



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

Our ref: NO/2012/104250/01-L01
Your ref: 3/2012/0745
Date: 19 September 2012

Dear Sir

**RESERVED MATTERS APPLICATION(FOLLOWING THE OUTLINE
APPROVAL OF 3/2011/0482P) FOR THE APPEARANCE, LANDSCAPING,
LAYOUT AND SCALE FOR 18 DWELLINGS AND ASSOCITED WORKS
LONGSIGHT ROAD, COPSTER GREEN, BLACKBURN, BB1 9EU.**

Thank you for consulting with us on the above application which we received on the 30 August 2012.

I can confirm that our records show that a watercourse runs part way through the proposed site.

Therefore, the proposed development will be acceptable if a planning condition is included requiring a scheme to be agreed to protect an 8 metre wide buffer zone around the watercourse.

Condition

No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the watercourse shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- *plans showing the extent and layout of the buffer zone*
- *details of any proposed planting scheme (for example, native species)*
- *details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan*
- *details of any proposed footpaths, fencing, lighting etc.*

- *where a green roof is proposed for use as mitigation for development in the buffer zone ensure use of appropriate substrate and planting mix.*

Reasons

Development that encroaches on watercourses has a potentially severe impact on their ecological value. Insert site specific examples, e.g. artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat

Land alongside watercourses are particularly valuable for wildlife and it is essential this is protected.

This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

Yours faithfully

Miss Jilly Dixon
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