



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

Our ref: NO/2012/104462/01-L01
Your ref: 3/2012/0913

Date: 07 November 2012

Dear Sir/Madam

**OUTLINE DEVELOPMENT - RESIDENTIAL DEVELOPMENT AND A CRECHE
LAND OFF WADDINGTON ROAD, CLITHEROE, LANCASHIRE, BB7 2DE.**

Thank you for consulting us on this application. We have no objection to the proposal in principle, but have some concerns about the potential impacts of the development in relation to flood risks for the site and impact on the watercourses.

Environment Agency position (flooding)

The proposed development will only meet the requirements of the National Planning Policy Framework if the measures detailed in the Flood Risk Assessment "FRA" given reference no. SEA14_FRA, Revision 2.0 dated October 2012 submitted with this application is implemented and secured by way of a planning condition on any planning permission:-

Conditions

1. Prior to occupation of the development hereby approved, the mitigation measures detailed within the Flood Risk Assessment (FRA) SEA14_FRA, Revision 2.0, dated October 2012 Final with the FRA shall be carried out. The mitigation measures shall be carried out in full accordance with the approved FRA subject to any reasonable modifications required 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 surface water drainage scheme shall 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 taken into use.

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Reason

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in order to prevent and mitigate the risks of flooding on and off site.

Advice to applicant

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the Lead Local Flood Authority which in this instance is Lancashire County Council. It is best to discuss proposals for any works with them at an early stage.

Environment Agency position (water quality, wildlife and biodiversity)

In order to prevent negative impacts on water quality, biodiversity and wildlife of the area, the Agency suggests that the following condition is added to any approval:-

Condition

An 8 metre vegetated buffer zone shall be retained next to the watercourses; the buffer zone shall be measured from the top of the bank of the watercourse. No development, including the erection of any structures, buildings, fences, walls or other means of enclosure or formation of hardstandings shall be carried out within this area. No planting shall take place in this area without the prior written approval of the Local Planning Authority.

Reason

To protect the watercourse and wildlife using the river corridor.

The reason a dedicated buffer zone is required is to:-

- (i) allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- (ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals; (iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- (iii) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- (iv) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- (v) to prevent overshadowing of watercourses by buildings; and (vii) to reduce the risk of accidental pollution from run-off.

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If you have any queries about our letter, please contact me using the details below.

Yours faithfully

Dan Matthewman
Planning Officer - Sustainable Places

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