

From: James Forrington
To: [Mike Stone](#)
Subject: FW: 3/2014/0815 - Land North of Riddings Lane Whalley
Date: 19 April 2018 15:55:04
Attachments: [FW 320140815 - Land North of Riddings Lane Whalley.msg](#)
Importance: High

Mike

As discussed I attach the correspondence addressing in full, the elements of the drainage and also containing (below) the consultees confirmation that they are happy to discharge the condition.

The Ribble Valley planning officer was required to upload the relevant documents to the planning system and I have a suspicion that this is where the process may have broken down but clearly the attached information and e-mail trail below absolutely clarifies that cond 4 should have been discharged by the council some years ago.

Regards

James Forrington
Engineering Manager



01925 846700
DDI: 01925846705
Mob: 07809757335

Bellway Homes Limited (Manchester)

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Birchwood
Warrington
Cheshire
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From: James Forrington
Sent: 29 January 2015 11:53
To: Jackson, James <james.jackson@environment-agency.gov.uk>;
Stephen.Kilmartin@ribblevalley.gov.uk
Cc: Phil Mccathie <Phil.Mccathie@bellway.co.uk>; Martin Parry (martin@astlepd.co.uk)
<martin@astlepd.co.uk>; planning@ribblevalley.gov.uk
Subject: RE: 3/2014/0815 - Land North of Riddings Lane Whalley

Importance: High

James

Thank you very much for confirming matters so promptly.

Stephen

Please note the e-mail (below) from James Jackson at the Environment Agency confirming that he is happy to discharge condition 4 of the above titled application. I have attached my e-mail to him which contains all the information previously issued to Sarah Westwood to discharge this condition. As requested by James please can you ensure that you upload all the information previously submitted onto your website/portal to enable him to formally discharge the condition.

Should there be any issues please do not hesitate to contact myself.

Kind Regards

James Forrington

Divisional Engineer

Bellway Homes Limited (Manchester Division)

| direct 01925 882 905 | m 07809 757 335 |

| The Genesis Centre | Birchwood | Warrington | WA3 7BH |

From: Jackson, James [<mailto:james.jackson@environment-agency.gov.uk>]

Sent: 29 January 2015 11:03

To: James Forrington

Subject: RE: 3/2014/0815 - Land North of Riddings Lane Whalley

James

After considering the additional information I will be able to discharge the Condition. Please arrange for the additional information to be uploaded onto RVBC planning website. Once this happens it will come through to me to discharge.

Kind regards

James Jackson

Partnerships & Strategic Overview

Flood and Coastal Risk Management

Environment Agency

Cumbria and Lancashire (Lutra House, Preston)

✉ PO Box 519, South Preston, PR5 8GD

☎ (01772) 714134

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💻 james.jackson@environment-agency.gov.uk

http://intranet.ea.gov/static/images/Organisation/Email_signature_image.jpg



cid:image001.gif@01CFE46C.295215C0



Have your say on the draft updates to the river basin management plans and the draft flood risk management plans

www.gov.uk/government/consultations/update-to-the-draft-river-basin-management-plans
www.gov.uk/government/consultations/draft-flood-risk-management-plans

From: James Forrington [<mailto:James.Forrington@bellway.co.uk>]

Sent: 27 January 2015 11:16

To: Jackson, James

Cc: Martin Parry (martin@astlepd.co.uk); Phil Mccathie

Subject: FW: 3/2014/0815 - Land North of Riddings Lane Whalley

Importance: High

James

Further to the recent e-mail from Ribble Valley (attached) and the EA comments therein, please find attached the following items of information (which appear to have been omitted from Ribble Valley's latest consultation with yourselves) which were submitted to the Planner via the e-mail below on 24.11.14 :-

- Letter from Lees Roxburgh (Consulting Engineers) dated 21.11.14, providing all justification for our proposed drainage strategy.
- Drainage calculations for Q-Bar run off and SW discharge calculations.
- Preliminary Drainage & Levels Layout Rev D.
- Peer review letter from E3P dated 18.11.14 giving clarification on the underlying ground conditions and it's unsuitability for infiltration / permeable drainage strategies.
- E-mail from United Utilities confirming there acceptance to the FW and SW discharge points into their existing drainage network along with confirmation that the proposed drainage systems are generally acceptable for adoption by them.

I trust that this is satisfactory and will enable you to discharge the outstanding condition attached to the current outline approval for the site. In addition can you also ensure that no similar conditions are imposed onto the Reserved Matters application for the site that we currently have running with Ribble Valley.

Should there be any problems please do not hesitate to contact myself.

Kind Regards

James Forrington

Divisional Engineer

Bellway Homes Limited (Manchester Division)

| [direct 01925 882 905](tel:01925882905) | [m 07809 757 335](tel:07809757335) |

| The Genesis Centre | Birchwood | Warrington | WA3 7BH |

From: Martin Parry [<mailto:martin@astlepd.co.uk>]

Sent: 24 November 2014 15:09

To: 'Sarah Westwood'

Cc: James Forrington; Phil Mccathie

Subject: RE: 3/2014/0815 - Land North of Riddings Lane Whalley

Hi Sarah,

I hope your well, please find attached responses to consultation responses to date.

I have left a message for Stephen to give me a call about any design comments.

Do you have an idea of timescales for the decision notice as we are creeping up to the 13 week determination period?

Kind Regards

Martin Parry BSc(hons)MA
Urban Designer

Tel: 01829 752 745

E-mail: info@astlepd.co.uk

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From: Sarah Westwood [<mailto:Sarah.Westwood@ribblevalley.gov.uk>]

Sent: 06 November 2014 15:19

To: Martin Parry

Cc: Stuart Gray; john.barnes@bellway.co.uk; Phil.Mccathie@bellway.co.uk

Subject: RE: 3/2014/0815 - Land North of Riddings Lane Whalley

Martin

Please find attached the responses I have had to date. Now clearly I will need to see how these comments fit with the actual type of application this is as some refer to discharge of conditions and the LCC education is associated with a financial contribution. As this is a RM application I need to revisit the original legal agreement and see how this fits with what was agreed then.

I have asked our urban design planner to look at the details of the scheme and he has promised comments within the next week.

I am out of the office tomorrow and will need to spend much of next week on appeal statements

but will move this forward after then.

In terms of number of objections required in order for this to have to go to committee for determination I need letters from 10 or more separate addresses.

In terms of a draft decision notice to be honest that is a little way off yet. If there is anything I need further clarification on I will be in touch.

Regards

Sarah

Sarah Westwood BA (Hons) MA MRTPI

Senior Planning Officer

Ribble Valley Borough Council, Church Walk, Clitheroe BB7 2RA

Direct Dial : 01200 414516

Email : sarah.westwood@ribblevalley.gov.uk

From: Martin Parry [<mailto:martin@astlepd.co.uk>]

Sent: 31 October 2014 08:21

To: Sarah Westwood

Cc: 'Stuart Gray'; john.barnes@bellway.co.uk; Phil.Mccathie@bellway.co.uk

Subject: 3/2014/0815 - Land North of Riddings Lane Whalley

Good morning Sarah,

Good to speak to you yesterday, I thought I would email you with a few queries if you don't mind.

I'm very pleased that we are on course for a delegated decision on the above site, at what point will this be

confirmed as the definitive method of determination? Could you please confirm how many objections would

tip the balance in terms of the determination method and is there a deadline for receipt of these?

As you confirmed yesterday you would be looking at determining the application close to the 13 week target due

to your workload commitments. As you can imagine my client is extremely keen to get on site and start building

out this project so is it at all possible to fast track a decision in this case?

You mentioned that you had received statutory consultation responses to date but nothing that needs addressing.

Would it be possible to send these over please so we can start to understand what you have received and what's

outstanding. If there is absolutely anything you wish to clarify or discuss I can come over and discuss.

Sorry one last point, when do you think you will be able to present a draft decision notice?

Kind Regards

Martin Parry BSc(hons)MA
Urban Designer

Tel: 01829 752 745

E-mail: info@astlepd.co.uk

Web: www.astlepd.co.uk

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