of conditions application which we received 16 April 2024.

Environment Agency position

We have reviewed the submitted Flood Storage Management Plan, produced by Residential Management Group Ltd., for Redrow Homes at the Calder Grange, Billington site, dated March 2024.

We recommend that the applicant includes further clarification in terms of the specific detail of the scheduled annual maintenance. There is for instance no mention of regular grass cutting or maintenance of the greensward to a maximum height. We understand that agricultural usage and grazing will be permitted however, we assume that grazing may not be continuous and mowing, especially to maintain the flood channel, may be needed two or three times a year. The timing of the mowing schedule should be geared towards promoting the growth of the wildflowers.

We are however, satisfied with the proposed maintenance plan arrangements and with the addition of the extra information detailed above, we would recommend the discharge of planning Condition 22 (Management and Maintenance Plan).

Yours sincerely

Carole Reynolds
Planning Advisor

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