

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

Our ref: NO/2023/115305/01-L01
Your ref: 3/2023/0069
Date: 02 June 2023

Dear Mr Taylor

CHANGE OF USE OF LAND FOR THE TEMPORARY SITING OF ONE TWO-BED RESIDENTIAL CARAVAN AND ERECTION OF TWO MODULAR UNITS COMPRISING OF WORKSHOP AND STORE TO BE CLAD IN TIMBER. WETTERS BRIDGE PLANTATION, TWITTER LANE, WADDINGTON, BB7 3LG

Thank you for consulting us on the above application which we received 23 May 2023.

Environment Agency position

We have no objection to this development however, we have the following advice for the LPA/applicant

There are no flood risk objections to the development as proposed. The EA's Flood Map for Planning indicates that the site includes land in Flood Zone 1, 2 & 3. The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by UK Flood Risk, Flood Risk Consultants, referenced; QFRA 2340 and dated 04/04/2023.

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

The proposed siting of the caravan, which represents the 'more vulnerable' aspect of the development, is within the area of the site at lesser flood risk and has access to land and the public highway that is at little or no risk of flooding. Through a combination of sequential siting of the caravan and by raising the level of the caravan a minimum of 600 mm above the existing ground level, the development should be safe.

The proposed development must proceed in strict accordance with this FRA 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.

Additional Information

For your given location the flood risk mapping is derived from modelling produced in

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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2004 (known as JFLOW) which was the first year of publication for our Flood Zones mapping. The underlying topographic data utilised in the 2004 mapping study was coarse (low resolution) and because of this, for some locations (including the site in question), the line of the watercourse was not identified correctly, resulting in the mapped risk area being misaligned rather than following the natural line of the watercourse.

The 2004 mapping is due to be updated in 2024 as part of a national Flood Zone improvement project and we anticipate that this catchment will be included. The accuracy of the underlying terrain data has improved greatly since the early 2000s and so we expect the flood risk mapping this project produces to be more refined.

Non-Mains Drainage - Advice to applicant

No information is supplied with regards to foul drainage from the site, we therefore take the opportunity to remind the applicant of the rules governing foul drainage.

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 2010 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 the 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 at:

Yours sincerely

Carole Reynolds
Planning Advisor

e-mail clplanning@environment-agency.gov.uk