

Maya Cullen  
Ribbles Valley Borough Council  
Development Control  
Council Offices Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

**Our ref: NO/2025/116713/01-L02**  
**LPA ref:** 3/2025/0107  
**Date:** 23 April 2025

Dear Ms. Cullen

**RETENTION OF TWO HOLIDAY LODGES AND OFFICE BUILDING WITH  
ASSOCIATED PARKING, INFRASTRUCTURE AND ALTERATIONS.  
BOADICEA PARK, PRESTON ROAD, RIBCHESTER, PR3 3XL**

Since our response to this application provided 07 April 2025, in which we raised no objection to the relocation of two of the lodges on the site, we have been advised that the office building that forms part of this application was not part of the original planning consent, your reference 3/2021/0595.

Unfortunately, the flood map for the development site has changed since our earlier responses to the original application 3/2021/0595. The new office block has been located in an area of the site now currently designated as Flood Zone 3 on the Environment Agency's recently updated Flood Map for Planning. Flood Zone 3 represents a high risk of flooding, we therefore need to update our formal comments to this application.

**Environment Agency position**

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

**Reasons**

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 181, footnote 63) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development flood are unknown. This is sufficient reason for refusing planning permission.

**Overcoming our objection**

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Alternatively, there are parts of the development site that fall within Flood Zone 1 within the site boundary, given the modular nature of the new office building, it may be possible to relocate the office unit to a part of the site at lower risk of flooding, in which case an FRA would not be required.

Yours sincerely

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

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