

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

Reference: PA-0000955/02
Customer reference: 3/2026/0214
12 May 2026

Proposed erection of 26 affordable dwellings with associated access, gardens, parking and landscaping.

Land at Albany Drive Copster Green BB1 9EH

Dear Planning Officer,

Thank you for re-consulting us on the above application, on 30 April 2026.

In our letter referenced PA-0000955/01 and dated 14 April 2026, we objected to the proposed development as it involved the use of a non-mains foul drainage system, whereby a connection to the public sewer was considered feasible.

We have now reviewed the following updated supporting document:

- Drainage Layout prepared by Flood Flow Ltd (Drawing No.: 25358-001 Rev. A; Dated: 19 April 2026)

Environment Agency position

We withdraw our objection to the proposed development. The revised proposal now includes a connection to the public foul sewer, rather than a non-mains foul drainage system, as demonstrated on the drawing referenced above.

Installations and Amenity – advice to LPA

The proposed development is within 500m of one or more industrial or waste management site that is regulated by the Environment Agency through the Environmental Permitting (England and Wales) Regulations 2016. The location of this site(s) can be found on Defra's Data Services Platform, available at - [https://www.gov.uk/guidance/access-the-public-register-for-environmental-information#environmental ...](https://www.gov.uk/guidance/access-the-public-register-for-environmental-information#environmental...)

The Environment Agency issues Environmental Permits for installations or waste management operations. A permit will require that operators demonstrate they have taken all reasonable measures to prevent pollution of the environment and harm to human health. Pollution can include air quality impacts, odours, noise, pests water quality and ground water impacts. If prevention is not possible, the operator must take steps to minimise the impact from pollution instead. In some cases, this is unlikely to eliminate all emissions and there could be impacts to the environment which may cause local residents some concern. When a new development is built near to an existing permitted facility this does not automatically trigger a review of the Environmental Permit and we will regulate this in line with our [Environment Agency enforcement and sanctions policy - GOV.UK](#).

Planning authorities must satisfy themselves that in land use terms the proposed development is suitable for this location given the proximity to a regulated site/s as described above and the scope of the permit as granted.

Planning policy requirements (paragraph 200 of the NPPF) state that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them.

Please note that in accordance with national planning policy (paragraph 201 of the NPPF), planning decisions should assume that permitting regimes will operate effectively. Applicants should be advised to consider our 'Environmental Permitting Guidance' which can be found at: [Check if you need an environmental permit - GOV.UK](#).

If you have any questions regarding our response, please contact clplanning@environment-agency.gov.uk.

Yours faithfully,

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