

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

Our ref: NO/2013/105935/01-L01
Your ref: 3/2013/0981
Date: 23 December 2013

Dear Sir/Madam

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING 20 DWELLINGS (INCLUDING 6 UNITS OF SOCIAL HOUSING), 3 CLOSE CARE APARTMENTS AND A 60 BED CARE HOME (ALL MATTERS RESERVED FOR SUBSEQUENT APPROVAL)

LAND OFF CHATBURN ROAD, CLITHEROE, BB7 2AZ

Thank you for consulting us on the above application.

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

Flood Risk

Part of the application site lies within Flood Zone 3, which is defined as having a high probability of flooding in the National Planning Policy Framework (NPPF) Technical Guide. In accordance with the NPPF, the application is accompanied by a Flood Risk Assessment (FRA).

We have reviewed the FRA and provided that no dwellings are proposed in Flood Zone 3, we are satisfied that the proposal will not pose a risk to life and property.

The proposed development will only meet the requirements of the NPPF if the following measure(s) as detailed in the FRA (Ref: P4558 - Rev003, dated 5 July 2013) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

CONDITION:

The development permitted by this planning permission shall only be carried out in

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

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accordance with the approved FRA (Ref: P4558 - Rev003, dated 5 July 2013) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off from this site to a maximum of 17l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASONS:

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site
2. To reduce the risk of flooding to the proposed development and future occupants

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 year 6 hour 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 and shall also include details of how the scheme shall be maintained and managed after completion.

REASON:

To prevent the increased risk of flooding, both on and off site.

Biodiversity

Development that encroaches on watercourses has a potentially severe impact on their ecological value, by built encroachment and constriction of key ecological networks. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. The proposed development will be acceptable if a planning condition is included requiring a scheme to be agreed to protect a minimum of 5 metre wide buffer zone around Pimlico watercourse.

CONDITION:

No development shall take place until a scheme for the provision and management of a minimum of 5 metre wide buffer zone alongside Pimlico *watercourse* 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. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision.

REASONS:

1. To protect and enhance the Pimlico watercourse as a wildlife corridor and key

Green Infrastructure asset

2. To satisfy the above condition we will expect the developer to demonstrate the following:
 - plans showing the extent and layout of the buffer zone
 - details of any proposed planting scheme (for example, native species)
 - details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
 - details of any proposed footpaths, fencing, lighting etc.

The illustrative masterplan (drawing 13-037-110) indicates that the proposed dwellings numbered 12 to 17 will have rear facing domestic gardens adjacent to the watercourse. The proposed layout is likely to require revising to accommodate the 5 metre buffer as it should be clear of any private garden spaces or built development.

This buffer zone shall be measured from the top of the bank and domestic gardens should not be incorporated into the buffer zone to the watercourse. This would avoid problems such as fragmentation of the buffer by fencing; the placing of garden rubbish near the bank; the introduction of non-native species into the buffer; and pressure for inappropriate bank retention works.

Buffer zones to watercourses are required for the following purposes:

- (i) to 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;
- (iv) 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;
- (v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- (vi) to prevent overshadowing of watercourses by buildings; and
- (vii) to reduce the risk of accidental pollution from run-off.

Himalayan balsam is known to be widespread within the proposed development site and as such we recommend any subsequent approval is conditioned as follows:

CONDITION:

No development shall take place until a detailed method statement for removing or the long-term management / control of Himalayan balsam on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Himalayan balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

REASON:

To prevent the spread of Himalayan balsam.

Section 4.3.2 of the Habitat and Protected Species Risk Assessment report (dated August 2013) confirms that a water vole survey was undertaken in July 2013. One historic burrow was identified during this survey and given the habitat was deemed favourable for water voles.

CONDITION:

A water vole survey shall have been carried out within the preceding 12 months of the commencement of the development. The survey shall be carried out in accordance with established survey guidelines. If water voles are found to be present, a method statement detailing measures that will be implemented for the protection of water voles and their habitat shall also be submitted for approval in writing to the local planning authority.

REASON:

To protect Water voles and their habitat within the development site.

The illustrative masterplan (drawing 13-037-110) indicates a proposed footbridge crossing Pimlico watercourse. The Environment Agency seeks wherever practicable to ensure that watercourses are crossed by bridges rather than culverts.

CONDITION:

Prior to the commencement of development plans for the footbridge should be submitted to and approved in writing by the local planning authority.

REASON:

To maintain a continuous buffer strip of broadly natural character, providing a corridor for the passage of wildlife and reduce the risk of pollution from run-off.

Foul Drainage

The development should comply with DETR Circular 03/99 "Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development" and the first presumption must always be to provide a system of foul drainage discharging into a public sewer. We would recommend the applicant undertakes consultation with United Utilities prior to the submission of any planning application.

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

Yours faithfully

Mr Alex Hazel
Planning Advisor - Sustainable Places Team

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cc Janet Dixon Town Planners Ltd

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