


Our Ref: 04C201336/RS/JS/LS

LPA App Ref: 3/2022/0317

10 June 2026

Lyndsey Hayes  
Ribble Valley Borough Council  
Council Offices,  
Church Walk,  
Clitheroe  
BB7 2RA

Submitted via email only: 

Dear Lyndsey,

**SUBMISSION OF A RESERVED MATTERS PLANNING APPLICATION FOR PHASE 5 AND PHASE 6 (REF: 3/2022/0317) AT LAND AT HIGHER STANDEN FARM AND PART LITTLEMOOR FARM CLITHEROE**

On behalf of our client Taylor Wimpey Manchester ('the Applicant') we are pleased to submit an update to the existing reserved matters planning application under application reference 3/2022/0317, which proposes the following development on Land at Higher Standen Farm, and Part Littlemoor Farm Clitheroe ('the site'). The updated description of development for this reserved matters application is as follows:

*"Reserved Matters application in respect of Phase 5 and 6 to include access, appearance, landscaping, layout and scale with respect to 230 dwellings following outline approval 3/2015/0895."*

Enclosed with this covering letter are a series of drawings and technical reports, which are submitted as part of the planning application, and supersedes current documents which were last submitted in 2025. This is in line with what has been agreed through pre-submission discussions with Ribble Valley Borough Council ('the Council'). In addition, to illustrate the key design alterations which have come about from discussions with Officers, a Design Evolution document has been submitted which clearly identifies the changes to the proposed site layout. These include:

- Reduction in total dwelling numbers from 265 to 230;
- The development north of the spine road now faces it to provide an active frontage The dwellings which front the southern side of the spine road are now accessed via private drives, this reduces the number of vehicular accessways crossing the 3m pedestrian / cycle way.
- The turning facility marked (right) has moved south, away from the retained trees to ensure that it is clear of a root protection area.

- The access road marked (right) has been removed, limiting the overall amount of hardstanding while retaining the frontage over the adjacent buffer zones.
- Footway connectivity through areas of public open space have been reworked so that the pedestrian decants onto public accessways, forming logical routes throughout the site.

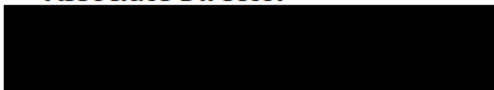
Since the previous submission in 2025 there have been no changes to the adopted Development Plan and National Planning Policy Framework and therefore the proposals full accord with the relevant design policies contained in the Ribble Valley Core Strategy (adopted 2014). The proposals also remain fully in accordance with the outline planning permission (ref: 3/2015/0895) and seek to deliver on the benefits and ensure a high quality residential development with public realm and diverse range of housing to meet the needs of local residents.

We trust that this is satisfactory for the Council to proceed with formal re-consultation, and to determine the application at earliest opportunity once the revised scheme is considered acceptable. If you wish to discuss further on the application resubmission, please do not hesitate to get in contact.

Yours sincerely,



**Joseph Smith**  
**Associate Director**



**For and on behalf of Avison Young**

**Enc. Submission Schedule**

## Submission Schedule

Document	Current Reference / Date TO SUPERSEDE	New Reference / Date	Consultant / Responsibility
Covering Letter	March 2022	June 2026	Avison Young
<b>Plans &amp; Drawings</b>			
<b>Architectural Plans</b>			
Site Location Plan	TW/HSF/LP/5&6/01, Rev G	No change	Baldwins
Site Layout	TW/HSF/SL/01, Rev Q	TW_HSF_CSL_01 Rev J	Baldwins
Composite Colour Site Layout	TW/HSF/CSL/01, Rev E	TW_HSF_CSL_01 Rev G	Baldwins
Adoptable Highways Plan	TW/HSF/AHP/01, Rev E	TW_HSF_AHP_01 Rev J	Baldwins
Boundary Treatment Details	TW/HSF/BTD/01	No change	Baldwins
Boundary Treatments Plan Phase 5	TW/HSF/BTP/01, Rev D	Delete	Baldwins
Boundary Treatments Plan Phase 6	TW/HSF/BTP/02, Rev E	Delete	Baldwins
Boundary Treatments Plan		TW_HSF_BTP_03 Rev A	Baldwins

Fire Strategy Plan	TW/HSF/FSP/-01, Rev D	TW_HSF_FSP_01 Rev H	Baldwins
Hardstanding Plan Phase 5	TW/HSF/HSP/01, Rev C	Delete	Baldwins
Hardstanding Plan Phase 6	TW/HSF/HSP/02, Rev E	Delete	Baldwins
Hardstanding Plan		TW_HSF_HSP_03 Rev C	Baldwins
Materials Plans Phase 5	TW/HSF/MP/01, Rev C	Delete	Baldwins
Materials Plans Phase 6	TW/HSF/MP/02, Rev E	Delete	Baldwins
Materials Plans		TW_HSF_MP_03 Rev A	Baldwins
Storey Heights Plan Phase 5	TW/HSF/SHP/01, Rev C	Delete	Baldwins
Storey Heights Plan Phase 5	TW/HSF/SHP/02, Rev E	Delete	Baldwins
Storey Heights		TW_HSF_SHP_03 Rev A	Baldwins
Waste Management Plan Phase 5	TW/HSF/WMP/01, Rev C	Delete	Baldwins
Waste Management Plan Phase 6	TW/HSF/WMP/01, Rev E	Delete	Baldwins
Waste Management Plan		TW_HSF_WMP_03 Rev A	Baldwins
Street Scenes Phase 5	TW/HSF/SS/01, Rev C	TW_HSF_SS_01 Rev F	Baldwins
Street Scenes Phase 6	TW/HSF/SS/02, Rev C	TW_HSF_SS_02 Rev G	Baldwins

Site Sections Phase 5	TW/HSF/SS/01, Rev C	Delete	Baldwins
Site Sections Phase 6	TW/HSF/SS/02, Rev C	Delete	Baldwins
Proposed Site Sections - Little Moor Road		TW_HSF_SS_03 Rev D	Baldwins
Proposed Site Sections		TW_HSF_SS_04 Rev A	Baldwins
Electric Vehicle Charging Plan		TW_HSF_EVCP_01 Rev A	Baldwins
Proposed Bothy Plans and Sections	TW/HSF/BPS/01, Rev A	No change	Baldwins
Phase 5 Engineering Layout		6263 P5-SK01_F	Coopers
Phase 6 Engineering Layout		6263 P6-SK02_F	Coopers
<b>The Development Edge Housing Type Pack</b>			
Bungalow 4 - Dev Edge		TW/HSF/HT/BUN4D/01	
EMA33-Eynsford - Dev Edge		TW/HSF/HT/EMA33/01	
EMA35-Tetford - Dev Edge		TW/HSF/HT/EMA35/01	
EMA46-Rightford - Dev Edge		TW/HSF/HT/EMA46/01	
EMB51-Aireton - Dev Edge		TW/HSF/HT/EMB51/01	
EMG42 Corkham_revA - Dev Edge		TW/HSF/HT/EMG42/01 Rev A	

EMG43-Hubham - Dev Edge		TW/HSF/HT/EMG43/01	
EMG51-Patterham_revA - Dev Edge - sht1		TW/HSF/HT/EMG51/01 Rev A	
EMG51-Patterham_revA - Dev Edge - sht2		TW/HSF/HT/EMG51/02 Rev A	
EMT31-Aynesdale - Dev Edge		TW/HSF/HT/EMT31/01	
<b>The Lanes Housing Type Pack</b>			
Bungalow 4 - Semi - Lanes_revA		TW/HSF/HT/BUN4S/02 Rev A	
Bungalow 4-Detached - Lanes		TW/HSF/HT/BUN4D/02	
EMA22 (Beaford) - Mid - Lanes		TW/HSF/HT/EMA22M/02	
EMA22 (Beaford)_revA - Semi - Lanes		TW/HSF/HT/EMA22/02 Rev A	
EMA33 (Eynsford) - Mid - Lanes		TW/HSF/HT/MA33M/02	
EMA33 (Eynsford)_revA - Semi - Lanes		TW/HSF/HT/EMA33/02 Rev A	
EMA35 (Tetford)_revA - Lanes		TW/HSF/HT/EMA35/02 Rev A	
EMA43 (Colford)_revA - Lanes		TW/HSF/HT/EMA43/02 Rev A	
EMA46 (Rightford)_revA - Lanes		TW/HSF/HT/EMA46/02 Rev A	

EMG42 (Corkham)_revA - Lanes		TW/HSF/HT/EMG42/02 Rev A	
EMG43 (Hubham) - Lanes		TW/HSF/HT/EMG43/02	
EMG51 (Patterham)_revA - Sht 1 - Lanes		TW/HSF/HT/EMG51/05 Rev A	
EMG51 (Patterham)_revA - Sht 2 - Lanes		TW/HSF/HT/EMG51/06 Rev A	
EMT31 (Aynesdale)_revA - Lanes		TW/HSF/HT/EMT31/02 Rev A	
EMT41 (Plumbdale)_revA - Lanes		TW/HSF/HT/EMT41/02 Rev A	
<b>The Village Street Housing Type Pack</b>			
EMA22 (Beaford)_revA - Mid - Village		TW/HSF/HT/EMA22M/03 Rev A	
EMA22 (Beaford)_revA - Semi - Village		TW/HSF/HT/EMA22/03 Rev A	
EMA33 (Eynsford) - Mid - Village		TW/HSF/HT/EMA33/03	
EMA33 (Eynsford)_revA - Semi - Village		TW/HSF/HT/EMA33/03 Rev A	
EMA35 (Tetford)_revA - Village		TW/HSF/HT/EMA35/03 Rev A	
EMA43 (Colford)_revA - Village		TW/HSF/HT/EMA43/03 Rev A	

EMA46 (Rightford)_revA - Village		TW/HSF/HT/EMA46/03 Rev A	
EMB51 (Aireton)_revA - Village		TW/HSF/HT/EMB51/03 Rev A	
EMG42 (Corkham)_revA - Village		TW/HSF/HT/EMG42/03 Rev A	
EMG43 (Hubham) - Village		TW/HSF/HT/EMG43/03	
EMG51 (Patterham)_revA - Sheet 1 - Village		TW/HSF/HT/EMG51/03 Rev A	
EMG51 (Patterham)_revA - Sheet 2 - Village		TW/HSF/HT/EMG51/04 Rev A	
EMT31 (Aynesdale)_revA - Village		TW/HSF/HT/EMT31/03 Rev A	
EMT41 (Plumbdale)_revA - Village		TW/HSF/HT/EMT41/03 Rev A	
<b>Landscaping Plans</b>			
Detailed Landscaping Proposals Sheet 1	P22.0161.001, Rev E	P22.0161.001, Rev J	Pegasus
Detailed Landscaping Proposals Sheet 2	P22.0161.002, Rev E	P22.0161.002, Rev J	Pegasus
Detailed Landscaping Proposals Sheet 3	P22.0161.003, Rev E	P22.0161.003, Rev J	Pegasus
Detailed Landscaping Proposals Sheet 4	P22.0161.004, Rev E	P22.0161.004, Rev J	Pegasus

Detailed Landscaping Proposals Sheet 5	P22.0161.005, Rev E	P22.0161.005, Rev J	Pegasus
Detailed Landscaping Proposals Sheet 6	P22.0161.006, Rev E	P22.0161.006, Rev J	Pegasus
Detailed Landscaping Proposals Sheet 7	P22.0161.007, Rev E	P22.0161.007, Rev J	Pegasus
Managed Areas Plan	P22.0161.010, Rev B	P22.0161.010, Rev D	Pegasus
<b>Technical Reports</b>			
Arboricultural Impact Assessment Addendum	April 2025	May 2026	Urban Green
Biodiversity Net Gain	December 2024 (Submitted in December 2024)	No change	Urban Green
Design and Access Statement	Rev H, April 2025	Rev M, May 2026	Baldwins
Design Evolution Document		Rev A, May 2026	Baldwins
Ecological Impact Assessment	December 2024 (Submitted in December 2024)	No change	Urban Green
Ecological Surveys, including: - Otter Monitoring Survey Report - Combined 2024 Protected Species Report	Various Dates (Submitted in December 2024)	No change	Urban Green

- Roosting Bat Survey Report eDNA Surveys for White-Clawed Crayfish			
Ecology Report and Survey Validity Letter		May 2026	Urban Green
Energy Report	December 2024	May 2026	Award Energy Consultants
Heritage Statement Addendum	April 2025	May 2026	Lanpro
Landscape and Public Open Space Statement	April 2025	June 2026	Pegasus
Landscape and Ecological Management Plan	To be submitted at a later stage (Condition 31)		Pegasus
Noise Impact Assessment	April 2025	April 2026	Hepworths
Residential Design Code, Phase 5 & 6	Rev G, April 2025	Rev J, May 2026	Baldwins
Supporting Planning Statement (SPS), including Statement of Community Involvement	March 2022	No change	Avison Young
Structural Survey Report	March 2022	No change	Shape Engineers
Transport Addendum Note	April 2025	May 2026	Eddisons