

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

**Our ref:** NO/2025/117121/03-L01  
**Your ref:** 3/2025/0870  
**Date:** 12 December 2025

Dear Mr Kilmartin

**PROPOSED DEMOLITION OF FORMER MOTOR SERVICES BUILDING AND  
CONSTRUCTION OF NEW OFFICE BUILDING.**

**18 ACCRINGTON ROAD (FORMER WHALLEY MOTOR SERVICES), WHALLEY,  
BB7 9TD**

Thank you for re-consulting us on 8 December 2025, following the submission of the revised flood risk assessment.

In our letter dated 26 November 2025 (referenced NO/2025/117121/02-L01), we maintained our objection to the proposed development after reviewing the letter prepared by PSA Design.

Our response outlined the requirements for us to consider removing our objection to the proposed development. These were:

- Assess the potential increase in off-site fluvial flood risk from the proposed development.
- Provide fluvial flood risk mitigation measures to prevent off-site flood risk in the form of compensatory flood storage.

The planning application is now accompanied by a revised Flood Risk Assessment (FRA) prepared by PSA Design Ltd (referenced: D4737-R-01-Rev A, Dated: 2 December 2025).

**Environment Agency Position**

On the basis of the additional information provided, we are minded to remove our objection. We are satisfied that the proposed development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are

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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implemented. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval.

Yours sincerely

**Mrs Dana Binns**  
**Sustainable Places Planning Advisor**

E-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)