

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

**Our ref:** NO/2014/106998/02-L01  
**Your ref:** 3/2014/0764  
**Date:** 01 April 2015

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 amended plans for the above application, received on 27 March 2015. We have no objection in principle to the proposed development and would like to make the following comments:

**Environment Agency position**

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment 880500 R1 (3), dated March 2015, 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 accordance with the approved Flood Risk Assessment (FRA) 880500 R1 (3), dated March 2015, and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off to 7.3l/s/ha for Phase 1 (181 l/s for the entire site (QBar)).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

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

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the local planning authority.

**Reason**

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

**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 7.3l/s/ha for Phase 1 (181 l/s for the entire site (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.

**Informative**

Consent will need to be sought from Lancashire County Council for any works in, over, under or within the 8m easement of the non main watercourses on the site.

Yours faithfully

**Mr Dave Hortin**  
**Planning Advisor - Sustainable Places Team**

Direct e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

cc Barton Willmore