

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

Our ref: NO/2026/117247/01-L01
Your ref: 3/2025/0997
Date: 27 January 2026

Dear Ms Hughes

OUTLINE APPLICATION FOR THE ERECTION OF UP TO 115 DWELLINGS, INCLUDING AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.

LAND OFF HENTHORN ROAD CLITHEROE BB7 3BY

Thank you for consulting us on the above application, which we received on 8 January 2026.

We have reviewed the submitted information that is relevant to our remit and set out our position and comments below.

Environment Agency position

We have no objection to the application as submitted but we wish to make the following comments:-

Flood risk

The planning application is accompanied by a Flood Risk Assessment & Outline Drainage Strategy Report (FRA) produced by Enzygo Limited (Ref: SHF.1132.306.HY.R.001.A; Dated: December 2025).

With reference to the updated Flood Map for Planning, the site includes areas of land located in Flood Zone 3 (high risk) and Flood Zone 2 (medium risk). These risks are associated with minor/ordinary watercourses on the site, which have now been included as modelled catchments following national updates to Flood Zones.

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

Cont/d..

The FRA confirms that the proposed development will remain outside the mapped flood zones, with areas susceptible to surface water flooding being incorporated into the design of the green infrastructure.

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are 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.

Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Exception test - advice to LPA

In accordance with the National Planning Policy Framework (paragraphs 178 and 179), the proposed development may be considered appropriate provided that the development meets the requirements of the exception test. Our comments on the proposals relate to the part of the exception test that demonstrates the development is safe. It is for the LPA to decide whether or not the proposed development provides wider sustainability benefits to the community that outweigh the identified flood risk.

Additional Information

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, were published on Flood Map for Planning on 25 March 2025.

Please see link: <https://flood-map-for-planning.service.gov.uk/>

In due course we expect to make further datasets available, including flood depth information for rivers, sea and 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.

Environmental permit - advice to applicant

Pendleton Brook is a designated statutory 'main river'. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Biodiversity Net Gain (BNG) – no comments

If the EA does not comment on BNG calculations or proposals, this should not be taken to mean that our position is that the biodiversity net gain metric calculation is satisfactory. The LPA should make the necessary assessment.

Yours sincerely

Mrs Dana Binns
Sustainable Places Planning Advisor

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