

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

Our ref: NO/2012/104337/01-L01
Your ref: 3/2012/0790
Date: 05 October 2012

Dear Sir/Madam

**RETENTION OF STABLE BLOCK WITH COVERED MIDDEN AND
CONSTRUCTION OF AN OUTDOOR ARENA FOR USE AS A COMMERCIAL
LIVERY
GAME KEEPERS COTTAGE, PARK ROAD, GISBURN, LANCASHIRE, BB7 4LP**

Thank you for consulting us on the above application, we have the following comments to make:

We hold no records of protected species or designated sites within the area.

Condition:

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

Reasons:

Development that encroaches on watercourses has a potentially severe impact on their ecological value, for example; 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. The provision and management of an 8 metre wide buffer zone alongside the watercourse shall be retained. The buffer zone shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision.

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.

Information for the Applicant

Stock Beck 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 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 Stock Beck 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 James Jackson on 01772 714134 to discuss our access requirements or apply for Consent.

Yours faithfully

Amy Heys

Principal Planner - Sustainable Places

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