

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

Our ref: NO/2026/117274/01-L01
Your ref: 3/2025/1006
Date: 02 February 2026

Dear Ms Hughes

OUTLINE APPLICATION FOR THE ERECTION OF UPTO 200 DWELLINGS AND ASSOCIATED LANDSCAPING, CHILDRENS PLAY AREA, SUSTAINABLE URBAN DRAINAGE AND OTHER INFRASTRUCTURE WITH ALL MATTERS RESERVED EXCEPT ACCESS.

LAND OFF PENDLE ROAD, CLITHEROE, BB7 1JH

Thank you for consulting us on the above application, which we received on 19 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 in principle 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 (FRA) prepared by BWB A CAF Group Company (Ref: 255496-BWB-ZZ-XX-T-W-0001_FRA; Dated: December 2025). We have reviewed the FRA in so far as it relates to our remit, and on the basis that, and with reference to Flood Map for Planning, the 'more vulnerable' aspects of the development are proposed to be located in parcels outside of Flood Zone 2 (medium risk) and Flood Zone 3 (high risk) 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

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

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.

Ordinary Watercourse Flood Defence Consent

The prior written Ordinary Watercourse Flood Defence Consent (OWFDC) of the Lead Local Flood Authority is required for the erection or alteration of any mill dam, weir or other like obstruction to flows including the erection or alteration of a culvert. OWFDC is required under the terms of S23 of the Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010. Please contact the highways team at highways@lancashire.gov.uk or on 0300 123 6780 to discuss OWFDC applications.

Informative

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](#).

Yours sincerely

Mrs Dana Binns
Sustainable Places Planning Advisor

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