

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

Our ref: NO/2012/103177/02-L01
Your ref: 3/2011/0784

Date: 13 March 2012

13 MAR 2012

FOR THE
ATTENTION OF

Dear Sir/Madam

**OUTLINE APPLICATION FOR SIX DWELLINGS (FOUR 4/5 BEDROOM HOUSE
AND TWO 1 BEDROOM BUNGALOWS FOR OVER 55S) - AMENDED DETAILS
RECEIVED
OLD WHALLEY NURSERIES, LAMB ROW, CLITHEROE ROAD, WHALLEY**

I refer to the above and our previous response dated 31 January 2012.

Following the recent confirmation from United Utilities that foul drainage for the development can be connected to the public sewer, and that this is the developers intention, we **withdraw our objection** to the proposed development.

We therefore have no objection in principle to the proposed development but wish to make the following comments:-

Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and we advocate their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach. Further information on SUDS can be found in the following documents:

- Planning Policy Statement 25: Development & Flood Risk (DCLG)
- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA)
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group)

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS, and is available on

Environment Agency
PO Box 519, Bamber Bridge, Preston, PR5 8GD
Customer services line: 03708 506 506
www.environment-agency.gov.uk
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both the Environment Agency's website (www.environment-agency.gov.uk) and CIRIA's website (www.ciria.org.uk).

We also recommend that the developer considers the following, as part of the scheme:-

- Water management in the development, including, dealing with grey waters
- Use of sustainable forms of construction including recycling of materials
- Energy efficient buildings

A copy of this letter has also been sent to the applicant/agent.

Yours faithfully

Gemma Jackson
Planning Liaison Officer

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cc Mr Bernard Hindle