

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

5082
SW

Our ref: NO/2012/103210/02-L02
Your ref: 3/2012/0006
Date: 12 March 2012

Dear Sir/Madam

**PROPOSED FOOTPATH/CYCLE LINK CONNECTING EXISTING PRIVATE ROAD
TO PROPOSED FOOTPATH/CYCLE NETWORK PERTAINING TO PLANNING
APPLICATION 3/2010/0719P AND APPEAL APP/T2350/A/11/2161186 -
FURTHER DETAILS RECEIVED
HENTHORN ROAD, CLITHEROE**

I refer to the above application and our previous response dated 3 February 2012.

Following discussions with Gladman Developments Ltd we have received a plan detailing a replacement ditch proposal to provide mitigation for the proposed culverting. We are now satisfied that there will be suitable like-for-like mitigation and we therefore **withdraw our objection** to the proposed development.

We have no objection to the proposed development but recommend that any subsequent permission is conditioned as follows:

CONDITION No development shall take place until a scheme for the provision and management of the compensatory drainage ditch habitat creation as illustrated on approved plan 'Replacement Ditch Proposal, FPCR Environment and Design Ltd., 4370-P-100, dated February 2012' has been submitted to and agreed in writing by the local planning authority and implemented as approved.

REASON To ensure a satisfactory mitigation scheme.

We would advise that this water feature is designed so as to maximise its nature conservation benefits. New ponds or waterbodies should also be surrounded by varied terrestrial habitat which might include features such as: log or stone piles for amphibians and beetles; grass cutting piles in damp, undisturbed locations (such areas should not drain into ponds or lakes however); areas of scrub and long grasses for invertebrates and so on.

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

We recommend that the water feature is buffered (min 5 metres) by a hedge (comprising native shrub species).

Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior written Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.

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 Gladman Care Homes Ltd