

Mr G Thorpe
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104042/01-L01
Your ref: 3/2012/0578
Date: 03 September 2012

Dear Mr Thorpe

DEVELOPMENT OF OUTDOOR ADVENTURE CENTRE, ERECTION OF BUILDING TO PROVIDE TICKETING, CUSTOMER SERVICE FACILITIES, TOILETS, RESTAURANT AND CAFE, COVERED SEATING AREAS AND ANCILLARY RESTILS SALES. CONSTRUCTION OF NEW ACCESS TO THE A671 WITH PARKING FOR 50 CARS, 5 COACHES TOGETHER WITH CYCLE AND MOTORCYCLE PARKING AND ASSOCIATED ROADS AND LANDSCAPING DEVIL'S ELBOW, LAND OFF WHALLEY ROAD (A67), READ

Thank you for consulting with us on the above application which we received on the 18 July 2012.

We object to the above proposal due to insufficient information on the details of management, protection and enhancement of aquatic habitats for this proposed scheme being submitted in support of the application.

Reason

To protect the aquatic habitats.

We have received and reviewed the Ecological Impact Assessment Report (CSC&A June 2012).

This site is within a Biological Heritage Site (BHS) named Old Park Plantation, New Marls Woodand Sager Heys Plantation. This is designated for habitats including swamp/fen. Also, the north boundary of the site has Sabden Brook, a designated main river running along it. We support any improvements to a BHS site in principle, but further details are required.

In order for us to provide a detailed planning consultation response, we would require detailed drawings and more information on:

- Enhancement of existing links with adjacent wildlife corridors
- Pollution prevention to aquatic habitats during and after works

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.

- Management of aquatic habitats
- The footprint of the development and distance to the brook and wetlands (including existing and proposed footpaths)
- Mitigation and enhancement details and timing of works
- How an annual litter cleanup is sufficient for a BHS with increased visitor numbers
- proposed changes or impacts in hydrology of the site, including runoff from buildings, car parks, and prevention or mitigation measures

We would also recommend that you consult with:

- Natural England regarding protected species
- The Woodland Trust
- The Wildlife Trust

Foul Drainage

We object to the proposed development as submitted because it involves the use of a non-mains foul drainage system but an inadequate assessment of the risks of pollution to the water environment has been provided by the applicant. We recommend that planning permission should be refused on this basis.

Reasons

The application form indicates that foul drainage is to be discharged to a non-mains drainage system. In these circumstances DETR Circular 03/99 advises that a full and detailed consideration be given to the environmental criteria listed in Annex A of the Circular in order to justify the use of non-mains drainage facilities. In this instance inadequate information has been submitted.

The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development.

In particular, the submitted application fails to:

1. address issues as set out in Annex A of DETR Circular 03/99/
2. applicant has failed to show that disposal of foul effluent to ground from the proposed septic tank would be effective at this location

Overcoming our objection

To overcome the above objection the applicant needs to submit full details of the proposed non-mains drainage system. This should include all the issues set out in Annex A of DETR Circular 03/99 and evidence that a septic tank would be effective at this location.

Advice to applicant

The final effluent discharge from the sewerage treatment system may require an Environmental Permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 08708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via our main website (<http://www.environment-agency.gov.uk>).

Sabden Brook Main River

Sabden Brook adjoining the site is a designated Main River and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without prior written Consent of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to us for consideration.

The Environment Agency has a right of entry to Sabden Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.

The developer must contact Colin Worswick at 01772 714259 to discuss our access requirements.

Yours faithfully

Miss Jilly Dixon
Planning Officer - Sustainable Places

Direct dial 01768 215789

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