

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

Our ref: NO/2012/104466/02-L01
Your ref: 3/2012/0910

Date: 21 January 2013

Dear Sir/Madam

PROPOSED CHANGE OF USE OF LAND FOR THE SITING OF 15 NEW STATIC HOLIDAY CARAVANS IN PLACE OF THE STORAGE AREA WHICH WILL BE RELOCATED (REVISED LAYOUT) - BRIDGE HEYWOOD CARAVAN PARK, DUNKIRK FARM, WHALLEY ROAD.

We have objection to the proposed development in principle, subject to the addition of planning conditions which meet the following requirements.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment - Flooding and Drainage Assessment for a Proposed Extension to Bridge Hey Wood Caravan Park, Read, Burnley, Project No. 7119 August 2012 submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Conditions

1. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) - Flooding and Drainage Assessment for a Proposed Extension to Bridge Hey Wood Caravan Park, Read, Burnley, Project No. 7119 August 2012 and the following mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
2. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy must demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

3. *Development shall be in accordance with Drawing No. 502 Revision E Site Layout As Proposed, and Drawing No. 503 Revision E, Site Sections As Proposed.*

Reasons

1. *To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.*
2. *To ensure that the developments are appropriately flood proof and flood resilient and ensure that surface water is appropriately dealt with.*
3. *To reduce the risk of flooding to the proposed development and future occupants by siting development outside Flood Zone 3.*

Informative

The applicant is advised that the River Calder adjoining the site is designated a "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 the 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 approval of planning permission is no guarantee that Flood Defence consent will be approved and shall not prejudice the Environment Agency's formal determination of the application.

The Environment Agency has a right of entry to the River Calder 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 is advised to contact James Jackson on 01772714134 to discuss our access requirements and/or apply for Consent.

Yours faithfully

Dan Matthewman
Planning Officer - Sustainable Places

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