



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

Our ref: NO/2013/105444/01-L01
Your ref: 3/2013/0610
Date: 13 August 2013

Dear Sir/Madam

**PROPOSED SLURRY LAGOON (RETROSPECTIVE)
WITHGILL FARM, WIGHILL FOLD, WITHGILL, CLITHEROE**

Thank you for consulting us on the above application.

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

Groundwater Protection

Our desktop information suggests that the location of this site is suitable for use as slurry lagoon, and we would be unlikely to have any objections to the principle of this development. However the site conditions will need to be confirmed by a suitable ground investigation to demonstrate that the natural deposits in which the lagoon has been excavated are of suitably low permeability and consistency, and that they are present to a depth of at least 1 metre below the base of the lagoon.

Three permeability tests have been included in the submitted Design & Access Statement and they suggest that the tested material is of suitable permeability to be used in the lining of an earth banked slurry lagoon. However, there is no information on the location where these soil samples were taken or the depth at which they were taken within the soil profile. No information has been submitted to demonstrate the consistency of the deposits across the site (for example, trial pit logs). No information has been provided to demonstrate that the clay is present to a depth of 1 metre below the proposed base of the lagoon.

Given the above, it is considered that as part of any subsequent approval, the following condition is included to demonstrate that the ground conditions are appropriate for the lagoon:

CONDITION Within (*period of time to be agreed with Ribble Valley BC*), sufficient

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PO Box 519, South Preston, Lancashire, PR5 8GD.
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www.environment-agency.gov.uk
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detail demonstrating that the material up to 1 metre below the base of the lagoon, a suitably low permeability and consistency shall be submitted to the local planning authority for approval. Where this cannot be demonstrated, the applicant will need to submit a scheme for lining the lagoon with an impermeable material to the local planning authority for approval. The development shall proceed in accordance with the approved detail.

REASON To ensure the lagoon does not pose an unacceptable risk to the water environment

Water Quality

This is a retrospective application and therefore the lagoon has already been constructed. It is immediately adjacent to an existing lagoon of roughly similar dimensions. Meetings between the Council, the Environment Agency and the applicant to discuss the construction of the slurry storage lagoon have been held and assurances were given at the time that the feasibility of providing a cover for the lagoon would be considered. We did expect to see some a feasibility study or costings in to the advantages and disadvantages of covering the lagoon, but these have not been submitted with the application.

Despite the above, we have no objection in principle to the construction of additional storage capacity for the slurry generated from the site. This will allow slurry to be applied at times of appropriate crop need and reduce the likelihood of diffuse pollution from agricultural run-off.

We will require the applicant to register the lagoon with us via the WQE3 form to satisfy the requirement for Notification under the SSAFO Regulations 2010. This form is available on our website at <http://www.environment-agency.gov.uk/business/sectors/118798.aspx>

Biodiversity

Based on the Ordnance Survey mapping and satellite images of the site of the new lagoon, it would appear that the development has resulted in the loss of a pond.

Ponds are important wildlife habitats which support a wide variety of wetland plants and animals including rare and endangered species. Britain has lost many of its wetland areas through land drainage, river canalisation and in-filling and we seek to protect and enhance such habitats. The loss or deterioration of pond habitats and the consequent effects on a range of fauna and flora (especially the amphibians) has been recognised at a variety of spatial scales, from continental, through national, to regional and more local levels. It should also be noted that standing open waters are a habitat listed within the UK Biodiversity Action Plan and development is listed as one of the major threat to these habitats.

The loss of a pond would represent a detrimental impact on the water environment by reason of destroying BAP habitat and as such its loss should be mitigated for and we would therefore recommend that any subsequent approval is conditioned as follows:-

CONDITION No development shall take place until a replacement pond is constructed in accordance with a scheme to be submitted to and approved in writing by the local planning authority.

REASON To ensure that the proposed development does not result in a loss of BAP habitat and contributes to the enhancement of the aquatic environment

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 Avalon Planning Ltd