

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2021/1134

**DECISION DATE:** 03/04/2023

**DATE RECEIVED:** 24/11/2021

**APPLICANT:**

BDW Trading Ltd  
C/o Agent

**AGENT:**

Mr Jordan Clark  
Barton Willmore  
Tower 12  
Bridge Street  
Spinningfields  
Manchester  
M3 3BZ

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**DEVELOPMENT** Development of 47 no. homes including affordable housing and housing for the  
**PROPOSED:** elderly

**AT:** Land east of Chipping Lane Longridge

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 Plan 459LP06 received 1/4/22

Affordable Housing Layout 459-AF06 Rev A received 1/4/22

Alderney (Det) BALD 5BRD MS07

Alderney (Det) BALD 5SRD MS08

Belmont End HBC2 1STE/02

Boundary Layout 459-BT06 Rev B received 1/4/22

Brandon (End) BBRN 00CE

Brandon (Mid) BBRN 5BRI

Brandon (Mid) BBRN 00CI

Denby (Det-Gable) BDBY 56CD MS03

Denby (Det-Gable) BDBY 5BRD MS00

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Denford Classic (End) BDNF 00CE  
Denford Classic (Mid) BDNF 00CI  
Denford (End) BDNF 5BRE  
Denford (Midi) BDNF 5BRI  
Ellerton Brick Render (Mid) BLLE 5BRI MS04  
Ellerton (End - Gable) BLLE 5BRE MS04  
Ellerton Stone (End - Gable) BLLE 5SRE MS04  
Kingsville (End) BKIS 5BRE MS00  
Kingsville (End) BKIS 00CE  
Kingsville (Mid) BKIS 5BRI MS00  
Moresby Classic (Det) BMMS 00CD  
Moresby (Det) BMMS 5BRD MS08  
Moresby (End) BMMS 5BRE MS07  
Moresby (End) BMMS 5SRE MS08  
Windermere BWIE 56CD MS05  
Planning Layout 459-PL06 Rev B received 1/4/22  
Planting Plan (Sheets 1-6) 11319/P74 Rev C  
Garage drawing plans 2010/DET/C/135 and 2010/DET/CS/01  
Bird and Bat Box Plan 11319/P08a received 1/4/22  
Materials Layout Plan 459ML06 B received 1/4/22  
Refuse Strategy Layout Plan 459 RS06 Revision B received 1/4/22  
Hard landscaping Layout 459HL06 Revision B received 1/4/22  
Storey Heights Layout Plan 459SH06 Revision B received 1/4/22

REASON: For the avoidance of doubt and so the Local Planning Authority can be satisfied with the detail.

3. The internal estate roads shall be constructed in accordance with LCC specification for estate roads and to at least base course level prior to first occupation of any dwelling,

REASON: In the interests of highway safety.

4. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material, save where ground conditions mean this is not possible in which case driveways steeper than 1:20 will need an 'aco' type channel drain along the edge of the highway to capture the surface water, and made available for use. Thereafter the driveways and parking areas shall be maintained for that purpose for as long as the development is occupied.

REASON: To prevent surface water run-off onto the highway in the interests of highway safety.

5. Prior to first occupation each dwelling shall have a secure cycle store at a ratio of 1 cycle space per bedroom details of which shall have been provided to and approved in writing by the local planning authority.

The approved cycle stores shall be retained in perpetuity.

REASON: In the interests of supporting sustainable travel.

6. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

7. This permission shall relate to the proposed locations and specifications for bird and bat boxes submitted 1 April 2022 (Drawing 11319/P08a). The bird and bat boxes shall be installed before first occupation of each dwelling.

REASON: For the avoidance of doubt as the application was subject to revisions and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species.

8. Prior to the occupation of each dwelling and notwithstanding the proposed Refuse Strategy Layout 459-RS06 Rev B, revised details including plans for those dwellings located on the block paved private driveway, shall be submitted to and approved in writing by the local planning authority which show (i) areas of hardstanding for receptacles to be left on refuse collection days and (ii) details of the management arrangements to ensure receptacle collection points are left free of receptacles on non-collection days.

REASON: To avoid receptacles being left on the footways.

9. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

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

P.T.O.

10. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene and limits parking upon the highway.

11. Notwithstanding the submitted details, precise specifications including drawings of proposed detached garages shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved detached garages shall be implemented within the development in strict accordance with the approved details.

REASON: In the interests of highway safety.

12. No development shall commence in any phase 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 sitespecific flood risk assessment and indicative surface water sustainable drainage strategy submitted and sustainable drainage 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 shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
- i. 100% (1 in 1-year) annual exceedance probability event;
  - ii. 3.3% (1 in 30-year) annual exceedance probability event
  - iii. 1% (1 in 100-year) annual exceedance probability event + 30% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
  - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all proposed surface water drainage systems up to and including the final outfall;
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;

- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
- d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

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 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

13. No development shall commence (including any earthworks) until details of the means of ensuring the water main/s that is/are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall include a survey of the exact location of the water main/s and outline the potential impacts on the water main/s from construction activities and the impacts post completion of the development and identify mitigation measures to protect and prevent any damage to the water mains both during construction and post completion of the development. The details shall include a pre and post construction condition survey. Any mitigation measures shall be implemented in full in accordance with the approved details.

REASON: In the interest of public health and to ensure protection of the public water supply.

14. Notwithstanding the submitted information and before the commencement of development, full details of both hard and soft landscaping works shall have been submitted to and approved by the LPA in writing. For the avoidance of doubt the submitted details shall include:
- i) planting details (including species, numbers, planting distances/densities and plant sizes);
  - ii) surfacing including full details of the colour, form and texture of all hard landscaping (ground surfacing materials);
  - iii) street furniture;
  - iv) boundary treatments;

P.T.O.

v) a programme for the implementation of the landscaping works including all boundary treatments.

The development shall be implemented in accordance with the approved details.

REASON: In order to ensure a development which is sympathetic to the character and appearance of the area.

15. Prior to the commencement of the development details of the proposed finished floor levels, ridge and eaves heights of the buildings hereby approved shall have been submitted to and approved in writing by the local planning authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

REASON: In order to protect residential amenity and ensure a development which is sympathetic to the character and appearance of the area.

16. The development hereby permitted shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (22<sup>nd</sup> November 2021 / HYD371\_Chipping.Lane\_FRA&DMS Version 2 / Betts Hydro).

The measures shall be fully implemented prior to occupation of any dwelling or in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

17. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include for each phase, as a minimum:

- P) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

P.T.O.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

18. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

19. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail

P.T.O.



any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

**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. United Utilities advise that it is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.
5. The Lancashire Fire and Rescue Service has provided advice for access for fire appliances and water supplies (firefighting). Recommendations are made to make the applicant aware of conditions which will have to be satisfied on a subsequent Building Regulation application. Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.
6. Consent must be obtained before starting any works on site. It cannot be issued retrospectively.  
Sites may be inspected prior to the issuing of consent.  
Unconsented works within the Highway or Sustainable Drainage System may prevent adoption.  
Applications to culvert an existing open ordinary watercourse will generally be refused.  
Enforcement action may be taken against unconsented work.
7. For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.

You should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here:

<https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>

8. The decision notice should be read in conjunction with the Section 106 Agreement signed and dated 03/04/2023.

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

## Notes

### Right of Appeal

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.
- If this is a decision to refuse planning permission, or approve with conditions, a householder 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 to refuse planning permission, or approve with conditions, 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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. 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. 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. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

### Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the

**APPLICATION NO. 3/2021/1134**

**DECISION DATE: 03/04/2023**

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county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.