



BATE RURAL
AGRICULTURAL CONSULTANCY

RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Application Reference: 3/2026/0195
Site Address: Crane Wood Farm, Whitewell Road, Cow Ark, Clitheroe, Lancashire, BB7 3DG
Proposal: Replacement agricultural building at Crane Wood Farm, Cow Ark

9th April 2026

Dear Sir/Madam,

DRAINAGE PLAN FOR PROPOSED REPLACEMENT AGRICULTURAL BUILDING

Further to the comments received by the planning validation team, please see the below information relating to the proposed drainage plan in relation to the above planning application:

Dirty Water Drainage:

Any dirty water produced by the development will be negligible, particularly given that the proposed building will form a roof over the existing manure midden and slurry lagoon, thus reducing the overall output and production of dirty water.

Should any dirty water be produced from the development, this will be collected and diverted to the existing slurry lagoon. The dirty water and slurry will be spread across the surrounding land under appropriate ground conditions and during the crop growing season to mitigate against the risk of nutrient run-off.

Clean Water Drainage:

It is proposed that all clean surface water, collected from clean yard areas and the proposed roof, will be diverted into the existing open drainage watercourse to the North-West of the application site.

There are a number of existing underground clean water drains and pipework already in situation, which are presently used by the existing building which is to be replaced under this planning application.

It is proposed that the existing clean water drains are utilised to connect the gutters of the proposed building with the drainage watercourse and field land drains.

I trust that the above is in order, should you have any questions or queries then please do not hesitate to contact me.

Yours Sincerely,



Sam Bate BSc MBIAC
Agricultural Consultant

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