

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

Our ref: NO/2013/104892/01-L01
Your ref: 3/2013/0137

Date: 11 March 2013

2 MAR 2013

Dear Sir/Madam

A RESIDENTIAL MIXED USE DEVELOPMENT COMPRISING UP TO 260 DWELLINGS (C3); A PRIMARY SCHOOL (D1); A NEW VEHICULAR LINK BETWEEN CLITHEROE ROAD AND THE A671 INCLUDING CREATION OF A NEW JUNCTION BOTH ONTO THE A671 AND CLITHEROE ROAD; CAR PARKING; OPEN SPACE; AND ASSOCIATED LANDSCAPING LAND TO THE EAST OF CLITHEROE ROAD (LAWSONSTEADS), WHALLEY

Thank you for referring the above application which was received on 18 February 2013.

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

Flood Risk

The application is accompanied by a Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3).

Based on the conclusions of the FRA, we recommend that any subsequent approval of the planning application is conditioned as follows to ensure the mitigation measures detailed within the FRA are implemented:-

CONDITION Prior to the commencement of development, a scheme for the improvement, protection and maintenance of existing flood defences as outlined in Section 4.1.3 of the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3) shall be submitted to and approved in writing by the local planning authority. The scheme shall be completed in accordance with the approved plans.

REASON To reduce the risk of flooding by maintaining existing flood defences

CONDITION Prior to the commencement of development, details of the existing and

proposed ground levels adjacent to Watercourse B as identified in the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3) shall be submitted to and approved in writing by the local planning authority. The development shall subsequently proceed in accordance with the approved plans.

REASON To ensure the proposed dwellings adjacent to Watercourse B (as identified in the FRA) are not at an unacceptable risk of flooding

CONDITION 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 should demonstrate the surface water run-off generated up to and including the 1 in 100 years plus climate change 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 completed.

REASON To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system

We are promoting the use Sustainable Drainage Systems (SUDS) and recommend their use at this site. SUDS not only attenuate the rate of surface water discharged to the system but help improve the quality of the water. They can also offer other benefits in terms of promoting groundwater recharge and amenity enhancements. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands.

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 encourage infiltration such as soakaways or infiltration trenches. In all cases, it must 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.

Flow balancing SUDS methods which involve the retention and controlled release of surface water from a site may be an option for some developments at a scale where uncontrolled surface water flows would otherwise exceed the local greenfield run off rate. Flow balancing should seek to achieve water quality and amenity benefits as well as managing flood risk.

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's website www.environment-agency.gov.uk and CIRIA's website www.ciria.org.uk

Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior written Consent of Lancashire County Council under Section 23 of the Land Drainage Act

1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.

We recommend that the developer considers the following, as part of the scheme:-

- Water management in the development, including, dealing with grey waters
- Use of sustainable forms of construction including recycling of materials
- Energy efficient buildings

Biodiversity

The application is accompanied by the following report:

- Phase 1 Habitat Survey at land East of Clitheroe Road for Commercial Estates Group by Baker Consultants (File reference 078.03_rep_001_kc.docx; 31 January 2013)

The Ecological Appraisal identifies one of the watercourses surveyed as being suitable for water voles, and there are relatively recent records of water voles *Arvicola amphibius* in this catchment on the River Calder. We would advise that water vole presence should be reassessed on site in advance of any works at an appropriate time of year.

CONDITION Prior to any works affecting natural bankside habitat such as outfalls or culverting, there should be another check for water vole presence at an appropriate time of year.

REASON To ensure protection of water voles and their habitat

Development that encroaches on watercourses has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside a watercourse is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

It is noted that the internal highway arrangements suggested on the illustrative layout show the proposed access road in close proximity to a watercourse. A minimum buffer between the road and the watercourse should be retained to ensure the watercourse is retained as an effective wildlife corridor and avoid any need for future modifications or works to the watercourse associated with the highway, such as retaining walls or structures.

CONDITION As part of the Reserved Matters proposal, a scheme for the provision and management of a buffer zone alongside the watercourses on site shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

REASON To protect ecological, recreation and amenity interests by providing a buffer between the development and the watercourse

The scheme for the buffer zones around the watercourses shall include the following:-

- Plans showing the extent and layout of the buffer zone
- Details of any planting scheme
- Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term
- Details of any footpaths, fencing, lighting etc.

Any stream crossings needed as part of the development should involve clear span bridges with abutments set back from the watercourse on both banks. This will maintain the river corridor and allow the movement of both the river and associated wildlife.

Any planting should use native species and ideally of local provenance.

No trees or hedgerows to be removed during breeding bird season (between March and August) or a survey to be carried out prior to any works. Breeding birds are protected under Wildlife and Countryside Act 1981.

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 Indigo Planning Ltd