

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

Our ref: NO/2025/116713/01-L01
Your ref: 3/2025/0107
Date: 07 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**

Thank you for consulting us on the above application which we received 03 April 2025.

We previously responded to an application for this site, your reference 3/2021/0595, our reference NO/2021/113649/01-L01, dated 08 July 2021, and had no objection to the proposal. Subsequent to the site obtaining planning approval in September 2021, the Environment Agency's Flood Map for Planning (FMfP) has been revised. The FMfP was updated 25 March 2025 and shows the two lodges that are proposed for relocation are now located in Flood Zone 3 on the approved plans, Flood Zone 3 being land at high risk of flooding.

The current application proposes the relocation of lodges 5 and 6. Lodge 6 would be located within Flood Zone 2 while lodge 5 would be moved elsewhere within Flood Zone 3.

Environment Agency position

As the revised location of lodge 6 shows a betterment in terms of flood risk to that proposed in the extant permission, we have no objection to the proposed relocation of lodges 5 and 6. The applicant should understand that lodge 5 would potentially remain at a high risk of flooding and they may wish to further reconsider whether to locate this unit to part of the site at a lower risk.

If planning permission is granted for the relocation of lodges 5 and 6, we request that the following planning condition be added to any planning consent.

Condition No development shall take place until a flood management strategy for Lodges 5 and 6 has been submitted to, and approved in writing, by the local planning authority. The strategy should include.

- Plans to anchor the lodges to the ground.
- Measures to mitigate flood damage within the lodges during a flood event.
- A flood evacuation plan which includes signing up for flood warnings.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons To reduce the risk of flooding to the proposed development and future occupants.

We have specifically linked this condition to the current proposal, but we would advise the applicant to consider the management of flood risk to any other units approved under the extant permission which are now at risk of flooding, i.e. units 3 and 4.

Yours sincerely

Carole Reynolds
Planning Advisor

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