

Lyndsey Hayes
Ribbles Valley Borough Council
Development Control
Church Walk
Clitheroe
BB7 2RA

Our Reference: PA-0005921/01
Customer reference: 3/2026/0356
Date: 24 June 2026

Erection of 77 no dwellings and creation of community parkland, with vehicular access from Whalley Road and associated infrastructure, parking and landscaping.

Land at Hammond Ground Whalley Road Read BB12 7RP

Dear Lyndsey,

Thank you for consulting us on the above application, on 9 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

With reference to Flood Map for Planning, the existing site and red line boundary includes a very small area of land associated with an ordinary watercourse in Flood Zones 2 (Medium Risk) and Flood Zones 3 (High Risk).

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Paul Waite Associates Ltd (Ref: 24028-PWA-00-XX-RP-C-1000-P03; Dated: 8 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.

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

Yours sincerely,

Dana Binns – Sustainable Places Planning Advisor,
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