



**APPLICATION TO DISCHARGE CONDITIONS 7, 8 AND 10 ATTACHED
TO PLANNING APPROVAL 3/2025/0830**

at

Greenbanks Farm, Green Lane, Grindleton, BB7 4QJ

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1.0 INTRODUCTION

1.1 Planning permission was granted by Ribble Valley Borough Council on 24 April 2026 under application reference 3/2025/0830 for the erection of one steel portal frame agricultural building for the housing of livestock and storage of manure, and the extension of the existing hardstanding area within the pre-existing farmyard, at Greenbanks Farm, Green Lane, Grindleton Road, Grindleton, BB7 4QJ.

1.2 Ten conditions are attached to the permission. Of these, Conditions 7, 8 and 10 require the submission and approval of further details before development may commence, or before the building may be brought into first use. This application seeks to discharge those three conditions in full.

1.3 The remaining conditions (1–6 and 9) are either time-limited, self-executing, or tied to details already submitted and approved with the application – including the Arboricultural Impact Assessment dated 11 December 2025 secured by Condition 9 – and are not considered to require a separate discharge of conditions submission at this stage. Condition 5 (external lighting) likewise requires no action unless and until external lighting is proposed, at which point a separate application for approval of details would be required. These matters are noted for completeness and are not addressed further within this submission.

2.0 PLANNING CONDITIONS TO BE DISCHARGED

2.1 Condition 7 – Surface Water Sustainable Drainage Strategy

No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage and principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

2.1.1 A detailed surface water drainage strategy has been prepared by Flood Flow Ltd (Consulting Civil and Structural Engineers), Project No. 26178, in a Drainage Statement dated 13 July 2026 (Appendix 2), to be read together with Drainage Layout Drawing No. 26178–001 (Appendix 3). The strategy has been prepared in accordance with the National Planning Policy Framework, Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and addresses each of the matters identified in the condition as follows:

- Greenfield/previously developed status: the site comprises an established agricultural farmyard; the drainage strategy has nonetheless been designed on a greenfield basis, consistent with Lead Local Flood Authority (LLFA) guidance.
- Hierarchy of drainage options: the full drainage hierarchy has been assessed. Published British Geological Survey and soil mapping identify the site as Devensian Till (Diamicton) over the Clitheroe Limestone and Hodder Mudstone Formations (Soilscape 17), indicating restricted infiltration potential; soakaway disposal has therefore been discounted at this stage. United Utilities sewer records confirm no public surface water or combined sewer serves the site (Appendix A of the Drainage Statement). Discharge to the adjacent West Clough Brook is accordingly proposed as the preferred, policy-compliant method, subject to the necessary consents, including any Land Drainage Act consent.
- Contributing area and restricted discharge rate: surface water from the new building roof and extended hardstanding will be attenuated and discharged via a Hydrobrake flow control device restricted to 3.0 l/s, equivalent to the greenfield runoff rate for the site.
- On-site surface water storage: an underground geocellular attenuation system providing approximately 50m³ of storage is proposed, sized for the 1 in 100-year storm event plus a 50% climate change allowance, with a further 10% urban creep allowance applied to the impermeable area calculation.
- Above-ground, multifunctional SuDS components: below-ground attenuation has been adopted in preference to above-ground SuDS features (swales, basins, rain gardens) owing to the operational constraints of the working farmyard, where such features would conflict with vehicle movements and livestock management; this approach is considered acceptable in this agricultural context.
- Management and maintenance: the drainage system will remain in the ownership and maintenance responsibility of the site owner, with a routine maintenance regime (Section 2.1.4 of the Drainage Statement) covering inspection of chambers and catchpits, removal of silt and debris, maintenance of the Hydrobrake and geocellular system, and inspection of the outfall to West Clough Brook.
- No surface water is proposed to discharge to the public foul sewer, directly or indirectly; there is no proposed foul drainage associated with the development.

2.1.2 The submitted drainage strategy addresses each of the matters specified in Condition 7 and demonstrates a policy-compliant, sustainable means of managing surface water from the development without increasing flood risk elsewhere. The Local Planning Authority is respectfully invited to confirm that Condition 7 may now be discharged.

2.2 Condition 8 – Manure Storage Scheme

Prior to the first use of the agricultural building hereby approved a scheme for the containment and storage of manure including liquid run-off shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use of the building and shall thereafter be retained.

Reason: Such details were not submitted with the application and are necessary to ensure the satisfactory storage of manure.

2.2.1 No details of manure storage were submitted with the original application, and Condition 8 was imposed accordingly. The building hereby approved is used for the storage of manure in the form of solid farmyard manure (FYM) only. No slurry, dirty water or other liquid waste is produced by the operation, and no liquid run-off arises from the material stored. The scheme below is put forward on that basis, with a primary means of storage within the approved building and a secondary, alternative means of storage by way of a temporary field heap, should additional or alternative storage capacity be required.

2.2.2 Nature of Manure and Liquid Run-off Position

- The manure produced is solid, straw-based FYM with a high dry matter content, generated from the housing of livestock within the approved building. Properly consolidated FYM of this type does not generate free liquid, and no liquid effluent or run-off arises from its storage.
- The condition's reference to “liquid run-off” is addressed by confirming, as a matter of fact, that none is produced by this operation. No slurry, parlour washings or other liquid wastes are generated or stored in association with the building, and no separate liquid containment infrastructure is accordingly required.

2.2.3 Primary Scheme – Storage within the Approved Building

- Manure will be stored as solid FYM within a dedicated, demarcated bay forming part of the approved agricultural building, consistent with the description of development.
- The store is fully enclosed beneath the building's roof, entirely excluding rainfall from the stored material and removing the principal mechanism by which liquid effluent would otherwise be generated at an open store.
- The building floor comprises a concrete slab constructed to current Building Regulations standards, providing an impermeable base beneath the stored manure.
- The storage bay will be demarcated by a kerb, wall or panel system of sufficient height to retain the stacked manure and to keep it segregated from areas used for livestock housing and vehicle movement.
- Manure will be removed from the store periodically and spread to land at an appropriate time of year in accordance with the Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 (“the Farming Rules for Water”).
- This scheme will be implemented prior to the first use of the building and retained thereafter, in accordance with the wording of Condition 8.

2.2.4 Secondary Option – Temporary Field Heap Storage

Should additional or alternative storage capacity be required – for example during periods of peak muck-out, building maintenance, or as a supplementary means of storage – manure may instead, or additionally, be stored as a temporary field heap on land forming part of the holding, on the following basis. The holding at Greenbanks Farm does not lie within a Nitrate Vulnerable Zone (NVZ) (confirmed by MAGIC Maps), and the same solid, low-moisture FYM described above is proposed to be stored by this method.

2.2.5 Field Heap Siting Criteria

- Any field heap will be sited no closer than 10m to any watercourse, ditch or field drain, and no closer than 50m to any spring, well or borehole used for water supply, consistent with Environment Agency guidance and the standards applied under the SSAFO Regulations.
- Heaps will not be sited on land at risk of flooding, on steeply sloping ground, or on shallow soils over fissured rock or a high water table, to minimise the risk of run-off or leaching to controlled waters.
- Heaps will be located away from field entrances, gateways and other areas of concentrated surface water flow.

2.2.6 Duration and Rotation

- No field heap will remain in the same location for more than 12 months, and a minimum interval will be observed before manure is again heaped on the same spot, in line with good agricultural practice for land outside an NVZ.
- Heaps will be sheeted or otherwise protected where practicable to shed rainfall and further reduce any residual leachate risk during storage.

2.2.7 Interim Handling within the Farmyard

- Manure will be mucked out from the building on a regular basis and transferred directly to the field heap location wherever practicable, minimising the period any material is held within the farmyard itself.
- Where short-term stacking within the farmyard is unavoidable pending removal, manure will be kept on existing hardstanding, clear of gullies and drainage channels, and for no longer than necessary. This is a transient handling stage only and does not alter the surface water drainage strategy approved under Condition 7.

2.2.8 Management, Monitoring and Records

- Manure will be removed from the field heap (or the in-building store) and spread to land at agronomically and environmentally appropriate rates and timing, in accordance with the Farming Rules for Water, which apply irrespective of NVZ status, and will not be spread within 10m of any watercourse or field drain, nor during periods of high pollution risk.
- Storage locations, dates of formation and removal, and spreading records will be retained and made available to the Local Planning Authority or Environment Agency on request.
- Any field heap will be visually monitored, particularly following heavy rainfall, and relocated or sheeted as a precaution if any sign of run-off is observed.

2.2.9 On the basis set out above, it is submitted that storage of solid FYM within the approved building, with a temporary field heap available as a secondary or supplementary means of storage where required, provides a robust and proportionate means of complying with Condition 8. No liquid run-off is produced by either method, and no separate effluent containment infrastructure is accordingly required. Should the Local Planning Authority or Environment Agency (if consulted) require additional assurance, this could be supplemented by a short, hardstanding reception area within the farmyard with drainage to a sealed sump, without altering the overall approach. Subject to the Local Planning Authority's agreement, it is submitted that Condition 8 can be satisfactorily discharged on this basis.

2.3 Condition 10 – Biodiversity Gain Plan

Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment titled “Biodiversity gain plan” dated 11/02/2026 and carried out by Joe’s Blooms.

Reason: To ensure the development delivers a net gain on site which satisfies Paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

2.3.1 A signed Biodiversity Gain Plan (Appendix 4), prepared on the Defra prescribed form, has been completed by Julie Wickington of Fieldology Works Ltd on behalf of the applicant, Mr Michael Fox, dated 19 June 2026, and is submitted for approval. The plan confirms the following:

- Metric used: the Statutory Biodiversity Metric (Small Sites Metric), calculated by Joe’s Blooms.
- Pre-development biodiversity value: 1.9079 area habitat units (no hedgerow or watercourse units recorded).
- Post-development biodiversity value: 2.7709 area habitat units.
- Net change: +0.8630 area habitat units, a 45.24% increase, delivered entirely on-site through the planting of new trees and management enhancement of the site's existing woodland habitat.
- No off-site biodiversity units or statutory biodiversity credits are required to meet the 10% net gain requirement.
- No irreplaceable habitats are affected on site, and no habitat degradation has been included within the baseline.
- A habitat management and monitoring plan is in place, securing the on-site enhancements for a minimum of 30 years, as required by the biodiversity gain condition under Schedule 7A to the Town and Country Planning Act 1990.
- The supporting biodiversity metric calculation file (Fox Gain_SSM_f5ce_metric.xlsx) has been submitted to the Local Planning Authority alongside the Biodiversity Gain Plan.

2.3.2 The submitted Biodiversity Gain Plan has been prepared in accordance with the Biodiversity Net Gain Assessment referenced in Condition 10 and demonstrates a net gain in biodiversity value that satisfies Paragraph 14(2) of Schedule 7A to the Town and Country Planning Act 1990. The Local Planning Authority is respectfully invited to confirm that Condition 10 may now be discharged.

3.0 CONCLUSION

3.1 This submission provides the information necessary to discharge Conditions 7, 8 and 10 of planning permission 3/2025/0830, comprising a policy-compliant sustainable surface water drainage strategy (Condition 7); a viable scheme for the storage of solid manure within the approved building, with a properly sited and managed field heap as a secondary option, on the basis that no liquid

run-off is produced (Condition 8); and an approved-form Biodiversity Gain Plan demonstrating on-site net gain (Condition 10).

3.2 No other conditions attached to the permission are considered to require a formal discharge of conditions application at this stage. Conditions 5 and 9 will, however, require separate attention as and when relevant, as noted at paragraph 1.3 above.

3.3 The Local Planning Authority is respectfully invited to confirm that Conditions 7, 8 and 10 may now be discharged in full.

APPENDIX 1 – DECISION NOTICE

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2025/0830

DECISION DATE: 24 April 2026

DATE RECEIVED: 12/02/2026

APPLICANT:

Mr Michael Fox
Greenbanks Farm
Green Lane
Grindleton
BB7 4QJ

AGENT:

Mr Edward Dickinson
John Pallister Chartered Surveyors
The Coach House
28-30 Duck Street
Clitheroe
BB7 1LP

DEVELOPMENT PROPOSED: Erection of one steel portal frame agricultural building for the housing of livestock and storage of manure and extension of existing hardstanding area in a pre-existing farmyard.

AT: Greenbanks Farm, Green Lane, Grindleton Road, Grindleton, BB7 4QJ.

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: -

- Location & Proposed Plans Drawing No: A102 A
- Proposed Elevations Drawing No: A103 A

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development shall be implemented as indicated on the Application Form and Proposed Elevations Drawing No: A103 A.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. The building hereby approved shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990); in conjunction with the remainder of the holding as identified in the supporting information submitted with the application.

Reason: To define the scope of the permission hereby approved and to ensure that the building is used solely for agricultural purposes connected with the functions associated with the existing holding.

5. No external lighting shall be installed on the agricultural building hereby approved or elsewhere within the site without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the area.

6. The development shall be carried out in accordance with the approved land levels indicated on Location & Proposed Plans Drawing No: A102 A and Proposed Elevations Drawing No: A103 A. No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area.

7. No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage and principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval should include, as a minimum:

- Details of whether the site is greenfield or previously developed in terms of drainage
- Assessment of the hierarchy of drainage options
- Details of the contributing area
- Restricted discharge rate
- On-site surface water storage
- Allowances for climate change and urban creep
- Above ground, multifunctional SuDS components
- Arrangements for management and maintenance

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

8. Prior to the first use of the agricultural building hereby approved a scheme for the containment and storage of manure including liquid run-off shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use of the building and shall thereafter be retained.

Reason: Such details were not submitted with the application and are necessary to ensure the satisfactory storage of manure.

9. All tree protection measures shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment dated 11 December 2025. The specified tree protection measures shall remain in place to during all site preparation / construction works.

Reason: To protect trees of landscape and visual amenity value adjacent to the site.

10. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #5 of the Notes section) and implemented in accordance with the approved details. The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment titled "Biodiversity gain plan" dated 11/02/2026 and carried out by Joe's Blooms.

Reason: To ensure the development delivers a net gain on site which satisfies Paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the local planning authority, and

(b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(b) the pre-development biodiversity value of the onsite habitat;

(c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(e) any biodiversity credits purchased for the development; and

(f) such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

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DECISION DATE: 24 April 2026

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

APPENDIX 2 – DRAINAGE STATEMENT

FLOOD FLOW LTD

Consulting Civil and
Structural Engineers



07940 523819



www.floodflow.co.uk



mail@floodflow.co.uk

Project No: 26178

Project: Greenbanks Farm, Green Lane, Grindleton, BB7 4QJ

Subject: Drainage Statement

Date: 13 July 2026



Figure 1.1 - Location Plan



1.0 GENERAL

This statement supports the planning application for the proposed development at Greenbanks Farm, Green Lane, Grindleton, BB7 4QJ. The proposed development comprises the erection of a steel portal frame agricultural building for the housing of livestock and storage of manure, together with an extension to the existing hardstanding within the established farmyard. The drainage arrangements relate solely to surface water generated by the development and have been prepared in accordance with Building Regulations, the National Planning Policy Framework (NPPF), and Ribble Valley Borough Council as their capacity as Lead Local Flood Authority (LLFA) guidance.

The drainage strategy demonstrates how surface water from the proposed development will be managed sustainably through attenuation and controlled discharge, following the drainage hierarchy set out in the Planning Practice Guidance. The design seeks to ensure that runoff from the site is discharged at an equivalent or reduced rate compared with existing conditions, with no increase in off-site flood risk.

The site at Greenbanks Farm, Green Lane, Grindleton, BB7 4QJ comprises an established agricultural farmyard and associated agricultural land. Architectural drawings and drainage layouts produced as part of this application are referenced throughout this report. The development is not located within a Critical Drainage Area. Sustainable drainage measures are proposed to ensure that surface water is managed in accordance with national policy and Lead Local Flood Authority requirements.

2.0 DRAINAGE DESIGN

2.1 Surface Water Drainage

2.1.1 Drainage Strategy

1st Choice - Discharge to Soakaway

In accordance with the drainage hierarchy set out within the Building Regulations and Planning Practice Guidance for the disposal of surface water, the initial consideration has been given to the use of soakaway drainage systems.

British Geological Survey mapping confirms that the superficial deposits beneath the site comprise Devensian Till (Diamicton), a dense glacial deposit that is typically clay-rich and associated with low permeability. The underlying bedrock geology comprises the Clitheroe Limestone Formation and Hodder Mudstone Formation (Undifferentiated). Whilst limestone can exhibit permeable characteristics where fractured, the presence of the overlying glacial till and mudstone deposits is likely to significantly restrict infiltration potential across the site.

Soil mapping identifies the site as Soilscape 17 – slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. This classification is consistent with

the mapped geological conditions and indicates generally slow infiltration rates, seasonal waterlogging and elevated surface water runoff. Consequently, ground conditions are anticipated to provide restricted and potentially poor soakage characteristics.

As a result, ground conditions at Greenbanks Farm, Green Lane, Grindleton, BB7 4QJ are currently considered unlikely to support viable soakaway systems, and infiltration is not presently proposed as the primary method of surface water disposal.

At this stage, BRE365 infiltration testing has not been undertaken; however, based on the published geological and soil mapping, infiltration potential is considered to be limited. As such, soakaway systems have not been considered feasible at this stage. Should infiltration testing be undertaken at a later stage and demonstrate suitable infiltration rates, the drainage strategy may be reviewed accordingly.

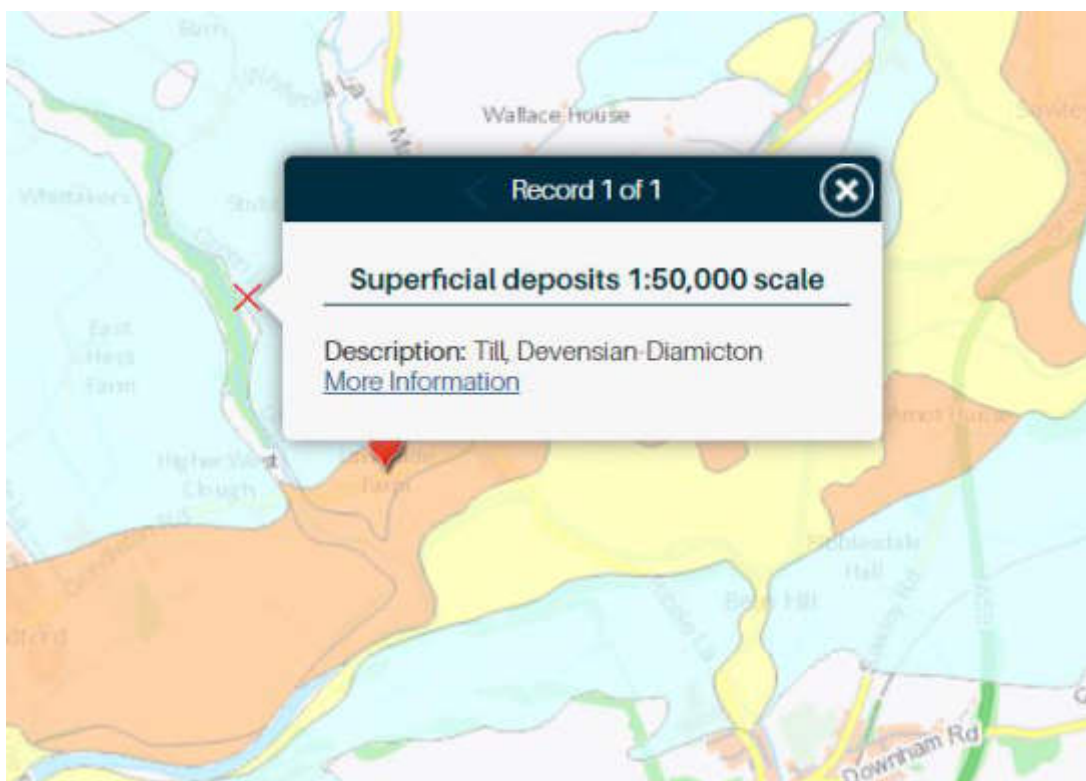


Figure 2.1 – Superficial Geology

2nd Choice - Discharge to Watercourse

West Clough Brook is located immediately to the west of the site and represents a suitable and accessible receiving watercourse for surface water runoff from the proposed development. The approved site layout indicates that the brook lies in close proximity to the proposed agricultural building and existing farmyard, allowing a gravity discharge to be achieved, subject to detailed design and confirmation of levels.

In accordance with the drainage hierarchy, discharge to West Clough Brook is considered to be the preferred method of surface water disposal following the assessment of infiltration potential. Surface water runoff from the proposed development will be attenuated on site and discharged at a controlled rate to the



watercourse, ensuring that runoff from the development does not increase flood risk elsewhere.

The feasibility of this option will be subject to the detailed design of the outfall arrangement and the necessary third-party permissions and regulatory consents, including any Land Drainage Act consent, where required. Subject to these approvals, discharge to West Clough Brook is considered to provide a sustainable and policy-compliant means of surface water disposal for the proposed development.

3rd Choice - Discharge to Surface Water Sewer

The third option in the drainage hierarchy is discharge to a public surface water sewer.

United Utilities sewer records do not identify any public surface water sewers within the vicinity of Greenbanks Farm, Green Lane, Grindleton, BB7 4QJ. As such, there is no practical opportunity to connect the proposed development to a public surface water sewer.

Accordingly, discharge to a public surface water sewer is not considered to be a viable option for the proposed development.

4th Choice - Discharge to Combined Sewer

The final option within the drainage hierarchy is discharge to a public combined sewer.

United Utilities sewer records do not identify any public combined sewers within the vicinity of the site. Consequently, there is no feasible connection point available for the proposed development.

As no public combined sewer is available within the vicinity of the site, discharge to a combined sewer is not considered to be a viable option. In any event, the preferred strategy is to discharge attenuated surface water runoff to West Clough Brook, in accordance with the drainage hierarchy and subject to the necessary consents.



Surface Water Drainage Design

As the development site has not been previously developed (greenfield), greenfield runoff rates are considered applicable. In accordance with current guidance, the discharge rate has therefore been restricted to greenfield rates. A restricted discharge rate of 3.0 l/s has been adopted to ensure effective operation of the flow control device, reducing the risk of blockage and complying with Lead Local Flood Authority and United Utilities guidance.

The proposed development comprises the erection of a steel portal frame agricultural building for the housing of livestock and storage of manure, together with an extension to the existing hardstanding within the established farmyard. In accordance with current best practice, a 10% urban creep allowance has also been incorporated into the impermeable area calculations to account for the potential future increase in paved surfaces over the lifetime of the development. Consequently, the attenuation requirements have been increased accordingly to ensure sufficient storage capacity is provided. Surface water discharge from the site will be restricted to 3.0 l/s, with any exceedance above this rate managed through on-site attenuation. This approach is consistent with the requirements for development on previously undeveloped (greenfield) land and accords with LLFA guidance for the 1 in 100-year storm event plus 50% climate change allowance.

2.1.2 Sustainable Drainage Systems (SuDS)

The proposed drainage strategy incorporates Sustainable Drainage Systems (SuDS) principles in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and the Defra Non-Statutory Technical Standards for Sustainable Drainage Systems.

Surface water runoff from the proposed agricultural building will be collected via a separate surface water drainage system and conveyed to an underground geocellular attenuation storage system. The attenuation system will provide approximately 50m³ of storage prior to discharge through a Hydrobrake flow control device, restricting discharge to 3.0 litres per second before discharging to West Clough Brook.

The proposed attenuation system provides the primary SuDS component for the development by reducing peak runoff rates and providing temporary storage during storm events. The use of below-ground attenuation has been selected due to the operational requirements of the existing agricultural yard, where above-ground SuDS features such as swales, detention basins or rain gardens would conflict with farm operations, vehicle movements and livestock management.

The proposed drainage strategy therefore provides a sustainable means of managing surface water whilst ensuring that runoff from the development does not increase flood risk elsewhere.

2.1.4 Management and Maintenance

The proposed surface water drainage system will remain under the ownership and responsibility of the site owner and will be maintained for the lifetime of the development.

Routine maintenance shall include:

- Inspection of all inspection chambers and catchpits every six months and following significant storm events.
- Removal of accumulated silt, debris and vegetation from chambers and pipework as required.
- Inspection and maintenance of the Hydrobrake flow control device in accordance with the manufacturer's recommendations.
- Inspection of the geocellular attenuation system via the inspection chambers, with jetting undertaken where necessary to maintain hydraulic performance.
- Regular inspection of the outfall to West Clough Brook to ensure it remains free from blockage, erosion and excessive vegetation growth.
- Any damaged drainage components shall be repaired or replaced as necessary to ensure the drainage system continues to operate as designed.

These maintenance activities will ensure the drainage system continues to provide the required level of flood protection throughout the operational life of the development.

2.1.3 Climate Change

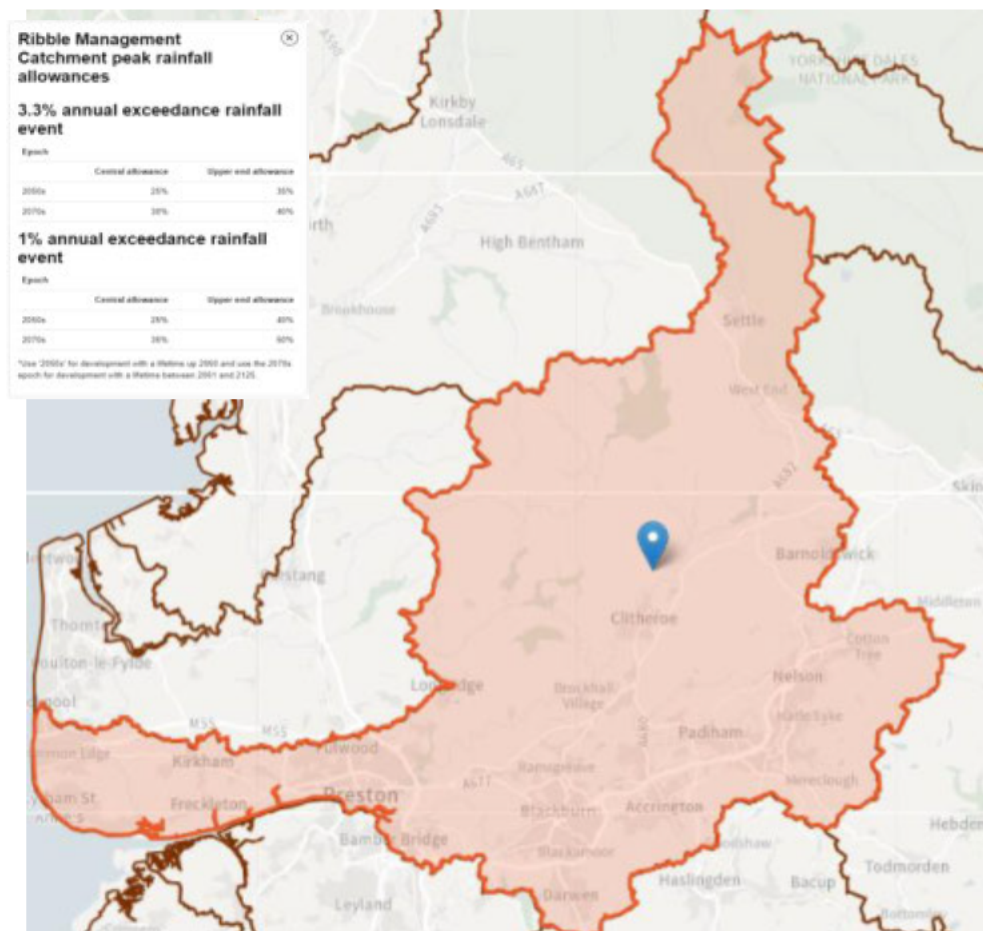


Figure 5 – Climate Change

The design criteria for network modelling to be used for the site is:

- 1 in 30 year no surcharging of the surface water network.
- 1 in 100 year (+ 50% climate change, see Figure 5 above) will be contained within the attenuation, and the volume has been indicated for the development site.
- The roof water from the proposed development will be directed into the on-site attenuation system.
- A bypass separator upstream of the proposed attenuation structure is not considered a requirement due to the limited number of parking bays for the proposed development.

2.2 Foul Drainage

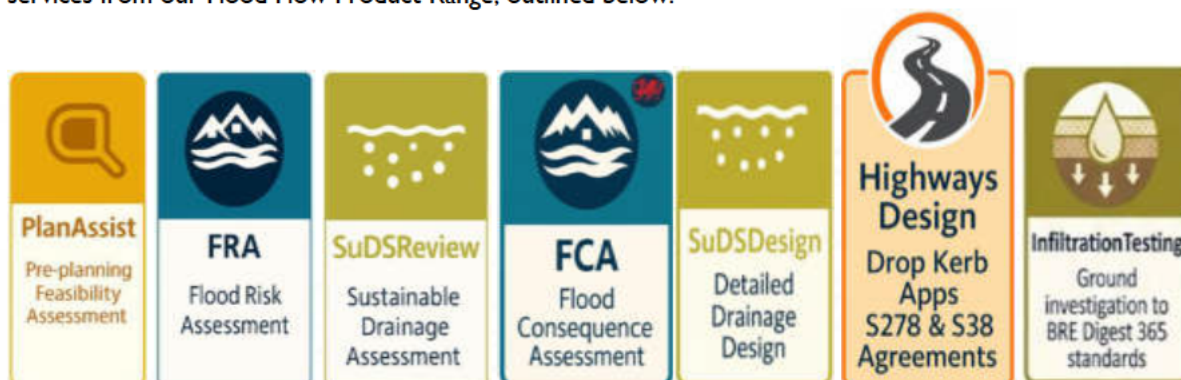
There is no proposed foul drainage for the proposed development.

Appendices

- Appendix A – Public Sewer Records
- Appendix B - Flood Flow Drawing Number 26178.001 – Drainage Layout.
- Appendix C – Attenuation Calculations

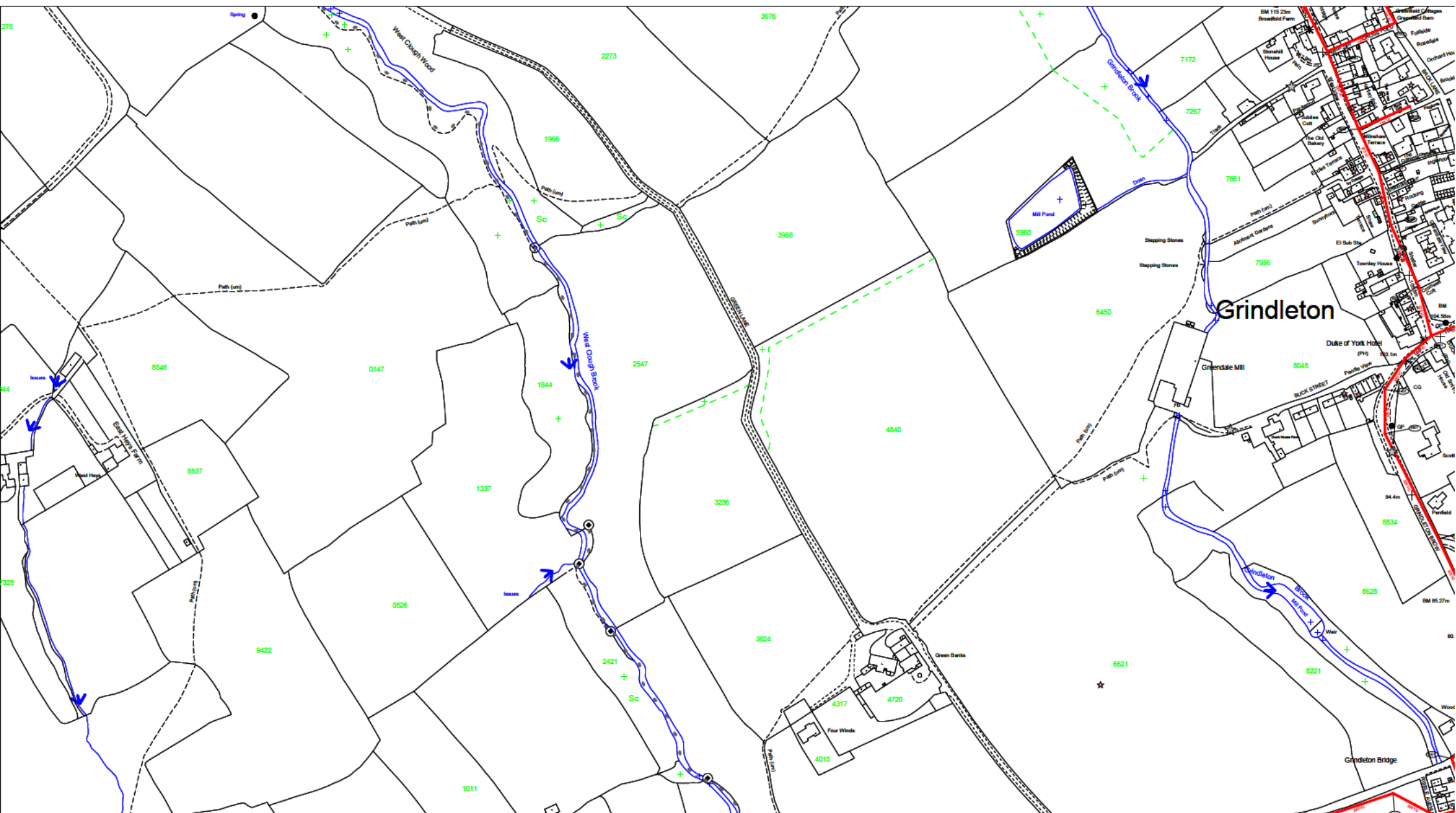
Flood Flow Product Range

We also offer a wider range of supporting reports and assessments. Please get in touch if you require additional services from our Flood Flow Product Range, outlined below.



APPENDIX A





APPENDIX B



APPENDIX C



Greenbanks Farm, Green Lane, Grindleton, BB7 4QJ

Attenuation Calculations

Quick Storage Estimate

Micro Drainage

Variables

FSR Rainfall

Return Period (years) 100

Region England and Wales

Map M5-60 (mm) 19.000

Ratio R 0.300

Cv (Summer) 0.750

Cv (Winter) 0.840

Impermeable Area (ha) 0.082

Maximum Allowable Discharge (l/s) 3.0

Infiltration Coefficient (m/hr) 0.00000

Safety Factor 1.0

Climate Change (%) 50

Analyse OK Cancel Help

Enter Infiltration Coefficient between 0.00000 and 100000.00000

Quick Storage Estimate

Micro Drainage

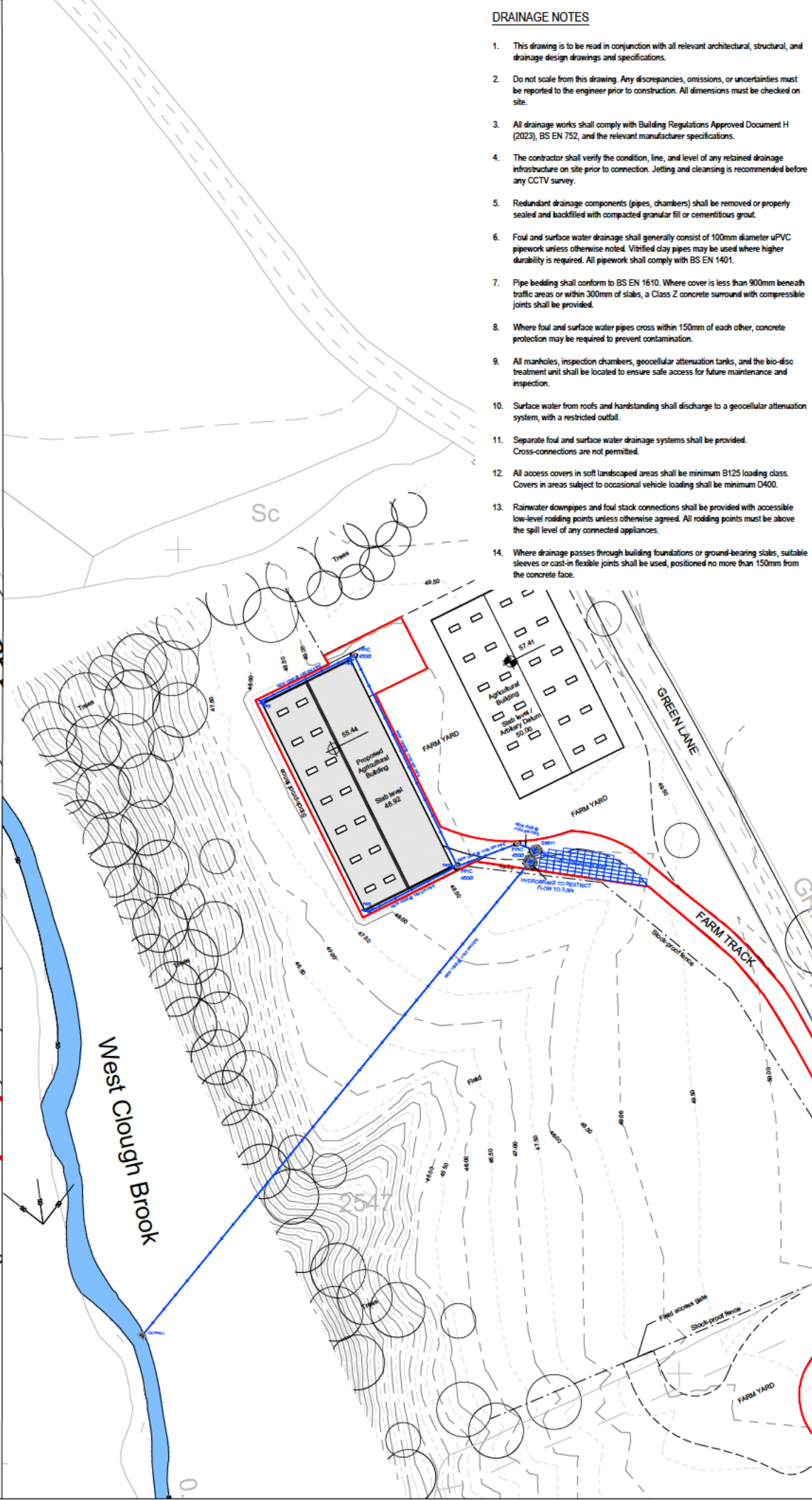
Results

Global Variables require approximate storage of 50 m³.

Analyse OK Cancel Help

Enter Infiltration Coefficient between 0.00000 and 100000.00000

APPENDIX 3 – DRAINAGE LAYOUT (DWG NO. 26178–001)



DRAINAGE NOTES

1. This drawing is to be read in conjunction with all relevant architectural, structural, and drainage design drawings and specifications.
2. Do not scale from this drawing. Any discrepancies, omissions, or uncertainties must be reported to the engineer prior to construction. All dimensions must be checked on site.
3. All drainage works shall comply with Building Regulations Approved Document H (2023), BS EN 752, and the relevant manufacturer specifications.
4. The contractor shall verify the condition, line, and level of any retained drainage infrastructure on site prior to connection. Jetting and cleansing is recommended before any CCTV survey.
5. Redundant drainage components (pipes, chambers) shall be removed or properly sealed and backfilled with compacted granular fill or cementitious grout.
6. Foul and surface water drainage shall generally consist of 100mm diameter uPVC pipework unless otherwise noted. Verified clay pipes may be used where higher durability is required. All pipework shall comply with BS EN 1401.
7. Pipe bedding shall conform to BS EN 1610. Where cover is less than 900mm beneath traffic areas or within 300mm of slabs, a Class Z concrete surround with compressible joints shall be provided.
8. Where foul and surface water pipes cross within 150mm of each other, concrete protection may be required to prevent contamination.
9. All manholes, inspection chambers, geocellular attenuation tanks, and the bio-dig treatment unit shall be located to ensure safe access for future maintenance and inspection.
10. Surface water from roofs and hardstanding shall discharge to a geocellular attenuation system, with a restricted outfall.
11. Separate foul and surface water drainage systems shall be provided. Cross-connections are not permitted.
12. All access covers in soft landscaped areas shall be minimum B125 loading class. Covers in areas subject to occasional vehicle loading shall be minimum D400.
13. Rainwater downpipes and foul stack connections shall be provided with accessible low-level rodding points unless otherwise agreed. All rodding points must be above the spill level of any connected appliances.
14. Where drainage passes through building foundations or ground-bearing slabs, suitable sleeves or cast-in flexible joints shall be used, positioned no more than 150mm from the concrete face.

LEGEND

- SITE BOUNDARY
- SMH SURFACE WATER MANHOLE
- SURFACE WATER PIPE
- PPIC POLYPROPYLENE INSPECTION CHAMBER - SW
- PPIC POLYPROPYLENE INSPECTION CHAMBER - FW
- FMH FOUL WATER MANHOLE
- FOUL WATER PIPE
- CMH COMBINED WATER MANHOLE
- COMBINED WATER PIPE
- EXSMH EX SURFACE WATER MANHOLE
- EX SURFACE WATER PIPE
- EXFMH EX FOUL WATER MANHOLE
- EX FOUL WATER PIPE
- EXMH EX COMBINED SEWER MANHOLE
- EX COMBINED SEWER PIPE
- ATTENUATION CRATES

RESIDUAL RISKS

REV	DESCRIPTION	CHANG	APPROVED	DATE

STATUS

PLANNING

FLOOD FLOW LTD

CONSULTING CIVIL AND STRUCTURAL ENGINEERS
TEL: 07940523819
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EMAIL: mail@floodflow.co.uk

Client

Project
Proposed Development off
Greenbanks Farm, Green Lane,
Grindleton, BB7 4QJ

Title
Drainage Layout

Drawn	SJJ	Checked	JJ	Drawing number	26178-001	-
Date	09/07/28	Date	09/07/28			
Scale	1:200 / 500		A1			

APPENDIX 4 – BIODIVERSITY GAIN PLAN



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

11/02/2026

1.2 Planning application reference number

3/2025/0830

1.3 Local planning authority (LPA)

Ribble Valley Borough Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

SD 75246 45555

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Agricultural building to house cattle.

2. Developer details

2.1 Applicant name

Mr Michael Fox

2.2 Company name

Greenbanks Farm, Green Lane, Grindleton BB7 4QJ

2.3 Address

Greenbanks Farm, Green Lane, Grindleton BB7 4QJ

2.4 Email address

[REDACTED]

2.5 Telephone number

[REDACTED]

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

[REDACTED]

2.8 Date

19.06.26

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Julie Wickington

3.2 Company name

Fieldology Works Ltd

3.3 Address

St Peters House, Silverwell Street, Bolton, England BL1
1PP

3.4 Email address

[REDACTED]

3.5 Telephone number

[REDACTED]

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

[REDACTED]

3.8 Date

19.06.26

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- ☒ Yes
☐ No

4.2 If no, what earlier date did you agree with the LPA?

N/A

4.3 How have you met the guidance on 'what counts towards your BNG'?

Find out what you can count towards a development's BNG

Referring to the link above: The habitats onsite are calculated 'in full' for the BNG requirements.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

A thorough BNG Baseline Assessment to assess UKHab definition and condition and production of proposals to minimise impacts on habitats. No irreplaceable habitats on site (Note Joe Blooms Metric used for BNG Calculation). The proposal is to plant trees to enhance the woodland as well as managing the current woodland to enhance the habitat.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☐ Yes
☒ No

4.6 How will you achieve the target net gain percentage?

- ☒ On-site
☐ Off-site
☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

Find out what counts as a significant on-site enhancement.

- ☒ Yes
☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

10. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #5 of the Notes section) and implemented in accordance with the approved details. The Biodiversity Gain Plan shall be prepared in accordance with the submitted

Biodiversity Net Gain Assessment titled "Biodiversity gain plan" dated 11/02/2026 and carried out by Joe's Blooms.

Reason: To ensure the development delivers a net gain on site which satisfies Paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

None

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

4.12 Do you have a habitat management and monitoring plan?

☒ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

Fox Gain_SSM_f5ce_metric.xlsx

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

N/A – Small Site Metric Used

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

See BGP Files Annex in Map's Report

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

See BGP Files Annex in Map's Report

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

N/A

Reference number

N/A

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

03.02.26

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

Seasonal constraints

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

1.9079

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

2.7709

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.8630

Area habitat biodiversity units % change

45.24

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

N/A

7.2 Biodiversity gain site register reference number

N/A

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

N/A

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

N/A

High

N/A

Medium

Yes

Low

Yes

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

- ☐ Yes
☒ No