



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No.

320120006P

Date received

Fee paid £

Receipt No:

Application for Planning Permission
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	Gladman Developments Ltd				
Street address:	Gladman House			Country Code	National Number
	Alexandria Way			Telephone number:	Extension Number
	Congleton Business Park				
Town/City:	Congleton			Mobile number:	
County:	Cheshire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	CW12 1LB				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Dean	Surname:	Fisher
Company name:	Gladman Developments Ltd				
Street address:	Gladman House			Country Code	National Number
	Alexandria Way			Telephone number:	Extension Number
	Congleton Business Park				
Town/City:	Congleton			Mobile number:	
County:	Cheshire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	CW12 1LB				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Footpath/cycle link connecting existing private road to proposed footpath/cycle network pertaining to planning application ref (3/2010/0719) and appeal (APP/T2350/A/11/2161186).

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:			
Street address:	Henthorn Road		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2QF		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	372757
Northing:	441253

Description:

Drainage ditch and grass verge adjacent to existing private road

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Septic tank

☐

Cess pit

☐

Other

N/A

320120006P

Unknown

☐

Are you proposing to connect to the existing drainage system?

☐

Yes

☒

No

☐

Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐

Yes

☒

No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐

Yes

☒

No

Will the proposal increase the flood risk elsewhere?

☐

Yes

☒

No

How will surface water be disposed of?

☐

Sustainable drainage system

☐

Main sewer

☐

Pond/lake

☐

Soakaway

☒

Existing watercourse

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

b) Designated sites, important habitats or other biodiversity features

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

c) Features of geological conservation importance

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

14. Existing Use

Please describe the current use of the site:

Drainage ditch/grass verge adjacent to existing private road

Is the site currently vacant?

☐

Yes

☒

No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐

Yes

☒

No

Land where contamination is suspected for all or part of the site?

☐

Yes

☒

No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐

Yes

☒

No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒

Yes

☐

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒

Yes

☐

No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐

Yes

☒

No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

15.70

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Ribble Valley Borough Council	22/12/2011
Number: Suffix:	
Street: Church Walk	
Locality:	
Town: Clitheroe	
Postcode: BB7 2RA	

Title: Mr First name: Dean Surname: Fisher

Person role: Agent

Declaration date: 22/12/2011

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

☒ None of the land to which the application relates is, or is part of an agricultural holding.

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

320120006P



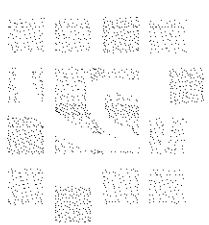
GLADMAN
Gladman House
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Project			
Rev	*	Date	*
By	*	Revision notes	*
Status			

Project		Title	
Henthorn Road		Clitheroe	
320120006		N	
Drawn by		Issue date	
NAME		08.12.11	
Scale(s)		1:2500	
Drawing No		2010-001-101	

Planning

Location Plan



GLADMAN
Gladman House
Aston Road
Congleton Business Park
Congleton
Cheshire
CW12 1LB
Tel: 01202 388800
Fax: 01202 388801
www.gladman.co.uk

Status				Revision notes
Rev	Date	By		
*	*	*		*

Planning

Project		Drawing No
Henthorn Road Clitheroe		
Location Plan		
Title		Drawing No
2010-001-101		

320120006P

Drawn by
NAME
Issue date
08.12.11

Scales)
1:2500

320120006 P



Drainage Strategy Report

Footway/Cycleway Crossing
Henthorn Road
Clitheroe

Document Control

Job No.	Proj 2010/001	Doc Ref	Drainage Strategy
File Ref	M:\FLP\Active\Clitheroe\FLOOD RISK ASSESSMENT\Footway/Cycleway Crossing/Drainage Strategy Henthorn Road Cycleway Crossing		
Date	19/12/10		
Project Manager	Dean Fisher	Gladman	
Author	Geraldine Horner	Gladman Homes	



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1. INTRODUCTION

- 1.1 This report sets out the drainage requirements for future the creation of a footway/cycleway required to serve a new residential development and link it to the local network of public footpaths.
- 1.2 The proposed development site is located off Henthorn Road in Clitheroe, Lancashire. A site location plan is attached at Appendix A.
- 1.3 The development site is approximately 15.7Ha in area and is currently Greenfield land. The area of land required to create the new footway/cycleway is approximately 15.7m².

2. PURPOSE OF STUDY

The purpose of this Drainage Strategy is to assist the Local Planning Authority (LPA) to take account of drainage issues when considering the creation of the new footway/cycleway in the planning application.

2.1 METHOD OF STUDY

2.1.1 Information has been gathered from a site walkover carried out on December 11th 2011 and from topographical survey information.

2.2 AIM

2.2.1 The principal aim of this Drainage Strategy is to establish the following:

- Review the existing surface water drainage in the vicinity of the new crossing to determine its location, source and outfall
- To review the potential of culverting an existing ditch (Ordinary Watercourse) necessary to create the new footway/cycleway
- Identify any need for off site works to support the crossing and any constraints that may exist

2.3 CONTENT

2.3.1 This report will deal with surface water drainage only

2.4 OBJECTIVES

2.4.1 The objectives of this report are:

- To provide baseline information against which future change can be compared
- To identify any issues or engineering difficulties with regard to providing drainage for the new crossing
- To provide information to enable relevant consents to be obtained

2.5 OUTPUTS

2.5.1 The outputs from this report will:

- Provide an understanding of the existing surface water drainage surrounding the new crossing and the effect of the new footway/cycleway on that drainage
- Provide a summary of the issues that need to be considered regarding culverting of an existing Ordinary watercourse required to create the new footway/cycleway



3. EXISTING SURFACE WATER DRAINAGE

3.1 EXISTING SITE DETAILS

Site Name	Henthorn Road, Clitheroe
Existing Land Use	Greenfield
Proposed Land Use	Footway/cycleway and ditch crossing
OS National Grid Reference	SD 727 412
County	Lancashire
Size of Site	15.7m ²
Local Planning Authority	Ribble Valley Borough Council
Local Sewerage Company	United Utilities
Other Relevant Authority	Environment Agency

Table 1: Development Baseline Information – refer to Appendix A for a Site Location Plan.

3.2 SITE SETTING

- 3.2.1 The proposed location for the new footway/cycleway is at the north western corner of the new Henthorn Road residential development.
- 3.2.2 The footway/cycleway will provide access from the new development onto the access road serving Edisford Caravan Site. It will also link into the existing public footpath network that serves the Clitheroe area and provides access to a local play area and the River Ribble both located approximately 500m to the west
- 3.2.3 The new footway/cycleway will need to cross an existing ditch that enjoys an 'Ordinary Watercourse' designation. A full description of the ditch and its route are presented below in Section 3.3.
- 3.2.4 The existing ditch bed level is some 950mm below the proposed development site and located adjacent to it is a tarmac track that leads to the caravan site. The track has no kerbing, has a grass verge either side and is some 550mm below the development site.
- 3.2.5 The track is used by vehicles visiting the caravan site, maintenance vehicles requiring access to a local park and play area, and pedestrians accessing the public footpath network.
- 3.2.6 Reference to the relevant Flood Map shows that the proposed crossing point falls within a Zone 1 Flood Zone. A large part of the Edisford Caravan Site is located within a Flood Zone 2 and 3. Refer to Appendix B for a copy of this map.

3.3 DRAINAGE DITCH DESCRIPTION

- 3.3.1 Presented at Appendix C is an annotated plan, Annotated Existing Ditch Plan that should be referred to while reading this section of the report
- 3.3.2 The drainage ditch over which the new footway/cycleway will pass, issues to the northeast of the proposed crossing point. It issues from a surface water drain located at the side of the Edisford Road public car park. Access to the car park is off Edisford Road itself
- 3.3.3 The ditch runs along the south eastern boundary of the car park in an open channel and receives surface water runoff from the car park. Runoff discharges into the ditch in the southern most corner via an ACO drain.
- 3.3.4 On leaving the boundary edge of the car park the ditch turns to flow in a southerly direction (Photo 1) and it runs between the western boundary of a field before flowing past the Henthorn Road development site. The ditch is located in the verge of the track serving the caravan site and just beyond the hedgerow of the field
- 3.3.5 Just prior to leaving the western boundary of the field mentioned above the ditch drops in level by some 500mm to create a small waterfall (Photo 2)
- 3.3.6 The ditch now flows passed the proposed residential site and it is at this point that it 'bends' to the west and comes close to the caravan site track (Photo 3). It then 'bends' back on itself to flow south again.
- 3.3.7 The caravan site has a reception building with a small car park, located part way down the access track to the caravan site itself, and the ditch flows under some fencing rails (in poor repair) along the eastern boundary of this car park. It is at this point that it then turns sharply to the west and flows into a drain which passes under the car park (Photo 6), then the access track and it then issues on the western side of the access track, flowing into a small pool before flowing downhill and away to the south west
- 3.3.8 The ditch continues along this route and passes through 600mm diameter culvert where the access track provides vehicular and pedestrian access to a small children's play area and a park (Photo 7). The vehicular access is provided for maintenance vehicles and is generally locked.



- 3.3.9 This 600mm diameter culvert is heavily silted up and probably enjoys only 50% capacity in its current state (Photo 7).
- 3.3.10 The ditch now continues to flow in the same direction and becomes quite fast flowing as its route steepens. It passes through a section of 1.0m diameter culvert that has been placed along its route and appears to serve no purpose (Photo 9). About 15.0m beyond this culvert the ditch level drops very rapidly and the ditch enters another 600mm diameter culvert before discharging directly into the River Ribble (Photo 10). This last culvert provides a crossing point for an existing public footway that runs along the edge of the River Ribble and over the top of the culverted ditch.
- 3.3.11 The form of outfall into the River Ribble is not known as access was not available at the time of the site visit (Photo 11). Water levels in the River Ribble were quite high and fast flowing, but bubbles on the surface of the river at the point at which the culvert discharged, were apparent and the water flows in the ditch were in no way impeded by the high river levels.

4. PROPOSED NEW DITCH CROSSING

4.1 DESIGN OF NEW FOOTWAY/CYCLEWAY

4.1.1 A new 3.5m wide footway/cycleway is to be constructed from the proposed Henthorn Road residential development. The new way is to provide pedestrian/cyclist access to the public footpath network in Clitheroe. Refer to Appendix D for the Proposed Footway/Cycleway Crossing Plan.

4.1.2 The new footway/cycleway will need to pass through a hedgerow and cross the existing ditch described in Section 3 above. Issues regarding the hedgerow and its status are outwith the remit of this report, and have been dealt with elsewhere in the documentation for this application.

4.1.3 Detailed design of the culvert and the footway/cycleway will be dealt with at a later stage in the Henthorn Road development. However at this time it is anticipated that the crossing will be formed broadly as follows:

- the new ditch crossing will be constructed from a suitably sized circular, concrete pipe which will have an appropriate inlet and outlet apron design
- the new footway/cycleway will be formed across the top of the pipe with a suitable level of sub base, base course and wearing course being provided
- surface water runoff which will be minimal, from the new crossing could be taken into the proposed surface water drainage for the remainder of the residential development
- a suitable kerb upstand should be provided either side of the crossing to ensure that surface water runoff from the same does not enter the ditch
- a suitable protection barrier will be provided either side of the crossing to ensure safe access and egress for all users where it passes over the ditch
- the new footway/cycleway will tie into the existing caravan site access track with a suitable radius to allow for safe access and egress for cyclists and pedestrians
- the new culvert will be sized to accommodate all relevant storm events and the influence of climate change.

4.1.4 At this time some initial calculations have been done to provide an indicative diameter of the new culvert and to ensure that it can physically be accommodated within the existing ditch. These are presented at Appendix E along with calculations for expected runoff rates from the new crossing. At this time a 750mm diameter culvert



is proposed, but this should be confirmed at the detailed design stage and anticipated runoff is 0.20 l/s

- 4.1.5 The proposals above will be subject to Land Drainage Consent, the approval of the Environment Agency (EA) and Ribble Valley Council's Drainage Engineer.

4.2 IMPACT OF NEW DITCH CROSSING

- 4.2.1 In considering the culverting of a ditch we must look at the impact that such an installation may have on flooding off site.
- 4.2.2 From visual inspection of the site and the proposed crossing location it is evident that the proposed Henthorn Road development site would not be impacted by possible flooding caused by the new crossing owing to the levels that exist, the site is some 900mm higher than the top of the lower ditch bank and the land to the south and west of the new crossing falls away from the top of the ditch bank.
- 4.2.3 Flooding caused by the new crossing would come about if the culvert installed was not large enough to accommodate flows from the ditch in all storm conditions and in particular in extreme conditions. It could also be caused by blockage of the culvert by debris build up or by a large object blocking the pathway for water flow.
- 4.2.4 By considering the natural topography of the area surrounding the new crossing we can see that an obvious overland flow path for floodwaters that may arise is out of the ditch just upstream of the new culvert and then down the caravan site access track. The track itself has a crossfall whereby it falls towards the west as is evident from Photo 5 on the Annotated Existing Ditch Plan at Appendix C. Overland flows from a blocked culvert would in all likelihood cross the track and make their way into the ditch further downstream and from thence flow down to the River Ribble.
- 4.2.5 In a worst case scenario flows may make their way down onto the park area located just beyond the caravan site access track and would then dissipate on the large grassed area. Ultimately any overland flow would make its way down to the River Ribble itself.
- 4.2.6 The full impact of any overland flooding, if indeed there should be any, can be fully modelled at the detailed design stage for the crossing

4.3 PROPOSED IMPROVEMENTS TO THE EXISTING DITCH

- 4.3.1 Paragraph 3.3.6 above describes how the ditch 'bends' to flow closely to the caravan site access track. It is highly likely that with time and the impact of erosion caused by the water flow in the ditch that the track will become undermined and ultimately could fail.
- 4.3.2 There is an opportunity with the new ditch crossing to rationalise the ditch's route such that it could be diverted away from the road to follow a straighter path and thereby reduce the erosion currently occurring. This betterment to the ditch route is shown on the Proposed Footway/Cycleway Plan.

5.0 MAINTENANCE AND ACCESS

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5.1 MAINTENANCE OF THE NEW CULVERT

- 5.1.1 The maintenance of a culvert located along any ditch route is essential in order to ensure that the culvert remains clear of debris at all times and can operate at maximum capacity during extreme storm events.
- 5.1.2 With regard to the maintenance of this culvert it should be regularly cleared of leaf litter, aquatic plants should be regularly pruned, sediment build up should be monitored and removed as and when required and the inlets and outlets of the culvert should remain clear of sediment/litter to enable water to flow smoothly. Vegetation management in the vicinity of the ditch and new culvert will also be necessary.

5.2 ACCESS TO THE NEW CULVERT

- 5.2.1 In order to carry out regular maintenance of any culvert suitable access to the same is essential. The location of the proposed culvert is such that it is easily accessible directly from the caravan site access track
- 5.2.2 During the site walkover a Council owned maintenance vehicle utilised the same track to access the local play area located beyond the new crossing point. It is evident therefore that access to the proposed culvert is achievable and will allow for proper maintenance at all times whether by the Council or a private management company commissioned with the management of Sustainable Drainage Systems on the new Henthorn Road development.

6. CONCLUSIONS

6.1 EXISTING SETTING

- 6.1.1 An existing ditch flows within the grassed verge to the Edisford Caravan Site access track
- 6.1.2 This ditch is currently culverted downstream of a proposed 3.5m wide footway/cycleway crossing.
- 6.1.3 The ditch ultimately discharges to the River Ribble with a free discharge at a point south west of the proposed crossing

6.2 PROPOSED FOOTWAY/CYCLEWAY

- 6.2.1 A new 750mm diameter culvert is proposed to help create a new 3.5m wide footway cycleway that will provide pedestrian and cyclist access from the proposed Henthorn Road development site to the network of public footpaths in the Clitheroe area
- 6.2.2 Surface water flows from the new crossing will be directed back into the Henthorn Road development and will be catered for within the drainage system of the same.
- 6.2.3 Land Drainage Consent for the construction of the new culvert to the ditch will be obtained from the EA and or Local Authority. Approval for the detailed design will be sort from the EA and from the Local Authority
- 6.2.4 The new crossing will be designed such that it does not impede flows in the existing ditch nor will it create flooding during normal storm events downstream of the ditch or in the local area of the crossing
- 6.2.5 The new crossing will fall within the ownership of the Local Authority



CULVERT SIZING CALCULATIONS

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Methodology:

1. Calculate the cross sectional area of the ditch at the point of the proposed crossing
2. Provide a culvert with an equivalent area.

Cross sectional area of existing ditch:

Ditch width = 0.770m

Ditch depth = 0.400m

Assume square cross sectional area

Therefore ditch cross sectional area = $0.770 \times 0.400 = 0.308\text{m}^2$

Proposed culvert area:

Cross sectional area of culvert $A = (\pi d^2)/4$

$$d = (4A/\pi)^{-0.5}$$

$$d = (4 \times 0.308/\pi)^{-0.5}$$

$$d = 0.626\text{m}$$

Using standard circular concrete pipe sizes a **750mm** diameter pipe could be used

SURFACE WATER RUNOFF RATE FROM NEW CROSSING

Using the Modified Rational Method to calculate runoff from the new crossing:

$$Q = CiA$$

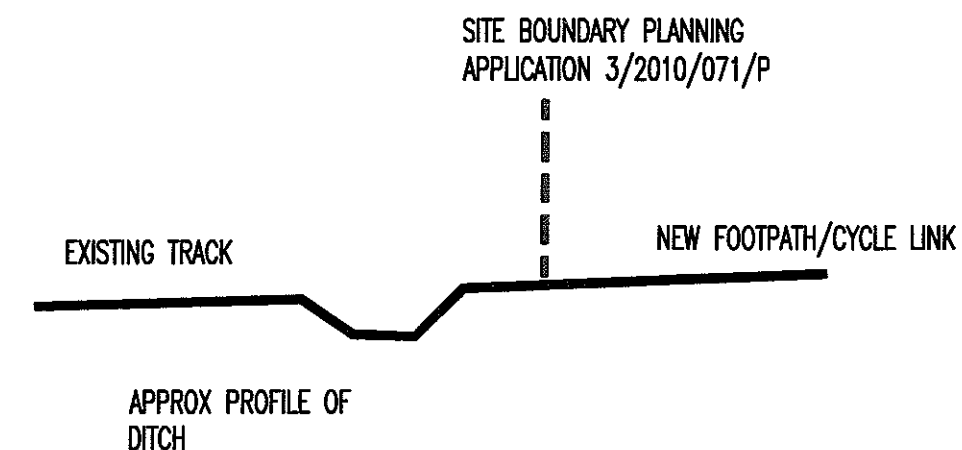
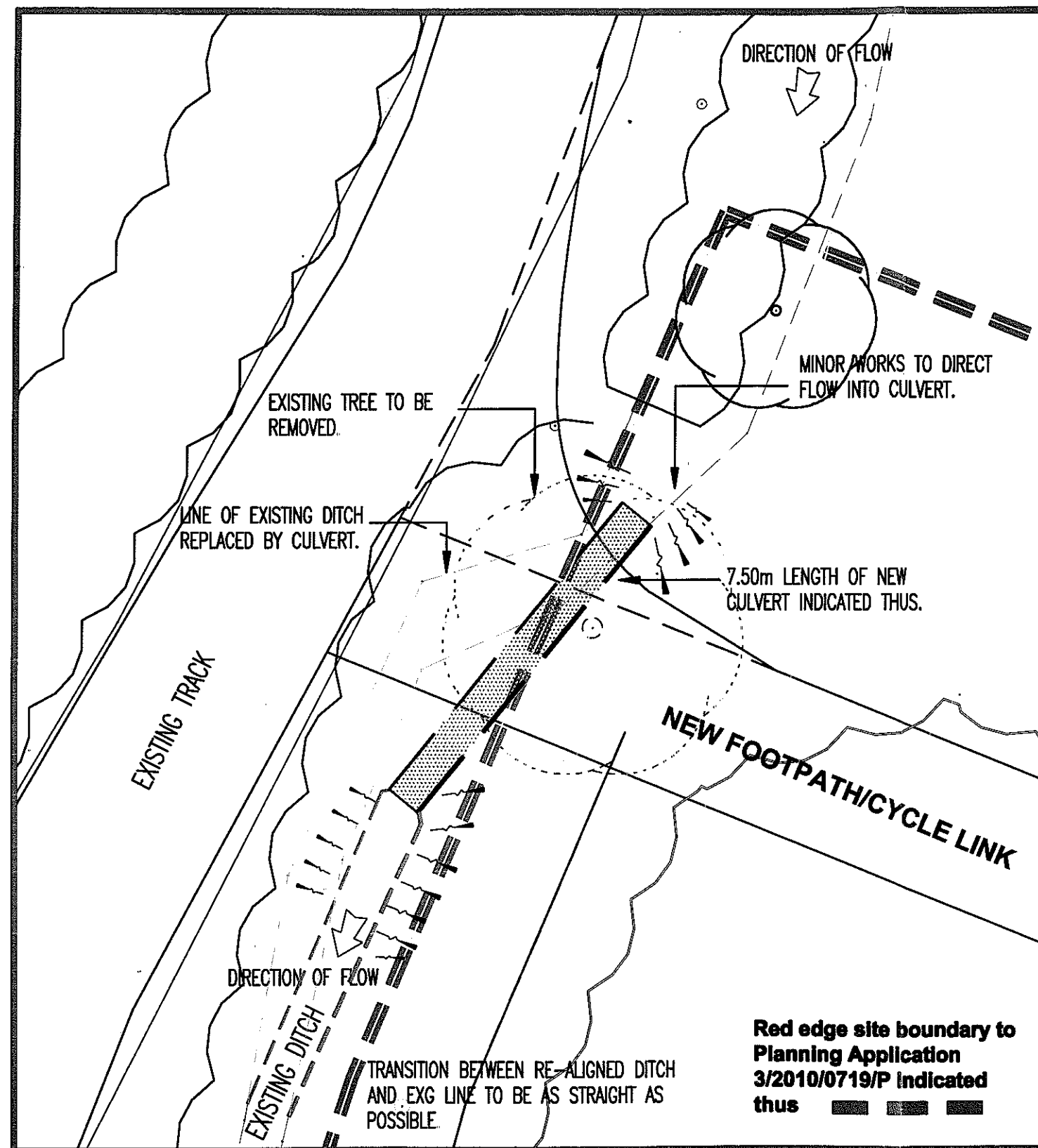
$$C = 2.78$$

$$i = 50\text{mm/hr}$$

$$A = 0.00157\text{ha}$$

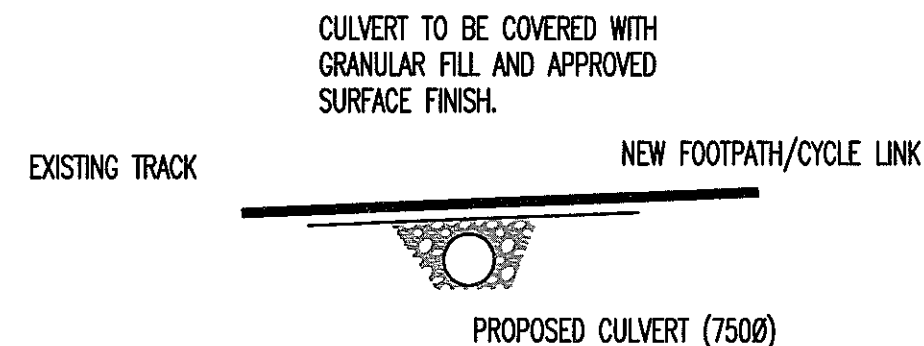
$$Q = 2.78 \times 50 \times 0.00157$$

$$Q = 0.22 \text{ l/s}$$



TYPICAL SECTION THROUGH DITCH

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TYPICAL SECTION THROUGH CULVERT

**HENTHORN ROAD,
CLITHEROE**

**PROPOSED FOOTWAY/CYCLEWAY
CROSSING PLAN**

Drawn by
MR

Issue date
Dec'11

Scale(s)
1:100

Drawing No

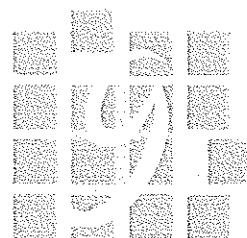
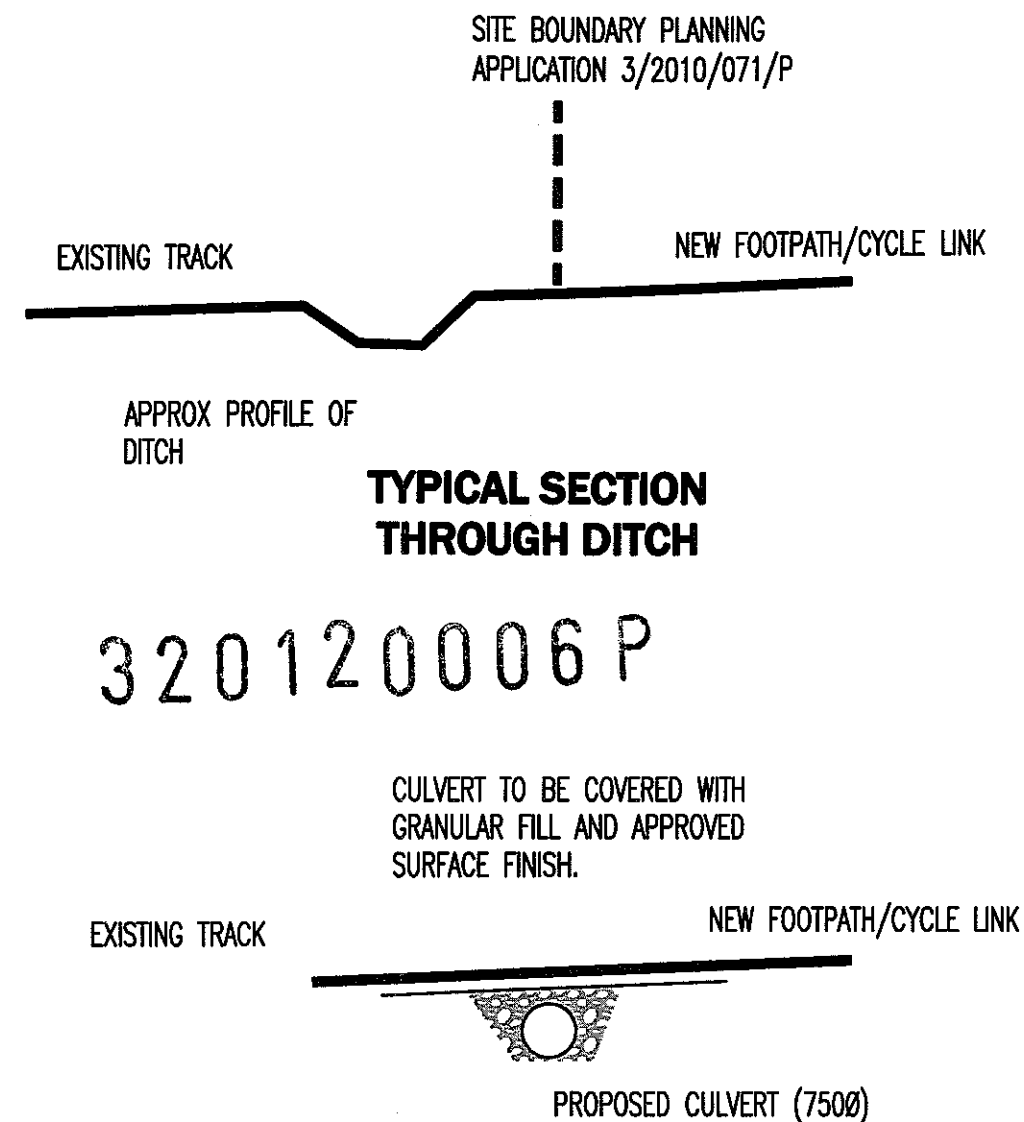
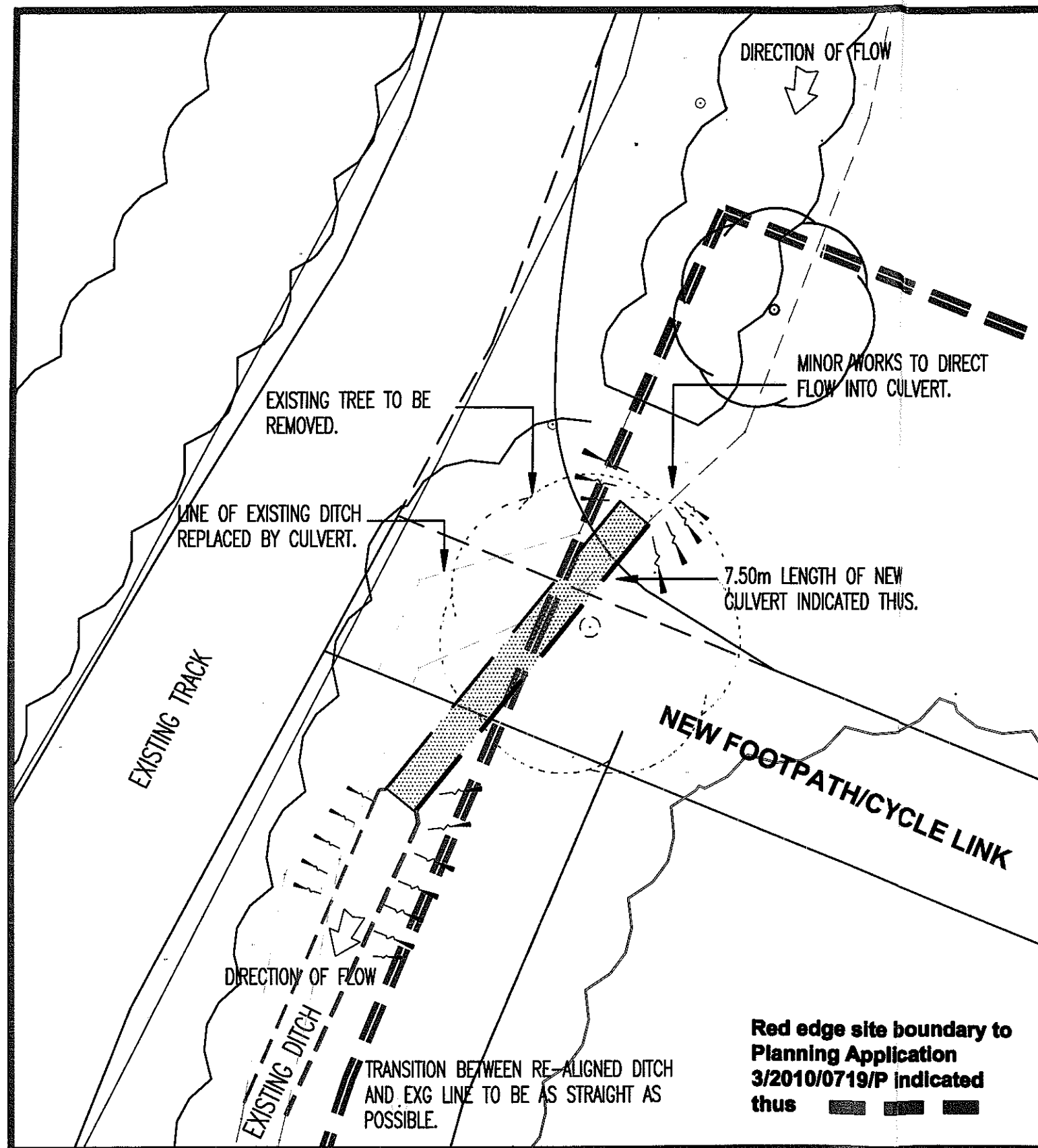
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Rev	Date	By	Revision notes
PLANNING			

Project	HENTHORN ROAD, CLITHEROE
Title	PROPOSED FOOTWAY/CYCLEWAY CROSSING PLAN

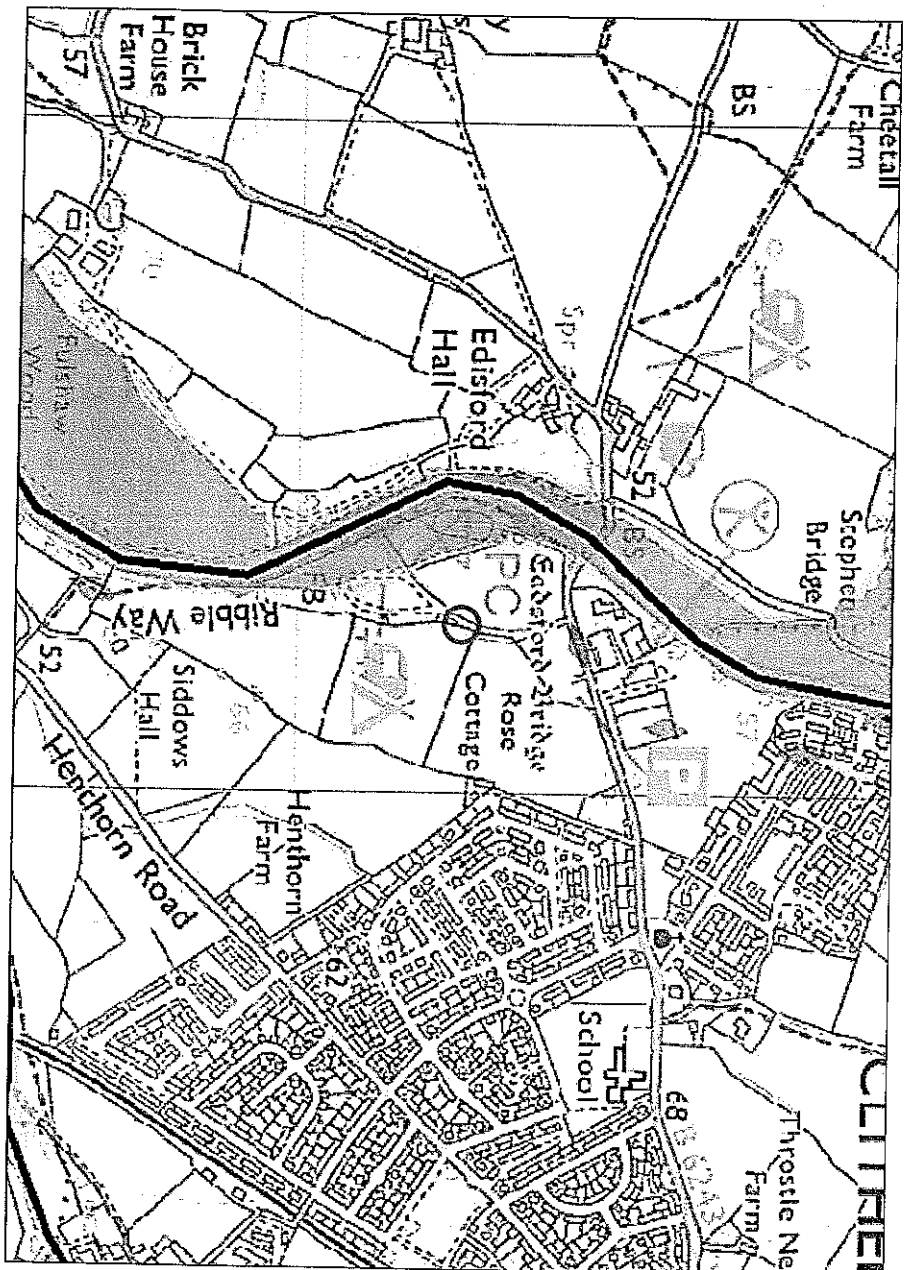


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Rev	Date	By	Revision notes
1	11/11/11	MR	Initial design
2	11/11/11	MR	Final design
3	11/11/11	MR	Final design
4	11/11/11	MR	Final design
5	11/11/11	MR	Final design
6	11/11/11	MR	Final design
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PLANNING

Project	HENTHORN ROAD, CLITHEROE		Drawn by MR	Issue date Dec'11
Title	PROPOSED FOOTWAY/CYCLEWAY CROSSING PLAN		Scale(s)	1:100
			Drawing No	



- KEY:
- SITE LOCATION
 - FLOOD MAP DEFENCES
 - AREAS BENEFITTING FROM FLOOD DEFENCES
 - MAIN RIVER
 - FLOOD MAP - FLOOD ZONE 3
 - FLOOD MAP - FLOOD ZONE 2

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Rev	Date	By	Revision notes

STATUS

Project	Environment Agency CLITHEROE FLOOD MAP
Title	Environment Agency FLOOD MAP

Drawn by	Issue date
GH	-
Scale(s)	NOT TO SCALE
Drawing No	EA/001

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fpcr

Our Ref: HES/KEH/4370

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masterplanning ■
environmental assessment ■
landscape design ■
urban design ■
ecology ■
architecture ■
arboriculture ■

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16th December 2011

Dear Dean,

RE: HENTHORN ROAD, CLITHEROE – PHASE 1 HABITAT AND ARBORICULTURAL SURVEY

This letter has been prepared by FPCR Environment and Design Ltd on behalf of Gladman Developments Ltd. It provides details of an Extended Phase 1 Habitat survey undertaken at the above mentioned site during December 2011. The survey was commissioned in order to identify any potential ecological constraints relating to a proposed footpath and cycle connection adjacent to the Henthorn Road site. The methodology, results and conclusions are detailed below. Please also find enclosed Figures 1 and 2 which illustrate the site's location and habitats present

Methodology

Desktop Survey

A desktop survey took place during November 2010 for the original Phase 1 and protected species surveys for the Henthorn Road site.

The Government Multi-Agency Geographic Information for the Countryside (MAGIC) website (www.magic.gov.uk) was searched for information regarding the location of statutory nature conservation sites. The National Biodiversity Network (NBN) website (<http://www.searchnbn.net/>) was also used to search for records of protected species. Consultations for existing ecological data regarding statutory and non-statutory protected species and sites were also undertaken with the Lancashire Natural Environment Record Network, Lancashire Badger Group and Lancashire Bat Group.

Field Survey

Habitats on site were surveyed using the standard Extended Phase 1 Habitat Assessment methodology (Joint Nature Conservation Committee, 2006) as recommended by Natural England on 13th December 2011. Target notes were used to record features or habitats of particular interest, as well as any sightings or evidence of protected or notable species. Where habitats or features of particular interest were observed, more detailed notes and species lists were taken. Whilst the survey was completed outside the recommended survey period, it is considered that sufficient information was obtained to identify the broad habitat types and any features of interest within the site.

Fauna

FPCR Environment and Design Limited.

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During the survey, observations, signs of, or suitable habitat for any species protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and the Protection of Badgers Act 1992 were noted.

Results

The Multi-Agency Geographic Information for the Countryside (MAGIC) website indicates no statutory designated sites of nature conservation interest within 2 km of the site.

Information from Lancashire Wildlife Trust shows that the River Ribble, approximately 200m from the application site, has been designated as a non-statutory site. The River Ribble from London Bridge Road Preston, in the west, to the County Boundary in the East is a Lancashire County Biological Heritage Site (Figure 1, Location plan). The river and its associated semi-natural habitats have been designated as they support a rich assemblage of plants and animals specifically salmon *Salmo salar*, sea trout *Salmo trutta*, otter *Lutra lutra* and water vole *Arvicola amphibius*.

No records of protected species were returned within or adjacent to the site boundary. An historical record of water vole dating back to 1969 was returned from approximately 1.5km upstream from the site boundary along the River Ribble. There was also a record for Solomon's seal *Polygonatum multiflorum* at Siddows Wood in the southern section of the site along the River Ribble which dated back to 2004. This species is listed as being on the Lancashire Biodiversity Action Plan Provisional Long List.

Field Survey (Figure 2)

The habitats present within the site boundary for the footpath and cycle connection were extremely limited due to the limited size of the footpath planning application boundary. The site comprised a short section of outgrown hedgerow, a flowing ditch and amenity grassland. The footpath application is located to the east of the main site and will connect the proposed development to a lane leading out to Edisford Road and further footpaths outside the site boundary. A very short section of hedgerow and amenity grassland will be lost within the proposals, and a crude bridge will be constructed over the ditch. Proposals also include the straightening of the ditch within that specific area to prevent future erosion and flooding.

Hedgerow

Hedgerow H1 (Figure 2) runs along the boundary of the field and along the lane leading to a private campsite. A small section of the hedgerow will need to be removed in order for the footpath/cycle connection to be constructed. The hedgerow in question comprised an unmanaged, overgrown hedgerow, species including hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, dog-rose *Rosa canina*, sycamore *Acer pseudoplatanus* and English elm *Ulmus procera*. This hedgerow is not classified as important under the Hedgerow Regulations 1997, however it contained over 80% native species and therefore qualifies as a UK BAP priority habitat for conservation. In addition, the hedgerow had a HEGS grade of -2, indicating moderate-high nature conservation value.

Ditch

The ditch was located adjacent to the hedgerow and lane leading to Edisford Road. The watercourse measured 0.5m wide and water depth was variable ranging from 0.2 to 0.4m. The substrate was generally stoney, some areas had become slightly silted. The ditch had steep-sided vertical banks rising to approximately 0.4m above the water-level on the lane side, with more gently sloping banks on the hedgerow side. This section of the ditch was over-shaded by the hedgerow for the majority of its course. The hedgerow banks were mainly overhung with common nettle *Urtica dioica* and bramble *Rubus fruticosus*. A limited amount of aquatic vegetation was present in the form of brooklime *Veronica beccabunga*.

Amenity Grassland

A thin linear strip of amenity grassland was present bordering the ditchline and lane. This was species-poor in nature and comprised perennial rye-grass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, creeping buttercup *Ranunculus repens*, ground-ivy *Glechoma hederacea* and curled dock

Rumex crispus The grassland was very wet at the time of survey, and it is evident that the ditchline floods onto the grassland and lane.

Fauna

No evidence of protected species was recorded at the time of survey, however, the overgrown hedgerow and ditch provided potential habitats for a number of protected species, these are discussed below.

Birds

The hedgerow within the survey area provided suitable nesting and foraging habitat for a range of bird species.

White-Clawed Crayfish

No evidence of freshwater crayfish was found at the time of the survey. However, suitable habitat is located within the ditch. These suitable features include the slow-flowing sections of the stoney watercourse, good water quality, and submerged and emergent aquatic vegetation.

A white-clawed crayfish survey took place during 2010 on the watercourse located within the site boundary (within the eastern aspect of the main site) however no evidence of the species was observed.

Water Vole

No evidence of latrines, burrows or feeding stations associated with water vole was observed at the time of survey within this section of the ditch.

Conclusions

Desktop Survey

The River Ribble, which runs along part of the main site boundary, has been designated as a non-statutory site. The River Ribble from London Bridge Road Preston, in the west, to the County Boundary in the East is a Lancashire County Biological Heritage Site. As the ditch on site runs into the River Ribble there is potential for short-term impacts to the river during construction through minor siltation and pollution. In order to prevent any impacts on the river and associated species works should be undertaken following Environment Agency Best Practise Guidelines with the use of silt traps/blankets where necessary.

Habitats

The site comprised a hedgerow, ditch line and amenity grassland. Species recorded were common and typical of the habitats present which are widespread and easily replaceable within the site boundary or wider area. It is therefore considered that the presence of these habitats would not be a statutory constraint to the work and their loss would have a negligible impact on the biodiversity value of the local area.

The hedgerow is considered to have moderate-high conservation value according to HEGs and qualifies as a UK BAP priority habitat for conservation. Therefore it is recommended that the loss of hedgerow vegetation is kept to a minimum and further native planting should be included within site proposals to compensate for any loss.

Fauna

Breeding birds

Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence to damage or destroy the nest of any wild bird while it is in use or being built. All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (April – August inclusive) as all birds are protected

under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist

White-Clawed Crayfish

The white-clawed crayfish is listed under the Wildlife and Countryside Act 1981, listed under the EC Habitats Directive, listed in Appendix III of the Bern Convention as a protected species and is on the IUCN Red Data List for endangered and threatened species. It is also a priority species under the UK Biodiversity Action Plan (BAP). The current proposals involve the construction of a crude bridge over the ditchline. As potential habitat is located within the watercourse, it is recommended that a further survey is conducted prior to works to confirm the presence or otherwise of this species on site. This would involve manual searching of the watercourse including searching under stones for crayfish. Surveys should be undertaken between July and October. If white-clawed crayfish are observed, a license from Natural England will be required to remove the animals and place in an adjacent section of the water course to enable works to take place.

No evidence of or any other suitable habitats for protected species were recorded on site

ARBORICULTURE

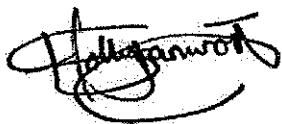
Having carried out an assessment for trees present in the area being proposed for a footpath / cycleway link there were no trees considered of significance albeit a small number of relatively mature hawthorn set within the scrub vegetation along the site boundary. Specimens were no greater than 5-6m in height and were typically characteristic for the species.

A small section of the vegetation present which includes the several hawthorn specimens would need to be removed in order to facilitate the required gap through which the footpath / cycleway would link to the adjacent development site. From a general viewpoint, care should be taken to keep any loss of vegetation including the small number of hawthorn trees present, to a minimum.

Having considered the proposals from an arboricultural perspective it would be the opinion that there are neither any major arboricultural constraints to the proposals or negative impacts to the tree cover present

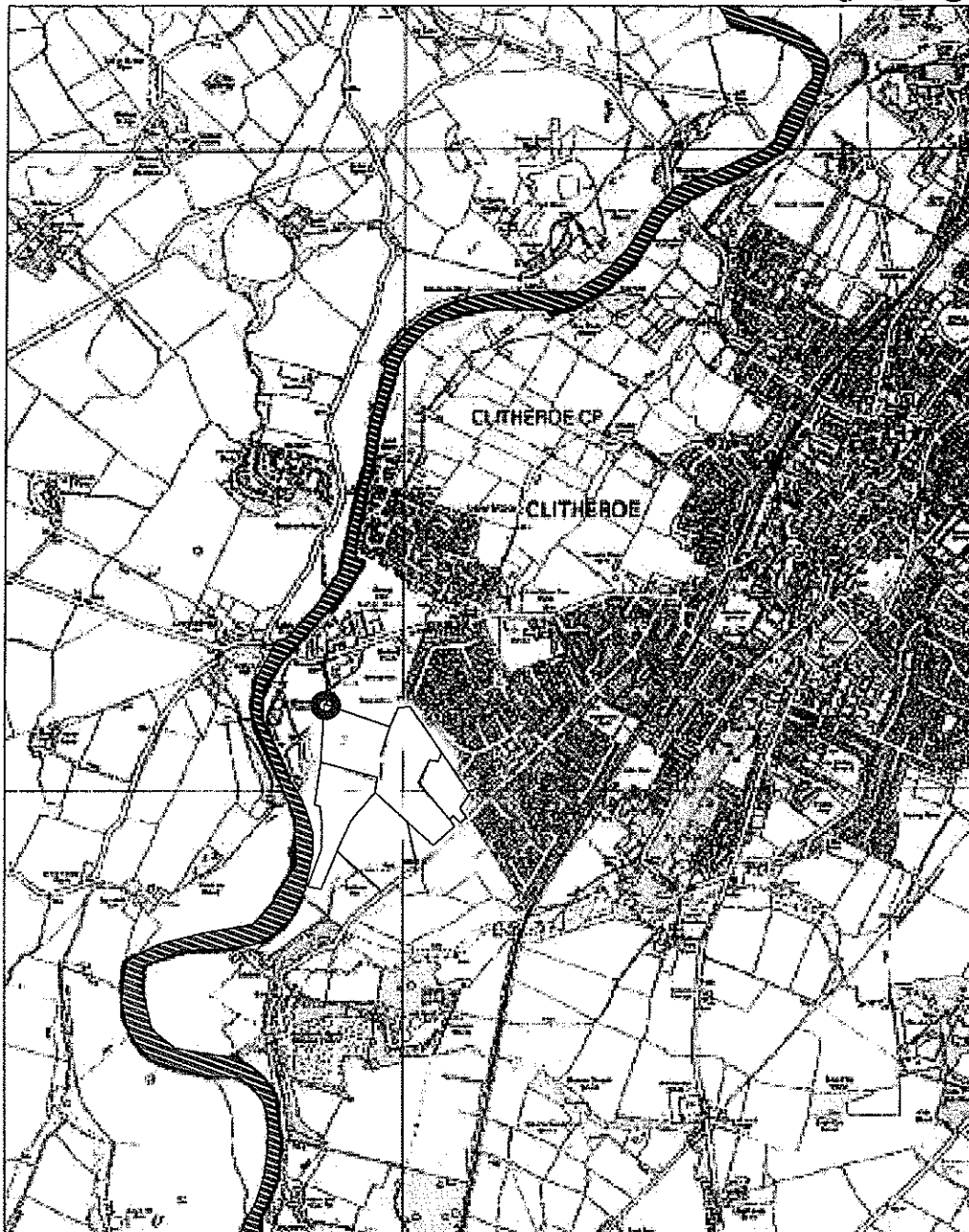
I trust the above information is sufficient for your requirements. Please let me know if you need any further information

Yours sincerely



Holly Stanworth
Ecologist
FPCR Environment and Design Ltd
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320120006P



Assessment Area



River Ribble Lancashire County
Biological Heritage Site



Land Off Henthorn Road
Clitheroe, Lancashire

LOCATION PLAN



NTS @ A4

HES / KEH

16.12.2011

Figure 1

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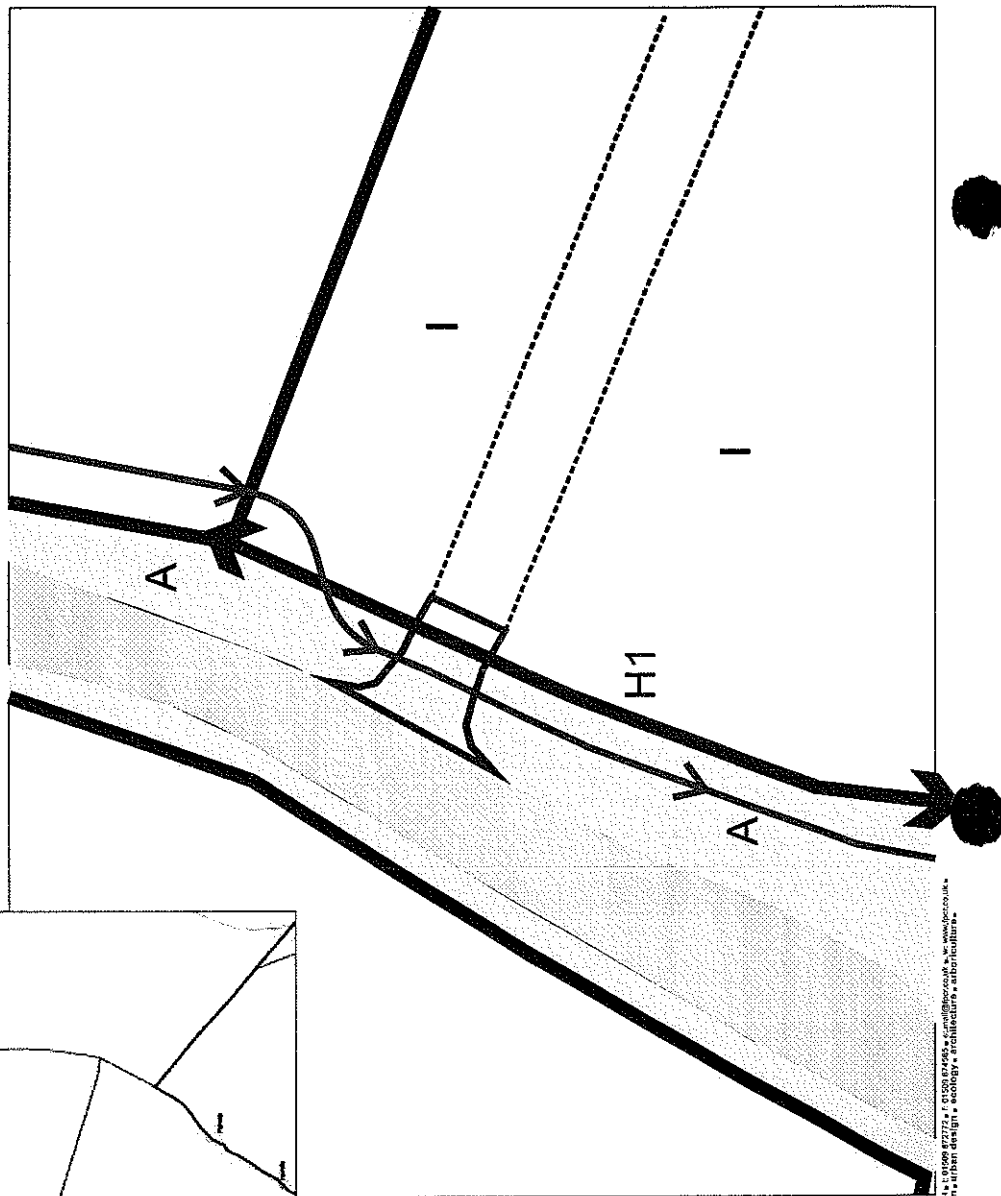
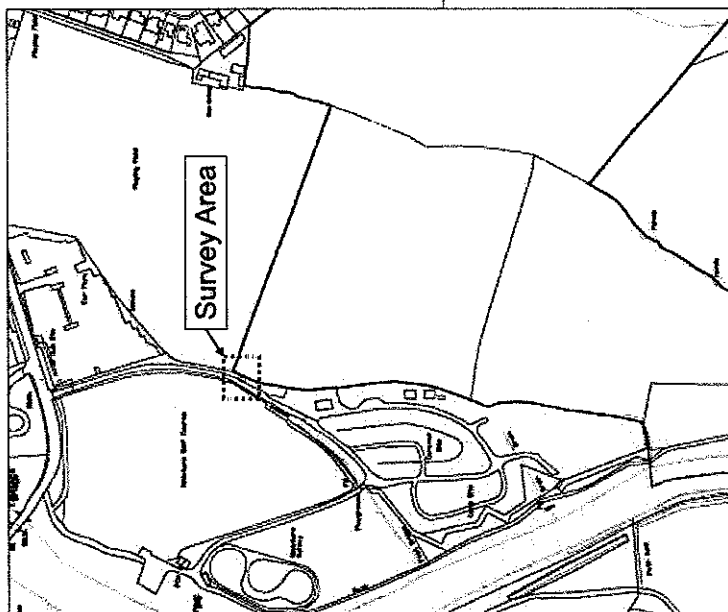
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J:\4300\4370\Ecology\Foothpath application\Figure 1.cdr

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-  Survey Area
-  Improved Grassland
-  Hedgerow (outside site boundary)
-  Hedgerow with reference
-  Ditch
-  Amenity Grassland
-  Hardstanding
-  Proposed footpath/cycle link



Gladman Developments Ltd
Land off Henthorn Road
Clitheroe, Lancashire

Phase 1 Plan

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16.12.2011

Figure 2