

Mr Stephen Kilmartin
Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2025/116928/01-L01
Your ref: 3/2025/0564
Date: 11 August 2025

Dear Mr Kilmartin

PLANNING PERMISSION FOR PROPOSED CHANGE OF USE FROM LIGHT INDUSTRIAL TO RESIDENTIAL (USE CLASS C3) AND COMMERCIAL (USE CLASS E(C)(III)) INVOLVING INTERNAL AND EXTERNAL ALTERATIONS.

45 - 47 WHALLEY ROAD, CLITHEROE, BB7 1EE

Thank you for your consultation regarding the above proposal, which was received on 28 July 2025.

Environment Agency position

We have reviewed the information submitted with the application and we have no objection to the proposal but we wish to make the following comments:

Flood Risk

We have reviewed the submitted Flood Risk Assessment (FRA) prepared by Reid Jones Partnership Ltd, on behalf of Stanton Andrews (Project No: 12175, dated: 11/07/2025) and we consider that it is appropriate to the nature and scale of the development. We are therefore satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

National Flood Risk Assessment (NaFRA) - advice to applicant

The Environment Agency is in the process of publishing new national flood and coastal erosion risk datasets. Some datasets have already been published with additional flood risk datasets, including updated Flood Zones and new climate change scenarios, published on Flood Map for Planning on 25 March 2025. In due course we expect to make further datasets available, including flood depth information for rivers, sea and

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

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surface water. More information about our new data can be found in this Defra Data Services Platform announcement. Our planning advice will continue to be based on the best information available at the time. Further information is available on the Town and Country Planning Association website – New national flood and coastal erosion risk information.

Yours sincerely

Mrs Dana Binns
Sustainable Places - Planning Advisor

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