

Ribble Valley Borough Council
Development Control
Church Walk
Clitheroe
BB7 2RA

Our Reference: PA-0004779/01
Customer reference: 3/2026/0238
Date: 05 June 2026

Approval of details reserved by conditions 3 (construction management plan/method statement) 4 (surface water) 5 (bat boxes) 7 (street maintenance) 8 (flood mitigation) 9 (flood management plan) 10 (surface water/foul drainage) 19 (cycle storage) 20 (travel plan) and 21 (operation/maintenance manual) on planning permission 3/2022/1158 granted on appeal APP/T2350/W/25/3368139.

Land South of Accrington Road, Whalley

Dear Planning Officer,

Thank you for consulting us on the above application, on 20 May 2026.

We have no comments on the discharge of Conditions 3, 4, 5, 7, 10, 19, 20 and 21 as these matters fall outside our remit.

Please see our comments in relation to Conditions 8 (flood mitigation) and 9 (flood management plan) below.

Environment Agency position

We have reviewed the submitted details and do not consider that these are sufficient to allow the discharge of Conditions 8 and 9 for the reasons set out below.

Reason(s)

Condition 8 – Flood Mitigation

The covering letter refers to the following submitted documents:

- 21315-GAD-01-ZZ-DR-C-1001 Rev P06 – Drainage Strategy
- 21315-GAD-01-ZZ-DR-C-1005 Rev P05 – Exceedance Routes
- 21315-GAD-01-ZZ-DR-C-1021 Rev P02 – Drainage Longsections Sheet 1
- 21315-GAD-01-ZZ-DR-C-1022 Rev P02 – Drainage Longsections Sheet 2
- 21315-GAD-01-ZZ-DR-C-1040 Rev P03 – Impermeable Areas Plan
- 21315-GAD-01-ZZ-DR-C-1070 Rev P01 – SUDS Details
- 21315-GAD-00-ZZ-RE-C-3000 Rev P06 – Drainage Strategy Report
- OAKMERE-JBAU-XX-XX-RP-0002-S3-P05-AccringtonRdFRA

We have reviewed this information against the wording of the condition. Much of the material submitted appears to be several years old, with key drawings not updated since October 2023. Given that the condition requires a *final engineering solution*, this level of detail is not considered sufficient.

The condition requires that:

“the plans submitted shall show the final engineering solution for the compensatory storage measures, including (but not limited to) the detailed design and hydraulic modelling to demonstrate how the scheme will function to ensure flood waters can enter the storage and be discharged freely after a flood.”

This requirement has not been demonstrated.

Furthermore, as the proposals will require a Flood Risk Activity Permit, we would expect any drawings submitted at this stage to be at least at Pre-Construction / Tender Stage, and preferably at For Construction (FC / IFC) stage.

Specifically, the Planning Status plan drawing for the Phase 1 Drainage Layout (Drawing No. 21315-GAD-01-ZZ-DR-C-1001 Rev P06 – Drainage Strategy) has not been updated since October 2023. There is insufficient detail in both plan and section, in relation to the proposed flood compensation area.

As such, it has not been adequately demonstrated, in engineering terms, how the scheme will function to ensure that flood waters can enter the storage area and be discharged freely following a flood event.

We would also remind the Applicant and the LPA that the scheme shall be fully implemented prior to any development on site and subsequently maintained, in accordance with the scheme’s timing/phasing arrangements”.

Condition 9 – Flood Management Plan

Failure to meet the requirements of the condition

The submitted information does not currently satisfy the requirements of the condition, specifically in relation to the provision of '*as-built drawings and a maintenance and operation manual*'.

No as-built drawings have been provided. The submitted drawings remain at 'for planning' status and have not been updated since 2023.

It is acknowledged that maintenance and operational activities are briefly referenced within Appendix E of the Drainage Strategy Report (Ref. 21315-GAD-00-ZZ-RE-C-3000 Rev P06); however, this does not constitute a comprehensive maintenance and operation manual as required by the condition.

Insufficient information regarding access arrangements and legal rights of access

The condition requires that the as-built drawings and maintenance and operation manual include details of physical access arrangements for maintenance, as well as confirmation of the establishment of appropriate legal rights of access.

The submitted information does not provide sufficient detail in this regard.

This should include clear information on the provision and location of suitably designed and identifiable access points for plant and equipment required to undertake maintenance operations.

Consideration must be given to:

- Management company contractors undertaking maintenance on behalf of homeowners, including under commuted sum arrangements; and
- Environment Agency field teams and their contractors requiring safe and unrestricted access to the main river system, in accordance with statutory rights of access under Section 172 of the Water Resources Act 1991.

We look forward to being re-consulted once sufficient information has been submitted to address the above concerns.

Additional Information

Confirmation of Flood Zones and challenges and changes to Flood Map for Planning

The supporting Flood Risk Assessment (FRA) produced by JBA (Ref: OAKMERE-JBAU-XX-XX-RP-0002-S3-P05-AccringtonRdFRA; Dated: December 2022) is based on the 2020 Flood Risk Management Scheme Appraisal Model produced by Mott

McDoanld on behalf of Environment Agency. Any acceptance of the FRA or modelling undertaken deemed suitable has not resulted in a change to Flood Zone designations on the site, which remain as they were when the FRA was produced.

The process for challenging the published mapping (known as an Evidence Review Request) is detailed below.

Evidence Review Request process

A challenge to the published data can be made through this formal process; this is based on the submission of new hydraulic model evidence. The modelling you provide must meet the set requirements for it to be considered for use in our national flood risk products.

These are as follows:

- Where possible, you (or a suitable qualified professional / organisation) should work to the following standards to improve the chance of your evidence being accepted by the Environment Agency; River modelling: technical standards and assessment - GOV.UK
- Application of Climate Change would be preferred for the 1% AEP (Annual Exceedance Probability) however, this is not obligatory. Climate change guidance can be found here; Flood risk assessments: climate change allowances - GOV.UK
- Spatial Geographic Information System (GIS) data would be required as an output of the model and submitted as part of the review request. The 1D data should be in the format of an ESRI file geodatabase and the 2D grids should be in the format of GeoTIFFS. Either modelled depth grids (preferred) for each scenario can be submitted and/ or the model outlines and associated in-channel modelled measurements (modelled water levels and flow).
- To check the quality of your model you can request the Fluvial Model Assessment Tool (FMAT) from us.
- The Environment Agency will review the model to check that it meets our requirements and is of acceptable quality (this will take a minimum of 16 weeks).

If the modelling submitted doesn't meet our requirements and/or isn't of acceptable quality, we will ask for amendments.

If the Evidence Review Request is successful, we will require a data sharing agreement with you so that your model can be reflected on the www.gov.uk Flood Map for Planning website and send the model to 3rd parties if they request it. We will notify you when the published flood risk data has been updated.

Please be aware that the review and approval of a model from an Evidence Review Request does not mean that the model will be suitable for a site-specific Flood Risk Assessment associated with a planning application. The requirements for an ERR model sign-off differ to those for Flood Risk Assessment modelling, and so submission and subsequent review for an FRA may still be required.

If you have any questions regarding our response, please contact clplanning@environment-agency.gov.uk.

Yours faithfully,

Dana Binns – Sustainable Places Planning Advisor

National Contact Centre: 03708 506 506
clplanning@environment-agency.gov.uk
Lutra House, Dodd Way, off Seedlee Road, Preston, PR5 8BX