

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

Our ref: NO/2013/105444/02-L01
Your ref: 3/2013/0610
Date: 18 October 2013

Dear Colin

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

I refer to the above application and our previous response dated 13 August 2013.

We confirm receipt of the following information submitted by the applicant in relation to the conditions we previously recommended:-

- Location Plan of Sampling Points for Triaxial Permeability Testing (Reading Architectural Consultants; 07/10/13)
- Permeability results for RAC5781-1, RAC5781-2 and RAC5781-3 (Geolabs; 19/02/13)
- Proposed site plan drawing number BARN/25 Dwg 02A (Avalon Town Planning; 14/10/13)

In relation to the above detail, we wish to add the following comments:-

Groundwater Protection

Based on the additional information submitted in relation to the permeability of the ground, we are satisfied that the condition requiring details demonstrating that the material up to 1 metre below the base of the lagoon is of a suitably low permeability and consistency is no longer necessary and we withdraw our previous recommendation that any approval is conditioned to this effect.

Biodiversity

We understand that the applicant acknowledges that a pond has been lost as a result of the development. We previously recommended that any subsequent retrospective

approval be conditioned to ensure that a replacement pond is constructed, although we understand that this was not a valid condition.

To ensure that the development does not result in any loss of habitat, it has been proposed to locate a new pond between the two slurry lagoons. It would appear that a pond in this location could prejudice access to the lagoon bunds for maintenance/repair and if the biodiversity value of a pond in this location may be limited.

Based on the Ordnance Survey map of the site, we understand that there is another pond approximately 100 metres to the west of the lagoons, at grid reference SD 70666 41368. Rather than create a new pond in an inappropriate location, it would be preferable to ensure that an existing pond is subject to biodiversity improvement and enhancement works such that the loss of habitat associated with the lagoon is compensated for. To this end, we would recommend that rather than conditioning a new pond as part of any subsequent approval, a scheme for the enhancement and improvement of the pond at grid reference SD 70666 41368 is submitted, approved and implanted instead:-

CONDITION Within 2 months of the date of this permission, details of a scheme for the ecological improvement/enhancement of the existing pond at grid reference SD 70666 41368 the west of the slurry lagoon hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented to a timescale that has also first been agreed in writing by the Local Planning Authority

REASON To ensure compensatory habitat is provided to mitigate for the loss of the pond in the location of the slurry lagoon

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

Yours sincerely

Philip Carter
Planning Officer - Sustainable Places

Direct dial 01772 714219

Direct fax 01772 697032

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

cc Avalon Planning Ltd