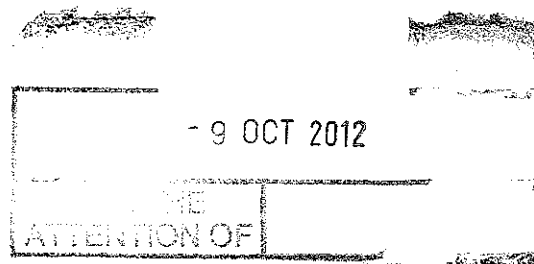


Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104338/01-L01
Your ref: 3/2012/0797
Date: 08 October 2012



Dear Sir/Madam

**PROPOSED STATIC CARAVAN / LODGE PARK
LAND AT SOUTHPORT HOUSE, SAWLEY**

Thank you for referring the above application which was received on 18 September 2012.

We have no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements:-

Flood Risk & Drainage

The application form suggests that surface water is to be disposed of via soakaway. 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 encourages infiltration such as soakaways or infiltration trenches. In all cases, it should 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.

We would recommend that any subsequent approval is conditioned as follows to ensure a satisfactory means of surface water disposal:

CONDITION The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON To prevent pollution of the water environment and ensure a satisfactory

means of drainage

As stated on the application form, foul drainage from the development of this site must be drained to the foul sewer. Surface water from any areas likely to be contaminated should be connected to the foul sewer for which the formal consent of United Utilities Limited is required.

Land Quality

The site is underlain by Secondary A Aquifers in bedrock and superficial deposit. Hollins Syke, a tributary of the River Ribble, flows adjacent to the northern boundary of the site. These controlled waterbodies would be considered as potential sensitive receptors of potential contamination on site. No information on the current status of the site in terms of potential contamination has been made available therefore we cannot provide site specific comments. To ensure that unexpected contamination, if found to be present on site during the development, is dealt with appropriately, we recommend the following condition to be placed on the planning permission.

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.

REASON To ensure that risk to controlled waters is addressed and mitigated if necessary

Biodiversity

Hollins Syke watercourse flows to the northern boundary of the site, but falls outside the red-edge boundary of the planning application. The watercourse is within 5 metres of the site with a narrow buffer strip of at least 1.5 metres between the watercourse and the application boundary (the existing access track). As the existing access track is to be retained but will not encroach any further towards the watercourse, the developer should ensure that the scheme does detrimentally impact upon the existing buffer strip and that the watercourse is protected during development.

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

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

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

cc Avalon Planning Ltd

End