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

Our ref: CE/2011/105244/01-L01
Your ref: 3/2011/0892
Date: 16 December 2011

Dear Sir/Madam

**PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF MILTON AVENUE, CLITHEROE**

Thank you for referring the above application which was received on 25 November 2011.

We have no objection in principle to the proposed development but recommend that any subsequent planning approval is conditioned as follows:-

Flood Risk

The application as submitted was accompanied by the following flood risk assessment:

Waddow View, Clitheroe, Flood Risk Assessment, Betts Associates, August 2011

CONDITION No development approved by this permission shall be commenced until details for the provision of surface water drainage works including a scheme for the provision and implementation, of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON To reduce the increased risk of flooding.

Land Contamination

We have reviewed the following report in relation to the risk of pollution to controlled waters that was submitted as part of the application:

Phase I Desk Study Report – Milton Avenue, Clitheroe (Ref: 11CH037/DS), Betts

Environment Agency
PO Box 519, Bamber Bridge, Preston, PR5 8GD
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

The proposed ground investigation intends to only include groundwater samples if elevated levels of contamination are found in the soil samples. Given the history of the surrounding area, samples should be taken as part of the investigation where groundwater is encountered. There is potential for migration of contamination from off-site sources which would not necessarily be picked up from soil samples alone.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) should be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

AGENCY INFORMATIVES

Any works to any culverted watercourses within or adjacent to the site which involve diverting or which may otherwise restrict flow, require the prior written Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991.

SUPPLEMENTARY INFORMATIVES

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 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 Dickman Associates Ltd