

Ms Lyndsey Hayes
Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2026/117330/01-L01
Your ref: 3/2026/0089
Date: 24 February 2026

Dear Ms Hayes

RESERVED MATTERS APPLICATION RELATING TO APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF 124 RESIDENTIAL DWELLINGS TOGETHER WITH PUBLIC OPEN SPACE AND ATTENUATION POND FOLLOWING OUTLINE PLANNING PERMISSION 3/2020/0601.

LAND AT HIGHMOOR FARM, CLITHEROE, BB7 1PN

Thank you for consulting us on the above application, which we received on 11 February 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

Since outline permission was granted in February 2023, the Flood Map for Planning was updated in March 2025 under the National Flood Risk Assessment 2 (NAFRA2) project and the northern part of the site, adjacent to the ordinary watercourse, is now identified as being at future flood risk. This is an additional area that was previously shown in Flood Zone 1.

The part of the site at the point of site access and adjacent to Shaw Brook (a main river) remains in Flood Zone 2 and the Condition 28 attached to outline permission continues to apply.

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

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It is therefore the responsibility of the applicant to ensure that they have fully considered this updated information and incorporated any necessary mitigation measures to address potential flood risk as part of their proposals.

Flood risk standing advice - advice to LPA

The proposed development falls within Flood Zone 2, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Environmental permit - advice to applicant

Shaw Brook is designated a main river watercourse. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption 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 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

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.

Yours sincerely

Mrs Dana Binns
Sustainable Places Planning Advisor

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

