

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

Our ref: NO/2012/103476/01-L01
Your ref: 3/2012/0158
Date: 11 April 2012

Dear Sir/Madam

**OUTLINE APPLICATION FOR THE ERECTION OF 73 OPEN MARKET
DWELLINGS AND 31 SOCIAL HOUSING PROPERTIES
SITE 2, BARROW BROOK BUSINESS VILLAGE, BARROW, CLITHEROE**

Thank you for referring the above application which was received on 16 March 2012.

We **OBJECT** to the proposed development as submitted on the following grounds:-

The application site has been subject to two previous planning applications - 3/2007/0964 and 3/2002/0878. Both previous applications were approved, and both provided a buffer zone between the proposed development and the watercourse along the northern boundary. The current Outline application seeks approval for access and layout. We are concerned that the buffer zone provided between the development and the watercourse along the northern boundary is less than that agreed on the previous applications.

The proposed layout along the northern boundary of the western half of the site (plots 87-94, 104 & the playground) appears to provide a buffer between the watercourse and development, but the width of the buffer is not identified. The proposed layout along the northern boundary of the eastern half of the site (plots 1-24, 29 & 30) does not appear to provide a buffer between the development and the watercourse, with gardens hard up to the site boundary. The buffer zone should be kept clear of development, including fences, structures and car parking.

The proximity of the proposed retirement apartments to the watercourse is also unclear. The layout approved under application 3/2007/0964 demonstrated that no new buildings would be located within 8 metres of the watercourse. The proposed apartment block would appear to be closer to the watercourse than previously agreed.

The layouts previously approved under application 3/2007/0964 and 3/2002/0878

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

are considered to be less damaging to the river corridor than the current proposal. In order to overcome our objection the applicant should submit an amended layout such that a naturally vegetated buffer between any part of the development and the watercourse is retained in order to preserve the integrity of the habitat corridor.

If you are minded to approve the application despite our objection, we request that any subsequent approval is conditioned as follows:-

Flood Risk

To ensure the development does not exacerbate flood risk downstream, surface water run-off from the development should be restricted to existing Greenfield rates:

CONDITION No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON To ensure a satisfactory means of drainage.

CONDITION No development approved by this permission shall be commenced until 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

We recommend the use of Sustainable Drainage Systems (SUDS) to manage surface water run-off. Support for the SUDS approach to managing surface water run-off is set out in paragraph 103 of the National Planning Policy Framework. They not only attenuate the rate of surface water discharged to the system but help improve the quality of the water. They can also offer other benefits in terms of promoting groundwater recharge and amenity enhancements. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands.

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach. Under Approved Document Part H the first option for surface water disposal should be the use of SUDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it must be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Flow balancing SUDS methods which involve the retention and controlled release of surface water from a site may be an option for some developments at a scale where uncontrolled surface water flows would otherwise exceed the local greenfield run off rate. Flow balancing should seek to achieve water quality and amenity benefits as well as managing flood risk.

Further information on SUDS can be found in:

- CIRIA C522 document Sustainable Drainage Systems-design manual for England and Wales
- CIRIA C697 document SUDS manual
- The Interim Code of Practice for Sustainable Drainage Systems

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's website www.environment-agency.gov.uk and CIRIA's website www.ciria.org.uk

We 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

Contaminated Land

The application is accompanied by a Phase 1 Land Quality Assessment for Site 2, Ribble Valley Enterprise Park, Barrow Brook, Clitheroe by PSA Design (dated 5 January 2012; reference D1530-2-R-01). We have reviewed the report in relation to the risk to controlled waters.

We would concur with the comments regarding the off-site contamination in relation to the proposed development on the site. The investigation should concentrate on the north western part of the site and the potential for it to have been impacted by pollutants from the Whalley Abbey Prints Works which was located immediately off site. We therefore recommend that any subsequent approval is conditioned as follows:

CONDITION No development approved by this planning permission shall be commenced until:

- a) A site investigation has been designed for the site using the information obtained from the Phase 1 Land Quality Assessment for Site 2, Ribble Valley Enterprise Park, Barrow Brook, Clitheroe by PSA Design (dated 5 January 2012; reference D1530-2-R-01). This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site.
- b) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the local planning authority.
- c) A Method Statement and remediation strategy, based on the information obtained from b) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (c) above, and to a timescale agreed in writing by the local planning authority unless otherwise agreed in writing by the local planning authority.

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) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON

a) To enable:

- A risk assessment to be undertaken,
- Refinement of the conceptual model, and
- The development of a Method Statement and Remediation Strategy

b) & c) To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site

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

Yours faithfully

Philip Carter
Planning Liaison Officer

Direct dial 01772 714219

Direct fax 01772 697032

Direct e-mail nwnorthplanning@environment-agency.gov.uk

cc Mr Alan Kinder