

Ms Kathryn Hughes
Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2025/117140/02-L01
Your ref: 3/2025/0873
Date: 03 February 2026

Dear Ms Hughes

**CONSTRUCTION OF 6 DETACHED DWELLINGS WITH ASSOCIATED PARKING
AND LANDSCAPING AT LAND OFF SPRINGWOOD DRIVE.**

LAND AT SPRINGWOOD DRIVE, WHALLEY, BB7 9XL

Thank you for re-consulting us on the above application on 16 January 2026, following the submission of amended information.

In our letter dated 28 November 2025 and referenced NO/2025/117140/01-L01, we objected to this application due to an inadequate flood risk assessment (FRA).

The planning application is now accompanied by an amended FRA prepared by Reford Consulting Engineers Limited (Ref: 24.1491 Revision A; Dated: January 2026).

Environment Agency position

We have reviewed the amended FRA document and maintain our objection to this application and recommend that planning permission is refused.

Reasons

The existing topographical survey in Appendix D of the FRA remains illegible. Please submit the topographical survey in a fully legible format (either as a standalone PDF or within an updated revision of the FRA).

The topographical survey is essential to our review, as it will determine our assessment of flood risk at the site and inform our detailed comments. We are unable to complete our review without it.

As such, the Environment Agency's objection to the development currently stands. We

will provide full comments upon receipt of a legible topographical survey.

Yours sincerely

Mrs Dana Binns
Sustainable Places Planning Advisor

E-mail clplanning@environment-agency.gov.uk