



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

**Our ref:** NO/2013/104887/01-L01  
**Your ref:** 3/2013/0113  
**Date:** 07 March 2013

Dear Sir/Madam

**PROPOSAL FOR 25 NO AFFORDABLE HOMES TO LAND OFF PETRE WOOD  
CLOSE INCLUDING ASSOCIATED LANDSCAPING AND PUBLIC FOOTPATH  
DIVERSION  
PETRE WOOD CRESCENT, LANGHO, BLACKBURN**

Thank you for referring the above application which was received on 15 February 2013.

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

**Land Quality**

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

We have reviewed the desk study submitted with the application and recommend the following condition:-

**CONDITION** No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A site investigation scheme, based on the Preliminary Risk Assessment by LK Consult (Job Number LKC-12-1001 Document Ref CL-602-LKC-12-1001-01 Dated October 2012) to provide information for a detailed assessment of the risk to

all receptors that may be affected, including those off site.

2) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

**REASON** To ensure that the proposed development does not pose a risk to controlled water

### **Surface Water Management**

Surface water run-off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Support for the use of SUDS approach to ensuring development does not increase flood risk elsewhere is set out in paragraph 103 of the National Planning Policy Framework.

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

Yours faithfully

**Philip Carter**  
**Planning Officer - Sustainable Places**

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cc Croft Goode Ltd

