

Mr Stephen Kilmartin
Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2025/116805/01-L01
Your ref: 3/2022/0317
Date: 27 May 2025

Dear Mr Kilmartin

**RESERVED MATTERS APPLICATION IN RESPECT OF PHASE 5 AND 6 TO
INCLUDE ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE WITH
RESPECT TO 265 DWELLINGS FOLLOWING OUTLINE APPROVAL 3/2015/0895.
LAND AT HIGHER STANDEN FARM AND PART LITTLEMOOR FARM, CLITHEROE**

Thank you for consulting us on the above application which we received 22 May 2025.

Environment Agency position

We requested three conditions in response to the outline application for this development 3/2012/0942, which the LPA included on the decision notice. Our comments related to condition 67, covering Foul and Surface Water disposal, condition 69, relating to sustainable drainage and condition 32, relating to the maintenance of a vegetated buffer zone between the development zone and the watercourses adjacent to the site.

Foul and Surface Water Drainage

We responded to a discharge of conditions application, 3/2019/0458 on the 1st July 2019, advising that it now falls to the LLFA to discharge conditions relating to surface water.

Biodiversity and Pollution Prevention

We are satisfied that drawing no. P22-0161,004, titled Detailed Landscape Proposals Sheet 4, dated 12/05/2025, attached to this application, demonstrates that a suitable protective vegetated buffer will be left between the development and adjacent water courses.

We therefore have no objection to the development as proposed.

Yours sincerely

Carole Reynolds
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