

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

**Our ref:** NO/2014/106998/01-L01

**Your ref:** 3/2014/0764

**Date:** 17 September 2014

Dear Sir/Madam

**DEVELOPMENT OF UP TO 520 HOMES INCLUDING AFFORDABLE HOUSING AND HOUSING FOR THE ELDERLY, RELOCATION OF LONGRIDGE CRICKET CLUB TO PROVIDE A NEW CRICKET GROUND, PAVILLION, CAR PARK AND ASSOCIATED FACILITIES, NEW PRIMARY SCHOOL, VEHICULAR AND PEDESTRIAN ACCESS LANDSCAPING AND PUBLIC OPEN SPACE, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS.**

**LAND EAST OF CHIPPING LANE, LONGRIDGE**

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 in the national Planning Practice Guide (PPG) to the National Planning Policy Framework (NPPF). In accordance with the NPPF, the application is accompanied by the following Flood Risk Assessment (FRA):-

- *Flood Risk Assessment and Drainage Appraisal – Land off Chipping Lane, Longridge, Preston, PR3 2NA* (Ref: 880500 R1 (1), dated July 2014), prepared by RSK

We have reviewed the above FRA 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

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Cont/d..

follows:-

**CONDITION** The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Ref: 880500 R1 (1), dated 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 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.
2. The use of permeable paving to be investigated further.

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** To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

In order to ensure a satisfactory means of surface water drainage, we recommend that any subsequent approval is conditioned as follows:-

**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 discharge from the developed site should be limited to 158.8 litres per second (QBar) as stated in the FRA and drainage strategy. 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.

Current guidance states that the first 5 mm of rainfall should be intercepted and infiltrated on site. This can be achieved, for example, 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**

The submitted illustrative layout (Ref: 013-009-P008 Rev D, dated December 2013) could have a detrimental impact on the aquatic environment.

There are several watercourses, including a culverted section, and ponds existing on the site. The illustrative masterplan indicates that new ponds are proposed on the line of the existing watercourses, and that it is proposed to create new watercourses with online ponds that are directly connected to the existing watercourses.

Paragraph 109 of National Planning Policy Framework (NPPF) recognises that the planning system should aim to conserve and enhance the natural and local environment

by minimising impacts on biodiversity and providing net gains in biodiversity where possible and contributing to the Government's commitment to halt the overall decline in biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

Article 10 of the Habitats Directive states that wildlife corridor networks should be protected from development, and, where possible, strengthened by or integrated within it.

### *Ponds*

We advise against the creation of online water features, such as lakes and ponds, created on the line of a watercourse 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 and often they fill completely within a decade or two.

Instead, we 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. Excessive weed growth in an off-line feature can be treated with herbicides or by physical means without affecting local watercourses.

### *Culverts*

The application presents an opportunity to remove the culvert on site and restore this section of watercourse to open channel, free from development and incorporating an appropriate buffer zone.

We always advise against development over culverts as this will restrict access for future maintenance and/or repair and also reduce the likelihood that the culvert will be removed and the watercourse restored to open channel in the future. Opportunities to remove culverts and restore watercourses should be taken where practicable as they not only reduce flood risk but they contribute to improving the biological and chemical quality of a watercourse in line with the objectives of the Water Framework Directive (WFD).

We are opposed to culverting other than for access purposes and 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 to allow for an appropriate margin of bank underneath. This will maintain a continuous buffer strip and corridor of broadly natural character which is available for wildlife passage and habitat, and reduce the risk of any pollution from run-off.

### *Buffers*

Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected as development that encroaches on to it has a potentially severe impact on their ecological value. Retaining and enhancing coherent ecological networks adjacent to watercourses will help to ensure the biological and chemical quality of watercourses is not reduced as a result of development, which is a requirement of the WFD.

We recommend that a clear, unobstructed buffer between the edge of the watercourse and the proposed development is incorporated in to the layout of the proposed development. The buffer zone should be free from built development, including lighting, domestic gardens and formal landscaping.

### *Ordinary Watercourses*

The watercourses on site are classed as Ordinary Watercourses, therefore the applicant should be aware that 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 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>

### **Pollution Control**

We 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>)
- *Construction and demolition sites: prevent pollution, PPG6*  
(<https://www.gov.uk/government/publications/construction-and-demolition-sites-ppg6-prevent-pollution>)

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 Barton Willmore