

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

Our ref: NO/2014/106817/01-L01
Your ref: 3/2014/0597
Date: 31 July 2014

Dear Sir/Madam

OUTLINE APPLICATION FOR UP TO 275 NEW DWELLINGS AND ACCESS. ALL OTHER MATTERS RESERVED (RE-SUBMISSION OF 3/2012/0913: OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT AND A CRECHE)

LAND OFF WADDINGTON ROAD, CLITHEROE, LANCASHIRE, BB7 2DE

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:-

Flood Risk

The application site is greater than 1 hectare in size and lies within Flood Zone 1, which is defined as having a low probability of flooding in the national Planning Practice Guide (PPG) to the National Planning Policy Framework (NPPF). In accordance with the NPPF, the application is accompanied by a Flood Risk Assessment (FRA).

We have reviewed the submitted FRA (Ref: 263 – FRA Rev 2.0, dated 2 July 2014) in relation to the risk of flooding on and off-site and we are satisfied that the proposed development would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations outlined in the approved FRA. To this effect, we would recommend that any subsequent approval is conditioned as follows:-

CONDITION The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Ref: 263 – FRA Rev 2.0, dated 2 July 2014) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year plus climate

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

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- change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. Surface water run-off to be limited to 33.1 litres per second.
2. Finished floor levels are set no lower than 150mm above external ground levels.
 3. Permeable paving to be used on private driveways.

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.

REASON

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.

In order to ensure a satisfactory means of surface water drainage, we also recommend the inclusion of the following condition:

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 plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Surface water run-off should be limited to 33.1 litres per second. 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, both on and off site.

In accordance with sustainable drainage systems (SUDS) best practice the first 5mm of rainfall must be infiltrated on site. This can be achieved by the use of green roofs, pervious paving on hard standing areas (under-drained if ground conditions do not suit) and by landscaping the development so that water is directed to permeable areas such as filter strips and grass verges. Such methods lead to a reduced capacity required for on-site storage.

Aquatic Environment

An un-named watercourse bisects the application site and a further watercourse is located along the northern site boundary.

We support the retention and enhancement of the riparian corridor bisecting the development site. However, the illustrative masterplan (Ref: 1110.1 Rev B) indicates that there may be online water features proposed on this watercourse. We advise against the creation of online water features, such as lakes and ponds, on the line of a watercourse, as they can interrupt the continuity of the river environment and restrict colonisation and drift by the aquatic fauna. The ecology becomes more lake-like and there is increased siltation. We also have experience of online ponds being stocked with non-native fish species which can have a detrimental effect by migrating into the wider

aquatic environment. Ponds with ditch or stream inflows have higher pollutant levels, significantly fewer plant and animal species, and many more management problems than other pond types. Stream-fed ponds also fill up much more quickly; often they fill completely within a decade or two. We therefore advise that water features should be created off-line. If pollution incidents or problematic algal blooms occur in off-line features there is little danger that they will affect local watercourses. Furthermore, excessive weed growth in an off-line feature can be treated with herbicides or by physical means without affecting local watercourses.

The illustrative masterplan (Ref: 1110.1 Rev B) also indicates that several roads and a footpath cross the watercourse bisecting the site. Where practicable, we recommend that watercourses are crossed by bridges rather than culverts. Bridges should be clear-span with the abutments set back from the watercourse on the bank tops and allow for a margin of bank 4 metres wide underneath, so as to maintain a continuous buffer strip and not interrupt the continuity of the riparian corridor, and reduce the risk of any pollution from run-off.

In order to meet Water Framework Directive (WFD) objectives all watercourses and ponds should have an appropriate buffer strip, which can be incorporated into the layout of the proposed development, to protect them from detrimental impacts. We recommend that the buffer strips should be free from built development, including lighting, domestic gardens and formal landscaping. Buffer strips should be vegetated corridors that are not be located to the rear of dwellings, behind gardens and/or garden fences. This would avoid problems such the placing of garden waste near the bank and the introduction of non-native species into the buffer. Buffer strips could also provide a valuable contribution to Green Infrastructure provision on site.

Given the above, any site layout proposal that may be submitted for approval should have regard to the above.

Ordinary Watercourses

Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, may require the prior formal Consent of the Lead Local Flood Authority (Lancashire County Council) under Section 23 of the Land Drainage Act 1991.

Further information is on the Lancashire County Council website:
<http://www.lancashire.gov.uk/corporate/web/?siteid=6907&pageid=42365>

Foul Drainage

The development should comply with Paragraph 20 of the “Water supply, wastewater and water quality” category of the PPG. As this site is in an area served by the public sewer, any development on this site would be expected to connect all foul drainage to the existing sewer network.

Pollution Control

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking/servicing areas should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. The following further guidance is available on the GOV.UK website: *Choosing and using oil separators: prevent pollution, PPG3*

<https://www.gov.uk/government/publications/choosing-and-using-oil-separators-ppg3-prevent-pollution>).

Oil interceptor efficiency is enhanced by connecting any roof water in to the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.

We also recommend that the applicant refers to the following pollution prevention guidance, which is available on the GOV.UK website:-

Works in, near or over watercourses: prevent pollution, PPG5

<https://www.gov.uk/government/publications/works-in-near-or-over-watercourses-ppg5-prevent-pollution>)

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

Yours faithfully

Mr Alex Hazel
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cc Dickman Associates Ltd