

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

Our Reference: PA-0004080/01
Customer reference: 3/2026/0287
Date: 28 May 2026

Proposed extension to existing light industrial unit together with additional off street parking area.

Unit 12, Twin Brook Business Park, Twin Brook Road, Clitheroe, Ribble Valley, BB7 1QX

Dear Planning Officer,

Thank you for consulting us on the above application, on 12 May 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 Dart Engineers Limited (Ref: 26182-FRA-001; Dated: 5 March 2026).

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.

As a result of the FRA, the applicant, as owners of the existing property, will be aware of the potential flood risk and frequency. The applicant should be satisfied that the impact of any flooding will not adversely affect their proposals.

Environmental permit – Flood risk activities - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](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.

Biodiversity Net Gain – advice to LPA

If the Environment Agency 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.

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