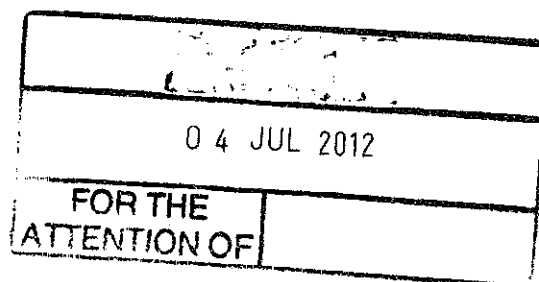


Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103934/01-L01
Your ref: 3/2012/0497
Date: 04 July 2012



Dear Sir

**OUTLINE APPLICATION FOR 7 AFFORDABLE DWELLINGS AND 14 OPEN
MARKET DWELLINGS
MAIN STREET, GIBBURN, CLITHEROE, BB7 4HN.**

Thank you for consulting with us on the above application which we received on the 15 June 2012.

We have considered the proposal and can comment as follows:

Potential Contamination

We consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition

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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

To protect the water environment from contamination.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or

being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Foul Sewage Disposal

The application form states it is unknown how the applicant intends to dispose of foul sewage for the proposed development.

I can confirm that the proposed development site is in close proximity to a public sewer connection.

DETR Circular 03/99 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer.

The applicant should contact United Utilities to discuss connection of this development to the existing public sewer in more detail.

Yours faithfully

Miss Jilly Dixon
Planning Liaison Officer

Direct dial 01768 215789

E-mail nwnorthplanning@environment-agency.gov.uk