

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

Our Reference: PA-0008549/01
Customer reference: 3/2026/0494
Date: 28 July 2026

Proposed new self-build dwelling (bungalow).

Twin Brooks Barn Up Brooks Clitheroe Lancashire BB7 1PL

Dear Lucy Walker,

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

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 Annex 3 of the Planning Practice Guidance (PPG) and Table 2: Flood Risk Vulnerability and Flood Zone Compatibility, the proposed development falls within the 'More Vulnerable' classification.

The Flood Map for Planning indicates that the application site red line boundary lies within Flood Zone 3 (high probability of flooding) and Flood Zone 2 (medium probability of flooding). The site is also affected by the Flood Map for Planning climate change layer (2070 to 2125), which indicates that flood depths and extents are likely to increase over the lifetime of the development. The principal source of flood risk is fluvial flooding from Mearley Brook.

The planning application is accompanied by a Flood Risk Assessment (FRA) entitled Proposed Self-Build Bungalow, Twin Brook Barn, Upbrooks, Clitheroe, BB7 1PL and dated June 2026. No author details are provided within the submitted document.

We have reviewed the FRA insofar as it relates to our remit. Whilst the FRA remains relatively basic, it is based on detailed Product 4 Flood Risk Data obtained in March 2025 and has therefore considered the design flood scenario using the best available information available at that time. However, the FRA does not take account of the more recently published Flood Map for Planning climate change layer, which identifies a greater extent of flooding across parts of the site over the lifetime of the development.

Notwithstanding this, the proposed dwelling has been sequentially sited in an area indicated by the Product 4 data to be at little or no modelled flood risk. Whilst parts of the application site fall within the Flood Map for Planning climate change extent, we are generally satisfied that the proposed development can be made safe without increasing flood risk elsewhere, provided that the mitigation measures identified within the FRA are implemented in full.

The development should proceed in strict accordance with the submitted FRA and the mitigation measures it identifies, as these should form part of any planning permission granted. Any alterations to the approved development, FRA, or flood mitigation measures may require the submission of a revised FRA for further consideration.

As a result of the above, the applicant, as owner of the existing property, will be aware of the local flooding mechanisms and flood history affecting the site. Whilst no objection is raised on flood risk grounds, the applicant should satisfy themselves that the residual flood risk, including the uncertainties associated with future climate change impacts and the potential consequences of flooding to a single-storey residential property, are acceptable.

Flood resistance and resilience - advice to LPA/applicant

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Government guidance on flood resilient construction
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

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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