

REFORD

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23rd October 2025

Ribble Valley Borough Council
Planning Department
Council Offices,
Church Walk,
CLITHEROE,
BB7 2RA

Dear Planning Department

Planning reference: 3/2025/0588

Location : Land east of Clitheroe Road Whalley

Proposal : Proposed erection of 77no. affordable dwellings with associated access, gardens, parking and landscaping areas

We refer to the letter from Lancashire County Council dated 13th October 2025 in which Lancashire County Council made comments to the above planning application. With regards surface water drainage two comments were made and our responses are below.

1. The surface water is proposed to be connected to a piped system in Clitheroe Road which appears to be a highway drainage system. This does not comply with the Lancashire County Council policy as no connections into any highway drainage system are allowed.

Response: The surface water from the site is to be connected to a watercourse that lies in culvert where it crosses Clitheroe Road and not to a highway drain. We attach a plan showing this.

2. There is attenuation storage proposed beneath the estate road close to plots 41-42. This does which does not comply with Lancashire County Councils adoptable standards and

we would request that this is relocated from beneath the estate road onto the private shared driveway/parking area.

Response: The attenuation storage beneath the estate road close to plots 41-42 has been repositioned under the adjacent private parking area. A revised plan is attached to this letter.

Yours sincerely,

Bob Ford

Bob Ford
DIRECTOR
REFORD Consulting Engineers Limited



SURFACE WATER DRAINAGE FROM SITE TO WATERCOURSE



SURFACE WATER DRAINAGE LAYOUT