

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	26/02/2026	Manager:	LH	Date:	27/2/26
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Application Ref:	3/2025/0895			 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	10/12/2025	Site Notice:	10/12/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Conversion of existing barn and outbuilding to create a 4 bedroom dwelling with detached dwelling, including alterations to fenestration, insertion of rooflights, insertion of flue and associated landscaping, parking and private amenity space.
Site Address/Location:	Barn and outbuilding adjacent to Leagram Mill Farm Dinkling Green Lane Chipping PR3 2QS

CONSULTATIONS:	Parish/Town Council
No objection	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions relating to the submission of a construction management plan, provision of wheel washing facilities, implementation of access arrangements, provision of visibility splays, siting of gates/gateposts, surfacing of the access/driveway, drainage strategy for the access, provision of parking area prior to first occupation, cycle storage provision and the use of the outbuilding as ancillary to the main dwelling.
RVBC Countryside Officer:	Recommends that all details of the Barn Owl Method Statement identified and Method Statement and Reasonable Avoidance Measures for bats identified in the Bat Survey Report and Method Statement European Protected Species (Bats) Barn owls be secured by condition.

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement EN2 – Landscape Key Statement EN5 – Heritage Assets Key Statement DM12 – Transport Considerations</p> <p>Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DME2 – Landscape and Townscape Protection</p>

Policy DME3 – Site and Species Protection and Conservation
Policy DME4 – Protecting Heritage Assets
Policy DMH3 – Dwellings in the Open Countryside and AONB
Policy DMH4 – The Conversion of Barns and Other Buildings to Dwellings
Policy DMH5 – Residential and Curtilage Extensions
Policy DME6 – Water Management

National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history at the site, however an application below relates to the adjoining barn.

3/2025/0387 (adjacent site)

Proposed demolition of an existing agricultural building and replacement with a new storage building 18.5m long, 9m wide, 5.3m high to ridge, 3.2m high to eaves.

Permission not required

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site comprises an existing agricultural building and grassland located approximately 1.6km to the North-East of the village of Chipping, within the Forest of Bowland National Landscape. There are a number of other stone-built buildings within the vicinity of the site, including two residential properties, 'Leagram Park' located to the North-East of the existing agricultural building and 'Leagram Mill' to the South-East. A Public Right of Way, also runs to the East of the site (FP0310009).

Leagram Brook passes the site to the North-East and as such part of the rear of the site is at risk of surface water flooding. In addition, the supporting information indicates that there are a number of trees to the North, most of which are outside the plot boundary.

Proposed Development for which consent is sought:

The proposed development is for the conversion of two buildings into 1 no, four-bedroom dwelling and a detached annexe. The detached annexe would comprise a garden room, guest bedroom with ensuite and two separate offices.

The works would involve alterations to the fenestration of both buildings, including the insertion of new windows and doors. The alterations are as follows:

Main barn

- Insertion of two conservation rooflights to south-west roof slope
- Creation of recessed timber front door to south-west elevation (amended prior to determination to reduce glazing panel)
- Insertion of glazed barn door to existing cart opening to south-west elevation
- Insertion of 2 no. first floor windows to south-west elevation
- Alterations to existing door and first floor window to north-east elevation and insertion of 1 no. first floor window
- Change ground floor window to timber 'stable style' door
- Removal of existing rooflights to north-west elevation and replacement with 4 no. conservation style rooflights

- Insertion of ground floor window to north-west elevation (reduced in width prior to determination)

Outbuilding

- Re-roof building
- Insertion of door to north elevation
- Insertion of window to west elevation
- Insertion of window to east elevation
- Insertion of window to south elevation

Other alterations include the insertion of 2 no. flues, the erection of a boundary wall and entrance gates and the creation of a parking/driveway area with parking for 3 no. cars and amenity space. Further highways information has also been provided in an attempt to overcome the concerns raised by the Local Highway Authority.

Principle of Development:

Spatial Strategy

Key Statement DS1 relates to new housing development and seeks to direct new housing development within an identified strategic site and the principal settlements of Clitheroe, Whalley and Longridge in addition to Tier 1 Villages which are the more sustainable of the Borough's 32 defined settlements. The same policy also requires development within the Borough's remaining 23 Tier 2 Village settlements to meet proven local needs or deliver regeneration benefits.

The site is not located within a defined settlement and is within the Forest of Bowland National Landscape.

Policy DMG2 is of some relevance which requires development within the Tier 2 villages and outside the defined settlement areas to meet at least one of six considerations which are listed as below:

1. *The development should be essential to the local economy or social well-being of the area.*
2. *The development is needed for the purposes of forestry or agriculture.*
3. *The development is for local needs housing which meets an identified need and is secured as such.*
4. *The development is for small scale tourism or recreational developments appropriate to a rural area.*
5. *The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
6. *The development is compatible with the enterprise zone designation.*

The relevant criterion of this policy is Criterion 3 which allows for local needs housing which meets an identified need. 3

The proposal would not be for local needs housing and as such, the proposal would not fall within any of the above exceptions.

Notwithstanding the above, also of relevance to the proposed development are Policies DMH3 and DMH4 of the Ribble Valley Core Strategy which relates to the conversion of buildings to dwellinghouses.

Policy DMH3 states that:

Within areas defined as Open Countryside or AONB on the proposals map, residential development will be limited to:

- 1. development essential for the purposes of agriculture or residential development which meets an identified local need. in assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*
- 2. the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*
- 3. the rebuilding or replacement of existing dwellings subject to the following criteria:*
 - the residential use of the property should not have been abandoned.*
 - there being no adverse impact on the landscape in relation to the new dwelling.*
 - the need to extend an existing curtilage.*

Policy DMH4 which is for the conversion of barns and other buildings to dwellings states that:

Planning permission will be granted for the conversion of buildings to dwellings where:

- 1. the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and*
- 2. there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and*
- 3. there would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and*
- 4. there would be no detrimental effect on the rural economy, and*
- 5. the proposals are consistent with the conservation of the natural beauty of the area.*
- 6. that any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

The building to be converted must:

- 1. be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alternation, which would adversely affect the character or appearance of the building. The council will require a structural survey to be submitted with all planning application of this nature. this should include plans of any rebuilding that is proposed;*
- 2. be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and 4*
- 3. the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and*
- 4. the building has a genuine history of use for agriculture or another rural enterprise.*

The Ribble Valley Core Strategy notes that the re-use of existing rural buildings provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability.

The proposed development would result in the creation of 1 no. new residential unit and an additional ancillary outbuilding through the conversion of the barns.

Having regard to criteria point 1 of Policy DMH4, the barn buildings subject to the proposed residential conversion is situated in close proximity to an existing residential dwelling to the south 'Leagram Mill' and an existing agricultural building. As such, it is not considered that the building is read as an isolated.

With regards to the locational requirements of Policy DMH3. The barn to be converted would be located adjacent to an existing agricultural storage building (planning permission has also been recently granted for the demolition of the existing and replacement of a new agricultural storage building). Notwithstanding this, the land is within the same ownership as the applicant and the supporting information indicates that the applicant intends to live and farm at Leagram Mill Farm. Whilst the dwelling could be sold and become

in separate ownership, it would be unreasonable to request the dwelling is secured as an agricultural worker dwelling.

The proposed development would therefore satisfy the requirements of criteria point 1 of Policy DMH4 and locational requirements of Policy DMH3.

Turning to criteria point 2, access to the proposed development would be from the existing access point, serving the barns and agricultural building. The application form states that foul water is to be dealt with via a package treatment plant and it is therefore unlikely that the proposed residential conversion of the barn would warrant any unnecessary expenditure by public authorities or utilities on the provision of infrastructure. The proposal would therefore satisfy the requirements of criteria point 2 of Policy DMH4.

Having regard to criteria points 3 and 5 of Policy DMH4, this will be assessed later in the report.

Turning to criteria point 4, given that the barns are currently unused and the supporting information indicates that the applicant intends to farm the land still, along with the recent granting of a nearby agricultural storage building, it is not considered that the conversion would result in any adverse impact on the rural economy.

Turning to criteria point 6, this shall be assessed later in this report.

Having regard to the additional criteria within Policy DMH4, a structural survey has been provided in support of the application which confirms that the smaller building is in a tolerable condition, with a partially collapsed roof, missing/loose masonry, small cracking and areas of damp. The larger building is in a good condition and there are some areas that require repairs with missing/loose masonry and a compromised timber first floor. Some cracking is present though mainly noted as superficial. A number of recommendations are proposed which include, repair and replace the deteriorated timber and masonry components, addressing the roof failures by replacing missing or slipped slates and tiles and replacing roof where it has collapsed, undertaking a timber survey, installation of appropriate wall ties and insulation liners to improve structural integrity, ensure guttering is maintained, timber lintels are replaced and windows installed.

The report concludes that structurally speaking the smaller barn is suitable for conversion, providing the advised remedial works are undertaken, as would the larger barn. The internal floorspace of the proposed barn would also meet the Nationally Described Space Standards.

The proposed development would therefore satisfy the additional criteria within Policy DMH4 and structural requirements of Policy DMH3.

Sustainability

Separate from the spatial strategy assessment, an assessment must also be made as to whether the site is sustainable.

Key Statement DM12 states that:

New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car'.

Policy DMG3 requires considerable weight to be attached to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development.

The site is located approximately 1.6km from the village of Chipping which is a Tier 2 village as identified within the Core Strategy. The site is not located within walking distance to a bus stop. As such, it is likely

that there would be a reliance of private motor vehicles to access schools, key services and facilities within the surrounding villages and the main settlements of Longridge and Clitheroe. Whilst the site is not considered to be a sustainable location for housing, this would need to be balanced against the benefits of re-using existing buildings. The Local Highway Authority have suggested a condition for the provision covered and secure cycle storage to ensure adequate parking provisions and to promote cycling as a sustainable mode of transport. The LHA note the presence of a cycle and bin store provided adjacent to the outbuilding.

Policy DMH5 of the Ribble Valley Core Strategy allows for the provision of ancillary accommodation subject to the following criteria:

- 1. 'The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change'.*
- 2. The extension should generally speaking provide only a modest level of accommodation.*

The proposed ancillary accommodation located within the outbuilding is considered to be in general accordance with this policy. It would be reasonable to include a condition to any grant of permission to ensure that the outbuilding remains ancillary to the main dwelling to prevent any future amenity/parking issues.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that, development must:

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*
- 3. Have regard to public safety and secured by design principles.*
- 4. Consider air quality and mitigate adverse impacts where possible.*

The main property which would be impacted by the proposal the property Leagram Mill which is located to the South of the application site. It is not considered that there would be any adverse impact on the amenities of the occupiers of this property as the front windows of the property are already overlooked by the existing road and Public Rights of Way which runs immediately to the East of the proposed outbuilding.

There may be more comings and goings associated with the residential use. However, this is not considered to generate such noise pollution that would harm the amenities of existing occupiers of the property.

As such, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Paragraph 135 of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

Key Statement EN2 also states that:

'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.'

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'

Policy DMG1 also states that all development must:

- 1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in context toolkit.*
- 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DMG5, has been incorporated into schemes where possible.*
- 5. the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Policy DMG2 also states:

'In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.'

Furthermore, Policy DMH3 of the Core Strategy states:

'The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching Core Strategy vision.'

The proposed development would result in the main barn being converted to a residential dwelling and the smaller barn being converted to an ancillary outbuilding.

With regards to the alterations to the barns, these are considered to be acceptable. The proposed development would mostly utilise existing window and door openings and where new openings are introduced, they vary in their size and siting as to create an 'ad-hoc' arrangement that is typical of agricultural buildings rather than uniform window/door openings.

The proposal seeks to utilise steel framed windows with glazing panels to create a Crittall style window design. Whilst these windows are not a common feature on other agricultural/farm house buildings within the vicinity of the site, they are considered to be appropriate to the agricultural character of the barns and the surrounding area, using steel frames which is considered to be an appropriate material within the Forest of Bowland National Landscape, reflecting industrial character.

There is no objection to the insertion of the black blues which are not considered to be excessive in height, or the introduction of 2 no. conservation style rooflights to the south-west elevation and 4 no. smaller

conservation style rooflights to the north-west elevation of the main barn, the latter of which would be sited in locations occupied by existing roof openings.

Subject to a condition, requiring a sample of external materials and sections of all proposed windows and doors to be submitted and approved, it is considered that the conversion of the buildings to a dwelling and ancillary outbuilding are acceptable and would preserve the historic and agricultural character of the barns and would utilise appropriate materials within the Forest of Bowland National Landscape.

Turning to the alterations within the site, the proposal would introduce a new stone boundary wall with a height of approximately 0.9m as well as a 1.2m high 5 bar timber field gate to the site entrance. Again, the size, scale and design of the proposed walls are acceptable and in keeping with the rural character of the area. A parking area would be created in front of the main barn, adjacent to the existing agricultural barn to the west of the site and a front garden area would be sited in between the two buildings, which although is more domestic in character than existing, subject to a detailed landscaping condition is acceptable.

As such, the proposed development is considered to accord with Key Statement EN2 and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy.

Heritage Impact:

The application is supported by a heritage statement which shows the site on William Yates' map of 1786 and was presumably a corn mill, which was fed from Leagram Beck. The monument report does not differentiate between the watermill and the farm, and it is not clear from the maps which building is/was the mill. However, the location of the mill wheel was possibly part of the structure that was lost before 1895, which now forms part of the double pig-sty.

Given the age of the property, the buildings are considered to be non-designated heritage assets.

Key Statement EN5 states that:

"There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment."*

Policy DME4 also states that:

'Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.'

Paragraph 216 of the NPPF also states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The heritage statement confirms that the barn and outbuilding are no longer used for agricultural purposes and are not suitable for modern farming methods. Both the existing barn and outbuilding have various existing openings which can be utilised as windows and doors, only requiring a small number of new openings. The report also states that the north-east elevation of the barn has been altered in recent years which would allow greater flexibility on the elevation to make alterations. In addition, the conversion would not require an extension of the existing building curtilage, nor are any extensions to the footprint of the building and would mostly utilise existing openings. The heritage statement also concludes that 4 no. of the original 17 no. rooflights will be reinstated on the north-west elevation which would extenuate the vaulted barn with the original timber trusses, whilst reflecting the original character of this elevation which was historically dominated by rooflights.

As such, there would likely be some harm to the non-designated heritage asset through the introduction of a small number of openings and the change to the window/door design to industrial style windows. However, the level of harm is not considered to impact on the significance of the non-designated heritage asset as the overall character of the barn would be retained, whereby amendments have been sought to reduce window opening sizes and retain the ad-hock fenestration arrangements to reflect the typical style of an agricultural barn.

As such, the proposal is considered to accord with Key Statement EN5 and Policy DMG4 of the Ribble Valley Core Strategy and paragraph 216 of the NPPF.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

Following a request for further information from the Local Highway Authority, the applicant has provided a traffic survey as detailed within the submitted documentation, reference TN01. The traffic survey was carried out for 7 days by an independent traffic survey company from 19th to 25th January 2026. The ATC recorded two-way 85th percentile speeds in the vicinity of the site access. The results show that the 85th Percentile Speeds Eastbound was 21.6 mph and Westbound was 23.3 mph and as such visibility splays of splays of 2.4m x 27.5m and 2.4m x 30.4m shall be provided, which can be secured by way of planning condition.

The Local Highway Authority consider that the access shall be paved in a permeable hardstanding material for 10m into the site to prevent debris from being dragged onto the highway and drainage, collected within the site and drained to a suitable internal outfall which should be provided at the access point to prevent water from discharging onto the highway.

Turning to parking/manoeuvring, the LHA have reviewed drawing number 07, Revision A, titled Proposed Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. They consider that there is room to manoeuvre within the site which will allow for ingress and egress in a forward gear as shown within drawing J32-9380-PS-001 in Appendix D of the submitted document TN01. They also note that there is a Public Rights of Way FP0310009 close to the application site which must not be obstructed during the proposed developments.

Having regard to the above, the proposed development is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

A preliminary bat roost assessment survey carried out on 10th June 2025 assessed the building to have a moderate level of bat roost potential. No evidence to suggest use by bats was recorded at a time of year when such physical evidence would be expected. Emergence surveys were carried out in July and August 2025 and whilst no bats were observed emerging from the building, Soprano Pipistrelle bat foraging activity was recorded throughout the survey with bats observed emerging from a nearby building and foraging around buildings on site before dispersing into the wider landscape.

A single Barn Owl was observed using the barn to roost during emergence surveys. It is recommended that a barn owl box is installed on the treeline to the north of the barn as part of biodiversity enhancement measures.

The Countryside Officer has been consulted on the application and recommend the development is implemented in accordance with the method statement and precautionary measures identified in the ecology report. This can be secured by way of planning condition.

Turning to Biodiversity Net-Gain, a Biodiversity Net Gain and Habitat Management Plan has been submitted with the application. The habitat management aims to deliver a 71.099% increase in habitat units through tree planting and a 42.73% increase in hedgerow units. As such, any approval would be subject to the statutory Biodiversity Net-Gain condition.

Other Matters:

Policy DME6 of the Ribble Valley Core Strategy states that:

'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- 1. preventing pollution of surface and / or groundwater*
- 2. reducing water consumption*
- 3. reducing the risk of surface water flooding (for example the use of sustainable drainage systems (suds)) as a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.*

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. the use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact'.

The application is accompanied by a surface water drainage strategy which notes that as infiltration is deemed to be unacceptable, surface water will be managed through a storage in an attenuation tank and discharged into the watercourse adjacent to the site.

The drainage scheme shows that foul and surface water will connect at SWMH08 and discharge into the watercourse (foul water would be treated first in a private foul water treatment plant). This is because there are no sewer connections within the vicinity of the site.

Good practise is that foul and surface water would be discharged separately rather than in a combined sewer. However, the agent for the application has provided further information regarding the suitability of the pipe to carry both foul and surface water. The drainage consultant has advised that the outfall pipe has a capacity of 17.73 l/s based on the Colebrook-White Formula. Taking away the 2.3 l/s for the proposed surface water flows, this leaves a spare capacity of 15.43 l/s to accommodate the foul water flows. Based upon five bedrooms, the foul water flows would equate to 1200 l/day in line with Flows and Loads document published by British Water. Converted into l/s over a 12-hour period, this is an average rate of 0.028 l/s. They consider that based on this rate, the outfall pipe has sufficient capacity.

The drainage consultant has also confirmed that the 2.3l/s is the brownfield runoff rate (with a 50% reduction) rather than green field as the development is for a conversion. The surface water drainage calculations demonstrate that development would be acceptable in the 1 in 100 year flood + climate change.

As such, the drainage scheme shall be implemented in accordance with the approved details and a condition added for a management/maintenance scheme to be submitted prior to first occupation of the development.

Subject to the above, the proposal is considered to accord with Policy DME6 of the Ribble Valley Core Strategy.

Observations/Consideration of Matters Raised/Conclusion:

Having regard to the above and all relevant material considerations, it is recommending that this application is approved subject to conditions.

RECOMMENDATION:	That planning permission be granted subject to the imposition of appropriate conditions.
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