



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

See site location plan Ref: 20126_00

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode

SK8 5BL

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mrs

First name

Gemma

Surname

Newall

Company name

PWA Planning

Address line 1

2 Lockside Office Park

Address line 2

Lockside Road

Address line 3

Town/city

Preston

Country

Postcode

PR2 2YS

Primary number

Secondary number

Fax number

Email

4. Development Description

Please indicate all those reserved matters for which approval is being sought

☐ Access

☒ Appearance

☒ Landscaping

☒ Layout

☒ Scale

Please provide a description of the approved development as shown on the decision letter

The demolition of 74 Higher Road and construction of up to 123 dwellings on land to the rear of Higher Road, Longridge, PR3 3SY including details of access.

Reference number

3/2016/1082

Date of decision (date must be pre-application submission)

22/05/2018

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

4. Development Description

The reserved matters application seeks to obtain approval for the outstanding information pertaining to appearance, landscaping, layout and scale. This application also provides information in accordance with conditions 1, 3, 4, 7, 8, 9, 10 and 11.

Has the work already started?

☐ Yes ☒ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

N/A

Please list all drawing numbers submitted with this application for approval

20126_00Site Location Plan
20126_01_P1Proposed Site Layout
20126_02Illustrative Site Layout
20126_03Boundary Treatment layout
20126_04Boundary Treatment Details
20126_05Illustrative Street Scenes
20126_06Illustrative Site Sections
20126_07Affordable Housing Location Plan
20126_08Waste Management Plan
20126_DJS_01Design Justification Statement
220-248Proposed Surface Water Network detail
220-248Existing Greenfield Runoff Details
HIG-AJP-ZZ-00-DR-C-1400-P04 Outline Finished Levels Plan
HIG-AJP-XX-RP-C-3000-P01 Maintenance Strategy Report
HIG-AJP-ZZ-00-DR-C-1000-P02 Drainage layout
HIG-AJP-ZZ-00-DR-C-1040-P01 Surface Water Catchment Plan
HIG-AJP-ZZ-00-DR-C-1070-P01 Suds Basin Details 1 of 2
HIG-AJP-ZZ-00-DR-C-1071-P01 Suds Basin Details 2 of 2
P21-1399_001A Plot Landscape detail 1 of 3
P21-1399_002A Plot Landscape detail 2 of 3
P21-1399_003A Plot Landscape detail 3 of 3
P21-1399_004B POS and Play Area Plan
P21-1399_005 Ecological Mitigation Plan
S2002-01-03-001Delivery Timescales Strategy

House Types:

20126_HT_01_Type AType A – Floor Plans and Elevations (Affordable)
20126_HT_02_Type BType B – Floor Plans and Elevations (Open Sale)
20126_HT_03_Type CType C – Floor Plans and Elevations (Affordable)
20126_HT_04_Type DType D – Floor Plans and Elevations (Affordable)
20126_HT_05_Type E / FType E / F – Floor Plans and Elevations (Affordable)
20126_HT_06_Type GType G – Floor Plans and Elevations (Affordable)
20126_HT_07_Type H1Type H1 – Floor Plans and Elevations (Affordable)
20126_HT_08_Type H2Type H2 – Floor Plans and Elevations (Affordable)
20126_HT_09_Type JType J – Floor Plans and Elevations (Open Sale)
20126_HT_10_Type JType J – Floor Plans and Elevations (Affordable)
20126_HT_11_Type KType K – Floor Plans and Elevations (Open Sale)
20126_HT_12_Type LType L – Floor Plans and Elevations (Open Sale – Split Level)

If applicable, please state the reasons for any changes to the original drawings

N/A

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff

8. Authority Employee/Member

- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

20/05/2021