

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

Our ref: NO/2018/111175/02-L01
Your ref: 3/2018/0750
Date: 20 December 2018

Dear Sir/Madam

CHANGE OF USE OF REDUNDANT BARN TO FORM ONE UNIT OF RESIDENTIAL ACCOMMODATION

TWITTER BRIDGE FARM BARN, TWITTER BRIDGE FARM, TWITTER LANE, WADDINGTON, BB7 3LG

Thank you for re-consulting us on the above application, on 10 December 2018. The following revised plans and additional flood risk information has been submitted:

- Revised proposed plans and elevations (drawing no. 415/2/5/C)
- Revised site layout and curtilage area (drawing no. 415/2/3/B)
- Letter, which includes an additional flood risk assessment, dated 5 November 2018, prepared by Jeff Marshall and Associates.

Environment Agency position

We have reviewed the revised plans and additional flood risk information and we are satisfied that it has been demonstrated that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere. We therefore withdraw our previous objection, dated 12 October 2018.

However, we wish to point out that the additional flood risk assessment does not confirm the finished floor level to metres above Ordnance Datum, as previously requested. In this particular case, as the building is on the edge of Flood Zone 2 and 3 and we have no modelled flood level data available for this location, we are satisfied that the dwelling would not be at an unacceptable risk of flooding if the proposed mitigation measures are implemented.

The proposed development must therefore proceed in strict accordance with the additional flood risk assessment, included in the letter dated 5 November 2018 prepared

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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by Jeff Marshall and Associates, and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA as part of an amended planning application.

Flood resistance and resilience measures – advice to applicant

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods
<http://www.planningportal.gov.uk/uploads/odpm/400000009282.pdf>

Department for Communities and Local Government: Improving the flood performance of new buildings
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Foul drainage – advice to applicant

Government guidance contained within the national Planning Practice Guidance ([Water supply, wastewater and water quality](#) – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available on the GOV.UK website at:

- <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>
- <https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>
- <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-a-surface-water>

Yours faithfully

Mr Alex Hazel
Planning Advisor – Sustainable Places

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