

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

Our Reference: PA-0005686/01
Customer reference: 3/2026/0315
Date: 23 June 2026

Residential development of 39 dwellings with associated landscaping, car parking and access.

Land off Chatburn Road Clitheroe BB7 4JX

Dear Planning Officer,

Thank you for consulting us on the above application, on 4 June 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, however we wish to make the following comments:-

Flood Risk

The planning application is accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy Report for Land Off Chatburn Road, Clitheroe prepared by Gadsden Consulting (Ref: 26117 P01; Dated: 23 April 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.

Additional Information

With reference to the Flood Map for Planning, it is noted that sections of the access road to the north of the site may fall within Flood Zone 3 (high risk), Flood Zone 2 (medium risk), and an area of potential future flood risk associated with climate change.

It should be recognised that these observations are based on a comparison of baseline mapping overlaid with the proposed site layout. As such, they may not accurately represent the final situation following the completion of external works and finished ground levels. Furthermore, the submitted Flood Risk Assessment (FRA) does not address access and egress arrangements or highway levels.

Given that site access and egress could be affected by flood risk during extreme events, the following information is provided:

Flood warning and emergency response – advice to LPA

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered.

One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

COMAH Establishment Proximity – advice to LPA

The proposed development boundary is approximately 600m to the East of an Upper Tier COMAH (Control of Major Accident (COMAH) Regulations 2015) establishment.

The COMAH regulations are enforced by the Competent Authority (CA). The CA comprises the Health and Safety Executive (HSE) and the relevant environmental regulator: the Environment Agency (EA) in England, acting jointly.

From the EA perspective, acting as part of the COMAH Competent Authority, there is no objection to the development as proposed based on the proximity of the COMAH establishment.

However, note the proposed development may be within the associated HSE consultation distance for the COMAH establishment and you may wish to seek their advice accordingly.

Installations and Amenity – Advice to LPA

The proposed development is within 500m of one or more industrial or waste management site that is regulated by the Environment Agency through the Environmental Permitting (England and Wales) Regulations 2016. The location of this site(s) can be found on Defra's Data Services Platform, available at - [https://www.gov.uk/guidance/access-the-public-register-for-environmental-information#environmental ...](https://www.gov.uk/guidance/access-the-public-register-for-environmental-information#environmental...)

The Environment Agency issues Environmental Permits for installations or waste management operations. A permit will require that operators demonstrate they have taken all reasonable measures to prevent pollution of the environment and harm to human health. Pollution can include air quality impacts, odours, noise, pests water quality and ground water impacts. If prevention is not possible, the operator must take steps to minimise the impact from pollution instead. In some cases, this is unlikely to eliminate all emissions and there could be impacts to the environment which may cause local residents some concern. When a new development is built near to an existing permitted facility this does not automatically trigger a review of the Environmental Permit and we will regulate this in line with our [Environment Agency enforcement and sanctions policy - GOV.UK](#).

Planning authorities must satisfy themselves that in land use terms the proposed development is suitable for this location given the proximity to a regulated site/s as described above and the scope of the permit as granted.

Planning policy requirements (paragraph 200 of the NPPF) state that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them.

Please note that in accordance with national planning policy (paragraph 201 of the NPPF), planning decisions should assume that permitting regimes will operate effectively. Applicants should be advised to consider our 'Environmental

Permitting Guidance' which can be found at: [Check if you need an environmental permit - GOV.UK](#).

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

Yours sincerely,

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