

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:** 3/2025/0625

**DECISION DATE:** 16 January 2026

**DATE RECEIVED:** 08/08/2025

**APPLICANT:**

Taylor Wimpey Manchester  
C/o Agent

**AGENT:**

Mrs Larna Smith  
Avison Young  
11 York Street  
Manchester  
M2 2AW

**DEVELOPMENT PROPOSED:** Application to vary condition 62 (provision of vehicle, pedestrian and cycling accesses to the local retail centre) of planning permission 3/2015/0895 to allow the dwelling trigger to increase to 750 occupied dwellings.

**AT:** Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe

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 hereby permitted shall not be carried out except in substantial accordance with the principles and parameters described and identified in the Design and Access Statement dated October 2012, as updated by the Addendum to Design and Access Statement January 2016 Revision B, and Parameters Plan drawing number TW/PR/PP/01 Revision H.

REASON: For the avoidance of doubt to define the scope of the permission.

2. The following drawings are authorised by this planning permission:

- Site Boundary Application Plan Drawing SP(90)15D
- Parameters Plan Drawing TW/PR/PP/01 Revision H.

REASON: For the avoidance of doubt to clarify which are the relevant plans.

**Phasing**

3. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be carried out in accordance with the approved Phasing Plan (Drawing TW/PRC/CP/01)

REASON: To ensure the satisfactory phasing of the development and to ensure that the development, including affordable housing, open space, employment and community uses is delivered with supporting infrastructure in a co-ordinated, planned way.

**Design Codes**

4. A detailed Design Code for each approved phase of development shall be submitted with the Reserved Matters applications. The detailed Design Code(s) shall demonstrate how the objectives of the approved Design and Access Statement will be met, including the Character Areas, Landscape Framework and Building in Context principles set out in Appendix 1 thereto, and shall take account of the drawings referred to in Condition 2. The development hereby permitted shall be carried out in accordance with the approved Design Code. The Design Code shall include the following:
- A. principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
  - B. accessibility to buildings and public spaces for the disabled and physically impaired;
  - C. sustainable design and construction measures that demonstrate how the development will maximise passive solar gain, natural ventilation and include the provision of water efficiency measures, the potential for home composting and food production and details of how the non-residential buildings hereby permitted shall achieve a BREEAM (or any subsequent equivalent or replacement sustainability assessment method as may be agreed in writing by the Local Planning Authority) "very good" rating or above.
  - D. measures which show how energy efficiency is being addressed;
  - E. built-form strategies to include architectural principles, lifetime homes standards, character areas, density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;
  - F. principles for hard and soft landscaping including the inclusion of important trees and hedgerows;

- G. structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);
- H. design of the public realm, including layout and design of squares, areas of public open space, areas for play and boundary treatments;
- I. open space needs including sustainable urban drainage;
- J. conservation of flora and fauna interests;
- K. provision to be made for art;
- L. a strategy for a hierarchy of streets and spaces;
- M. alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- N. on-street and off-street residential and commercial vehicular parking and/or loading areas;
- O. cycle parking and storage;
- P. means to discourage casual parking and to encourage parking only in designated spaces;
- Q. Integration of strategic utility requirements, landscaping and highway design.

REASON: In order that a high standard of design is secured for the details to be submitted as part of the reserved matters as the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

- 5. No more than 1040 dwellings shall be constructed on the site pursuant to this planning permission.

REASON: The development was supported by an Environmental Statement which took account of the particulars of the application.

### **Reserved Matters and Implementation**

6. Approval of the details of the access, layout, scale, external appearance and landscaping of phases 5 and 6 (as approved under Condition 3) of the residential development hereby permitted ('the residential reserved matters') shall be obtained in writing from the Local Planning Authority before that phase of residential development is commenced. The development shall not be carried out otherwise than in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

7. Approval of the details of the access, layout, scale, design and external appearance of any part of the non-residential development within each phase of the development hereby permitted and the landscaping associated with it ('the non-residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the non-residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

8. Application for approval of the residential reserved matters and non-residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the Local Planning Authority before the expiration of eight years from the date of the original outline planning consent, reference 3/2012/0942 granted on 17th April 2014.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy DMG1 of the Ribble valley Core Strategy.

9. Subsequent phases of the development hereby permitted shall be begun either before the expiration of nine years from the date of the original outline planning consent, reference 3/2012/0942 granted on 17th April 2014, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

10. Plans and particulars submitted pursuant to Conditions 6 and 7 above shall include the following details:
- A. the existing and proposed ground levels on the development site and on neighbouring land, and the slab levels of neighbouring buildings and proposed buildings;
  - B. any proposed access road(s) detailing the levels of the proposed roads;
  - C. layout, specification (including drainage) to an adoptable standard and construction programme for (1) any internal roads not covered by (b) above, (2) footway and cycle way links to the existing built up area, footpaths and cycleways beyond the site, (3) vehicle parking, turning and loading/unloading areas within the site (including visibility splays), (4) secure and sheltered cycle facilities including cycle parking areas and storage facilities (5) access facilities for the disabled, (6) individual accesses, (7) car parking and (8) school drop off and pick up;
  - D. the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;
  - E. details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels and all surfacing materials;
  - F. contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment);
  - G. details of compliance with the principles set out in the Design Code as approved pursuant to Condition 4;
  - H. provision for buses so that they can pass through each completed part or phase of the development and ultimately between Pendle Road and Littlemoor when all phases have been completed;
  - I. a Waste Minimisation Statement;
  - J. full details of water butts to serve each dwelling; and
  - K. public open space / play facilities
  - L. a heritage impact assessment (where applicable).

REASON: To ensure that the development integrates with the locality and In order that the Local Planning Authority shall be satisfied as to the details because the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

**Parameters**

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order and subsequent re-enactments and amendments with regard to permitted development rights for dwellings, no buildings (other than those ancillary outbuildings allowed by the above Order without an express consent) shall be erected within 15 metres of the boundaries of properties in the following streets: -

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. No buildings above 6 metres in height (1.5 storeys) shall be located within 21 metres of the boundaries of properties in the following streets: -

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. The school building(s) hereby permitted shall not exceed 9 metres in height and shall be located a minimum of 21 metres from the rear boundary to properties in:

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. None of the other non-residential buildings on the site (ie those not affected by the above condition) shall exceed 9 metres in height in respect of the retail and community buildings or 12m in height for the employment buildings.

REASON: To reduce the impact on visual amenity and in the interests of residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

**Commercial and Community Uses**

15. The Ancillary Retail and Community buildings hereby permitted shall not exceed 1500m<sup>2</sup> gross floorspace in total.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application

16. The Employment (Class B1) buildings hereby permitted shall not exceed 5575m<sup>2</sup> gross floorspace in total.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application

17. The primary school hereby permitted shall not exceed 1285m<sup>2</sup> gross floorspace.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application.

**Heritage and Archaeology**

18. A buffer of land shall be kept clear of any buildings or vehicular highways for a distance of 15 metres from the deer fence which marks the north boundary of the new woodland known as Jubilee Wood. For the avoidance of doubt, the surface water drainage system is not affected by this condition.

REASON: To reinforce the screening between the application site, Standen Hall, listed buildings in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

19. Notwithstanding the Green Buffer Zone to the east of 1 - 15 (odd) Littlemoor and to the north of The Old Bothy shown on the Parameters Plan Drawing TW/PR/PP/01 Rev H submitted with the application, there shall be no buildings or vehicular highways for a distance of 10 metres and 20 metres respectively from the boundary of the application site which abuts those Buffer Zones. For the avoidance of doubt, the surface water drainage system is not affected by this condition.

REASON: To mitigate the impact of the development on the setting of no's 1 - 15 (odd) Littlemoor and The Old Bothy, a listed building in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

20. Notwithstanding conditions 4, 18 and 19 above or those under the heading 'Landscaping' below (conditions 25-28) each phase of residential development (as approved under Condition 3) shall accord with the following approved planting buffer (referred to in condition 18) and buffer zones(s) (referred to in condition 19):

Phase 1 - details submitted and approved in discharge of condition application 3/2017/0198 namely

- Landscape Layout (Drawing No. 2283 103H)
- Indicative Cross Section - Plot 54 (Drawing No. 2283 111A)
- Planting Plan (Drawing No. 2283 201C)
- Planting Plan (Drawing No. 2283 202C)

Phases 2-4 - details submitted and approved in reserved matters application 3/2019/0953, namely the approved landscape plans listed in condition 1.

Phases 5 and 6 - details submitted and approved in discharge of condition application 3/2022/1174 in respect of the approved 'Green Buffer Zone' to the 'east of 1 -15 (odd) Littlemoor and to the north of The Old Bothy' (condition 19) namely

- P22-0161.0102 rev: A: Buffer Planting Detail Standen Phases 5 & 6
- Avison Young Cover Letter dated 15 December 2022 confirming planting to be undertaken in Q1 of 2023

No development shall commence on phases 5 and 6 until full details of the planting of the buffer in condition 18 have been submitted to and approved by the Local Planning Authority in writing. The details shall include:

- a. planting details (including species, numbers, planting distances/densities and plant sizes);
- b. within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- c. boundary treatments;
- d. a programme for the implementation of the landscaping works including all boundary treatments.

The approved planting shall be implemented within the first planting season after the start date of the first phase or any part of the development, unless an alternative timetable is submitted to and approved in writing by the Local Planning Authority.

REASON: To reinforce the screening between the application site and Standen Hall, a listed building and to mitigate the impact of the development on the setting of The Old Bothy, a listed building in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

21. Any grassed areas, plants or trees forming part of the landscape works approved under Condition 20 above (for the avoidance of doubt, this includes retained trees and grassed areas) which within a period of 5 years from the completion of the approved landscaping scheme for that part of the site, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless the LPA gives written approval of any variation.

REASON: To ensure the effectiveness of screening between the application site and Standen Hall and The Old Bothy, listed buildings in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

22. No works shall take place on Phases 5 and 6 of the approved residential development or the non-residential areas of development (as approved under Condition 3) until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation for that phase. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable the appropriate archaeological recording, excavation and analysis of any surviving upstanding earthworks and buried below-ground archaeological remains of interest in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

23. No works shall take place on Phases 5 and 6 of the approved residential development or the non-residential areas of development (as approved under Condition 3) until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis for that phase. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable appropriate records to be made of the historic farm buildings at Higher Standen Farm in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

24. In respect of temporary screening / fencing of the site during construction:-

Phases 2-4 of the approved residential development shall accord with the submitted details shown on plan ref TW/HSF/TF/01 (approved as part of discharge of condition applications 3/2021/0300 and 3/2023/0057).

No works shall take place on Phases 5 and 6 of the approved residential development or the non-residential areas of development (as approved under Condition 3) until a scheme for screening the site during construction relating to such phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: To minimise the impact on heritage assets in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

### **Landscape and Open Space Strategy/Play Space**

#### **Landscaping**

25. Notwithstanding the provision of Condition 4 above no development on Phases 5 and 6 of the approved residential development or the non-residential areas of development (as approved under Condition 3) shall take place until full details of both hard and soft landscaping works relating to such part or phase have been submitted to and approved by the LPA in writing.

These details shall include:

- planting details (including species, numbers, planting distances/densities and plant sizes);
- within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- surfacing;
- street furniture;
- signage;
- boundary treatments;
- a programme for the implementation of the landscaping works including all boundary treatments.

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

Phase 1 of the approved residential development shall accord with the submitted landscaping details approved as part of discharge of condition application 3/2017/0198 namely

- Landscape Layout (Drawing No. 2283 103H)
- Planting Plan (Drawing No. 2283 201C)
- Planting Plan (Drawing No. 2283 202C)
- Planting Plan (Drawing No. 2283 203C)
- Planting Plan (Drawing No. 2283 204C)
- Planting Plan (Drawing No. 2283 205C)
- Planting Plan (Drawing No. 2283 206C)
- Proposed Boundary Treatment Details (Drawing No. TW/PRC/BT/01)
- Proposed Boundary Treatment Plan (Drawing No. TW/PRC/BTP/04)

Phases 2-4 of the approved residential development shall accord with the submitted landscaping details approved as part of reserved matters application 3/2019/0953 namely the approved landscape plans listed in condition 1.

REASON: To enhance the appearance of the development in the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

26. All landscaping schemes approved (pursuant to conditions 6 & 7 of this permission) for each phase of development (as approved under condition 3 of this permission) shall be fully implemented in the first complete planting and seeding season following the occupation of the dwellings, or non-residential uses within that phase or the completion of the phase to which they relate, whichever is the sooner, unless an alternative timetable is .

Any grassed areas, trees or plants (for the avoidance of doubt, this includes retained trees and grassed areas) which, within a period of five years from completion of the relevant development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless the LPA gives written approval of any variation.

REASON: In the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

27. No more than one bridge shall cross the unnamed watercourse on the site.

REASON: To minimise the impact on local biodiversity to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

### **Play Space**

28. Prior to commencement of development within Phases 5 and 6 of the approved residential development (as approved under Condition 3) a Play Space Management Plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play areas within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The Play Space Management Plan shall also provide precise details of all play equipment in that phase and its maintenance and indicate a timescale when the play spaces shall be provided and made available for use within that phase. The Play Space Management Plan shall be carried out in accordance with the details so approved.

Phase 1 of the approved residential development shall accord with the submitted Play Area Detail Landscape Layout Drawing No. 2283 105B and Landscape and Habitat Management Plan (Phase 1) Prepared by TPM Landscape March 2017 Ref: 2283 501 (approved as part of discharge of condition application 3/2017/0198).

Phases 2-4 of the approved residential development shall accord with the submitted details shown on plan ref 16102.01 Rev: B; 16102.02 Rev: B; 16102.03 Rev: B; and TWM-20026-MP-02 Rev: A Management Company Plan (approved as part of discharge of condition application 3/2021/0951).

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policies DMG1 and DMB4 of the Ribble Valley Core Strategy.

### **Ecology and Biodiversity**

29. No site clearance, site preparation or development work shall take place within Phases 5 and 6 of the approved residential development and the non-residential areas of development (as approved under Condition 3) until a Long Term Landscape and Ecological Management Plan to include long term design objectives post completion management responsibilities and maintenance schedules for all landscaped/habitat areas (other than privately-owned domestic gardens) including any areas of public open space not covered by condition 28 and the buffer zones in conditions 18 and 19 such as grasslands, hedges, trees, swales, reed beds and other sustainable drainage features within that phase has been submitted to and approved in writing by the Local Planning Authority. The Long Term Landscape and Ecological Management Plan shall include (but not be limited to):
- monitoring of the establishment of all landscape planting and habitat planting;
  - aftercare of all landscape planting and habitat enhancement in accordance with conservation and biodiversity objectives;
  - monitoring and treatment of invasive species;
  - monitoring of condition of and maintenance of footpaths to encourage use and avoid the creation of informal footpaths that may damage other habitats;
  - monitoring and maintenance of bat and bird boxes;
  - maintenance of SUDS; and
  - appropriate timings of management works to ensure avoidance of bird nesting seasons etc.

The Long Term Landscape and Ecological Management Plan shall be informed by the details contained within Chapter 7 Volume 1 of the Environmental Statement (October 2012) lodged with the planning application prepared by Amec. The Long Term Landscape and Ecological Management Plan shall be carried out as approved.

Phase 1 of the approved residential development shall accord with the submitted Landscape and Habitat Management Plan (Phase 1) prepared by TPM Landscape dated March 2017 Ref: 2283 501 (approved as part of discharge of condition application 3/2017/0291).

Phases 2-4 of the approved residential development shall accord with the submitted Landscape Management Plan prepared by TCL dated 16 February 2021 (approved as part of discharge of condition application 3/2021/0300).

REASON: To minimise the impact on ecology and the enhancement of ecology post development in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

30. No part or phase of the development shall begin until full details of the following, where relevant to a particular phase, have been submitted to and approved in writing by the Local Planning Authority:

1)A vegetated buffer zone no less than 8 metres wide between Pendleton Brook and any construction activities.

2)A vegetated zone no less than 5 metres wide between any other watercourse or ditch to be retained within a phase.

The width of the buffer zones shall be measured from the top of the banks of the watercourses and shall be kept free of structures, hard standings and fences and shall be planted with locally native plant species of UK generic provenance.

REASON: To protect local biodiversity to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

31. No part of the zones referred to in condition 30 shall contain the curtilages to any buildings.

REASON: To maintain the character of the watercourses and provide undisturbed refuges for wildlife using the corridors thereby protecting local biodiversity to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

32. The development shall be carried out in accordance with the approved culvert details shown on approved drawing 6263/SP-15 Rev C (approved as part of discharge of condition application 3/2021/0658).

REASON: To minimise the impact on local biodiversity to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

33. No development shall take place within Phases 5 and 6 of the approved residential development and the non-residential areas of development (as approved under Condition 3) until details of the provisions to be made for bat roosts on suitable trees, plots and building elevations within that phase and details of artificial bird (species) nesting sites/boxes on suitable trees, plots and building elevations within that phase have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented before the development in that phase is first brought into use.

Phase 1 of the approved residential development shall accord with the submitted Habitat Enhancements Details (Dwg: 10922.HEP Rev B) (approved as part of discharge of condition application 3/2017/0291).

Phases 2-4 of the approved residential development shall accord with the submitted artificial bird (species) nesting sites/boxes (approved as part of discharge of condition application 3/2020/1080).

REASON: In the interests of enhancing local biodiversity to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

#### **Construction Environmental Management Scheme**

34. No works within Phases 5 and 6 of the approved residential development and the non-residential areas of development (as approved under Condition 3) shall begin until a Construction Environmental Management Scheme relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

Where relevant, the Construction Environmental Management Scheme for each Phase shall contain (but not be limited to): -

I. Tree and hedgerow protection measures in accordance with BS5837:2012;

II. Measures to be applied to protect nesting birds during tree felling/vegetation clearance works, or other works that may affect nesting birds (including buildings or other suitable breeding bird habitat which are to be removed as part of the proposals);

III. Watercourse and ditch protection measures including location and type of protective demarcation fencing along Pendleton Brook (and the calcareous grassland) and other important habitats identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application such as Ditch 1;

IV. A method statement for the protection of bats at the trees and buildings identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application including licensing requirements;

V. Construction lighting scheme;

VI. A method statement for the protection of Brown Hare (particularly during the breeding season);

VII. Pollution Prevention Guidelines (PPG) and protocol including surface water monitoring along the Ditches and Pendleton Brook; and

VIII. Eradication Management Plan for Japanese Knotweed

The Construction Environmental Management Scheme shall be carried out as approved.

Phases 2-4 of the approved residential development shall accord with the submitted Construction Environmental Management Plan Revision: A- 20/09/23 (approved as part of discharge of condition application 3/2023/0851).

REASON: To ensure that the environmental impact is minimised in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

#### **Tree Protection**

35. No works within Phases 5 and 6 of the approved residential development and the non-residential areas of development (as approved under Condition 3) shall begin until an Arboricultural Method Statement, Tree Protection Plan and Tree Protection Monitoring Schedule relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority before the site works are begun within that phase.

Phase 1 of the approved residential development shall accord with the following details approved as part of discharge of condition applications 3/2017/0198 and 3/2017/0291):

- Arboricultural Method Statement (DWG: 101 Revision E and Report 502 March 2017)
- Tree Retention Removal Plan (Drawing No. 2283 101E)
- Tree Retention Removal Plan (Drawing No. 2283 102E)
- Tree Constraints Plan - Sheet 1 of 2 (Drawing No. D5362.001)
- Arboricultural Survey Data Sheets

Phases 2-4 of the approved residential development shall accord with the submitted Arboricultural Method Statement (approved as part of discharge of condition application 3/2021/0300).

REASON: In order to ensure that any trees/hedgerow affected by the development considered as being of visual, amenity value are afforded maximum physical protection from the potential adverse effects of development in order to comply with Key Statement EN2 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

36. The particulars submitted pursuant to Condition 34(i) and 35 above shall include:
- A. a plan showing the location of, and allocating a reference number to, each existing tree on the site identifying which trees are to be retained and the crown spread of each retained tree;
  - B. details of the species, diameter, approximate height and an assessment of the health and stability of each retained tree;
  - C. details of any proposed topping or lopping of any retained tree;
  - D. details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree;
  - E. The root protection zone for each tree which shall be agreed in writing by the Local Planning Authority before the development begins in that phase and the agreed tree protection measures shall remain in place until all the approved works have been completed within that phase and all excess materials have been removed from the site including soil/spoil and rubble;
  - F. During the building works, no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone;
  - G. No tree as identified to be retained in (a) above shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work);
  - H. If any tree identified to be retained at (a) is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

REASON: In order to ensure that any trees/hedgerow affected by the development considered as being of visual, amenity value are afforded maximum physical protection from the potential adverse effects of development in order to comply with Key Statement EN2 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

### **Construction Management**

37. Prior to commencement of development within Phases 5 and 6 of the approved residential development and the non-residential areas of development (as approved under Condition 3) a Construction Method Statement/Management Plan in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved Construction Management Plan. Each Construction Management Plan shall include the following matters:
- A. the routeing of construction and delivery vehicles using restricted routes thereby avoiding minor lanes/roads and the centre of Clitheroe;
  - B. programme of works (including measures for traffic management and operating hours) parking and turning for vehicles of site personnel, operatives and visitors;
  - C. loading and unloading of plant and materials;
  - D. storage of plant and materials used in constructing the development;
  - E. erection and maintenance of security hoarding and lighting;
  - F. wheel washing facilities and a programme for cleaning;
  - G. a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
  - H. a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site;)
  - I. a Management Plan to control noise and vibration during the construction phase (in accordance with BS : 5228 : 2009 code of Practice titled 'Noise and Vibration Control on Construction and Open Sites'). The Noise Management Plan for each part or phase of the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash;
  - J. details of lighting to be used during the construction period which should be directional and screened wherever possible

Phases 2-4 of the approved residential development shall accord with the submitted Construction Method Statement (approved as part of discharge of condition application 3/2021/0658).

**REASON:** In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

38. The non-residential buildings hereby permitted shall achieve a BREEAM (or any subsequent equivalent or replacement sustainability assessment method as may be agreed in writing by the Local Planning Authority) "very good" rating or above. No part of any non-residential building hereby permitted shall be occupied until a copy of a post-construction completion certificate, verifying that that building has achieved a "very good" rating, has been submitted to the Local Planning Authority.

REASON: In order to reduce carbon emissions and to comply with Key Statement EN3 and Policy DME5 of the Ribble Valley Core Strategy

**Noise**

39. No development within Phases 5 and 6 of the approved residential development and the non-residential areas of development (as approved under Condition 3) shall begin until a scheme to mitigate noise during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that noise levels during periods of construction will not exceed 65dB LAeq.12hr at any properties beyond the site. The works shall thereafter be carried out in accordance with the details so approved.

Phases 2-4 of the approved residential development shall accord with the submitted Construction Environmental Management Plan Revision: A- 20/09/23 in respect of noise mitigation (approved as part of discharge of condition application 3/2023/0851).

REASON: To minimise the impact of noise during construction phases in the interests of residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

40. No part or phase of the development involving non-residential buildings hereby permitted shall begin until details of any fixed noise sources have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the details so approved and thereafter retained.

REASON: To minimise the impact of noise post construction in the interests of amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

41. No development within Phases 5 and 6 of the approved residential development and the non-residential areas of development (as approved under Condition 3) shall begin until a suitable scheme of glazing/ventilation for buildings within that phase has been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the details so approved with the glazing/ventilation thereafter retained.

In respect of Phase 1 of the approved residential development, the buildings shall be constructed in accordance with the submitted Glazing and Ventilation details (approved as part of discharge of condition application 3/2017/0198).

In respect of Phases 2-4 of the approved residential development, the buildings shall be constructed in accordance with the submitted Glazing and Ventilation details (TW National Construction Specification) (approved as part of discharge of condition application 3/2021/0300).

REASON: In the interests of amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

42. Construction on any part or phase of the development shall be restricted to the following hours:

Monday to Friday 0800 - 1800  
Saturday 0900 - 1300

For the avoidance of doubt, no construction shall take place on Sundays or public holidays.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

43. No deliveries or vehicles involved in construction shall arrive or depart from the site other than between the hours set out in condition 42 above.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

44. Construction on any part or phase of the development shall be undertaken in accordance with the mitigation measures as described in Section 10.5.1 of the Environmental Statement dated October 2012.

REASON: In the interest of environmental health to protect amenity whilst construction works are in progress in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

45. All parts or phases of the development shall achieve a noise rating level for fixed items of plant of no more than 5 dB below existing background noise levels as indicated in 10.8.1 of the Environmental Statement of October 2012.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

### **Highways and Parking**

#### **Construction access**

46. The development shall accord with the submitted access details onto Pendle Road (approved as part of discharge of condition application 3/2017/0198) namely:-

- S278 General Arrangement (Drawing No. 1453-D001C)
- S278 Construction Materials (Drawing No. 1453-D002B)
- S278 Signs and Marking (Drawing No. 1453-D003E)
- S278 Setting Out and Surface Water (Drawing No. 1453-D004B)
- S278 Standard Details (Drawing No. 1453-D005B)
- S278 Land Plan (Drawing No. 1453-D010A)

The approved access shall be constructed to base course standard (to an adoptable standard and in accordance with the approved plans) for a distance of 30 metres beyond the current access point into the site or up to the first internal junction whichever is the greater prior to any construction activities commencing.

REASON: In the interests of road safety to ensure that a proper site access has been created for construction traffic in the interests of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

#### Transport and highways

47. The development shall accord with the submitted scheme of off-site works of highway improvement including agreed trigger points (approved as part of discharge of condition application 3/2019/0457).

REASON: In the interests of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

48. No part or phase of the development comprising the non-residential buildings hereby permitted shall begin until a Travel Plan Framework relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable travel patterns and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

49. The submitted Residential Travel Plan for Phase 1 of the development (Travel Plan Note and Travel Plan - 1070TP.03) (approved as part of discharge of condition application 3/2019/0474) shall be implemented, monitored and reviewed in accordance with the approved details within that phase for a period of time not less than 5 years following completion of the final parcel of development in that phase.

The submitted Residential Travel Plan for Phases 2-4 of the development, namely All Phases Residential Travel Plan February 2021 and Residential Travel Plan October 2023 (approved as part of discharge of condition applications 3/2023/0057 and 3/2023/0851) shall be implemented, monitored and reviewed in accordance with the approved details within that phase for a period of time not less than 5 years following completion of the final parcel of development in that phase.

Prior to the occupation of the first dwelling within phases 5 and 6 (as approved under Condition 3) a Travel Plan based upon the submitted Framework Travel Plan to improve accessibility by sustainable modes for residents of dwellings within that phase shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- A. appointment of a named Travel Plan Co-ordinator;
- B. details of initiatives to encourage sustainable travel patterns and a mechanism to ensure they can be fully delivered/funded;
- C. a scheme for the management and implementation of the Travel Plan;
- D. targets for modal shift;
- E. implementation timescales;
- F. a strategy for marketing and proposed incentives;
- G. arrangements for monitoring and review.

The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved Travel Plan for development within that phase for a period of time not less than 5 years following completion of the final parcel of development in that phase (as approved under Condition 3).

**REASON:** In the interests of sustainability and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

50. The estate roads for the approved development shall be constructed to adoptable standards in accordance with the Lancashire County Council Specification for Construction of Estate Roads.

Phases 1-4 of the approved development (as approved under condition 3) shall be implemented in accordance with the approved estate road design details and timetable for implementation as follows:-

Phase 1 - details submitted / agreed as part of discharge of condition application 3/2019/0457, namely

- S278 Construction Materials (Ref. 1453-DO02 Rev. B);
- S278 General Arrangement (Ref. 1453-D001 Rev. C);
- S278 Signs and Markings (Ref. 1453-DO03 Rev. F);
- S278 Standard Details (Ref. 1453-DO05 Rev. B);
- S278 Land Plan (Ref. 1453-DO 10 Rev. A); and
- S278 Setting Out and Surface Wafer (Ref. 1453-DO04 Rev. D).

Phases 2-4 details submitted/agreed as part of discharge of condition application 3/2021/0658, namely

- 6263 P2-03-A: Proposed Highway Layout
- 6263 P2-04-A: Proposed Highway Long-sections
- 6263 P2-05-A: Highway Construction Details
- 6263 P2-18: S38 Agreement Plans
- 6263 P3-03-A: Proposed Highway Layout
- 6263 P3-04-A: Proposed Highway Layout
- 6263 P3-18: S38 Agreement Plans
- 6263 P4-03-A: Proposed Highway Layout
- 6263 P4-04-1-A: Proposed Highway Longsections Sheet 1 of 3
- 6263 P4-04-2-A: Proposed Highway Longsections Sheet 2 of 3
- 6263 P4-04-3-A: Proposed Highway Longsections Sheet 3 of 3
- 6263 P4-17-A: S38 Agreement Plans

The new estate roads within phases 5 and 6 and the non-residential areas of development hereby permitted (as approved under Condition 3) shall be constructed in accordance with a detailed scheme (including a timetable for implementation) which shall be submitted to and approved in writing by the Local Planning Authority before development commences within that phase.

REASON: In the interests of highway and pedestrian safety and sustainability and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

51. Phases 1-4 of the approved development (as approved under condition 3) shall be implemented in accordance with the approved footpath and cycle way access details and timetable for implementation as follows:-

Phase 1 - details submitted / agreed as part of discharge of condition application 3/2017/0291 namely 'S38 Agreement Plan (Drawing No. 6263/19)' and 'Cycle Route Plan (Drawing No. TW/PRC/CRP/01)'

Phases 2-4 - details submitted /agreed as part of discharge of condition application 3/2021/0951 namely 'Cycle Route Plan'

No development within phases 5 and 6 and the non-residential areas of development hereby permitted (as approved under condition 3) shall commence until full details of the footpath and cycle way accesses from beyond the site (including a timetable for implementation) relating to such part have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details and timetable.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

52. Means of vehicular access shall be from Pendle Road and Littlemoor. In the case of Littlemoor the access shall only be used for buses and emergency vehicles.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

53. No part or phase of the development to the south and west of the unnamed water course within the site shall begin until full details of the emergency and bus only vehicular access from Littlemoor relating to such part or phase have been submitted to and approved by the LPA in writing and the access and road has been constructed to base course standard.

REASON: To enhance permeability for buses, cyclists and pedestrians and enhance the sustainability of the development as a whole to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

54. Phases 1-4 of the approved development (as approved under condition 3) shall be implemented in accordance with the approved access road, hard landscaping and footpath and cycle linkage details as follows:-

Phase 1 - details submitted / agreed as part of discharge of condition application 3/2019/0457

Phases 2-4 - details submitted /agreed as part of discharge of condition application 3/2021/0951

No development within phases 5 and 6 and the non-residential areas of development hereby permitted (as approved under condition 3) shall commence until the following details, relating to such part or phase have been submitted to and approved in writing by the Local Planning Authority:

- A. any proposed access road(s) detailing the levels of the proposed roads including details of horizontal, vertical alignment and drainage (to an adoptable standard);
- B. a scheme for the provision of fire hydrants, to be served by mains water supply, and a timetable for their installation;
- C. details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;
- D. full details of all footpath and cycle linkages relating to such part of phase (including a timetable for implementation).

The development shall be carried out in strict accordance with the approved details and all works shall be implemented in accordance with the approved details and timetable(s) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the development integrates with the local area in a sustainable manner to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy

55. Phases 1-4 of the approved development (as approved under condition 3) shall be implemented in accordance with the approved bus stop details as follows:-

Phase 1 - details submitted / agreed as part of discharge of condition application 3/2019/0457

Phases 2-4 - details submitted /agreed as part of discharge of condition application 3/2021/0951

No development within phases 5 and 6 and the non-residential areas of development hereby permitted (as approved under condition 3) shall commence until full details of the proposed bus stops have been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

56. No dwellings to be built in any part or phase of development shall be occupied until all of the bus stops shown on the plans to be submitted have been constructed are available for use within that phase.

REASON: To promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

57. Not more than 520 of the dwellings to be built shall be occupied until the employment site hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.

REASON: To promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

58. No more than 750 dwellings shall be occupied until the local retail centre hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.

REASON: to promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

59. Prior to the occupation of the fiftieth dwelling or 24 months following the commencement of development, whichever is sooner, unless a Section 278 Agreement is entered into, the proposed roundabout at the junction of the A59 and Pendle Road shall be constructed and open for use as part of the public (adopted) highways.

REASON: To enhance accessibility between the site and the principal road network to Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

### **Lighting**

60. Phases 1-4 of the approved development (as approved under condition 3) shall be implemented in accordance with the approved lighting scheme details as follows:-

Phase 1 - details submitted / agreed as part of discharge of condition application 3/2017/0198, namely

Proposed Lighting and Installation Design Layout (Drawing No. 16560-D-01)

Phases 2-4 - details submitted /agreed as part of discharge of condition application 3/2021/0658, namely

21140-A-01: Outdoor Lighting report

21140-D-01A: Proposed Lighting and installation Design Layout

21870-A-01-A: Outdoor Lighting Report

No development within phases 5 and 6 and the non-residential areas of development hereby permitted (as approved under condition 3) shall commence until details of a scheme for artificial public street/road/footway lighting for that phase have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (boundary vegetation of the site and bat commuting routes identified across the site) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

REASON: In the interests of the amenities of nearby residents, ecology and to avoid light pollution to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

### **Drainage and Flooding**

#### **General**

61. Phases 1-4 of the approved development (as approved under condition 3) shall be implemented in accordance with the approved foul and surface water drainage strategy details as follows:-

Phase 1 - details submitted / agreed as part of discharge of condition application 3/2017/0814 and

Phases 2-4 - details submitted /agreed as part of discharge of condition application 3/2020/1080 and Reserved Matters application 3/2019/0953 (namely Drainage Strategy Ref 6263 P2/SK01-(1B, 2B, 3B, 4B, 5B and 6B)

At the same time as the submission of each Reserved Matters application for phases 5 and 6 and the non-residential areas of development hereby permitted (as approved under condition 3) a Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval in writing. Such strategy to include the following details as a minimum:

I. the proposed foul connection points to existing public sewerage infrastructure for the entire site. This shall clearly show the points of connection for the foul flows into the existing public sewerage network from all phases of development defined under condition 3;

II.the details of any additional off-site drainage infrastructure required as a result of the entire development; and

III.any drainage infrastructure connections (foul and surface water) between the different phases of the development defined by condition 3. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.

IV.The existing greenfield surface water run-off rate for the entire site and details demonstrating how the combined phases of development discharging to Pendleton Brook and its tributary within the site will not exceed the existing greenfield rate as identified.

Unless otherwise agreed in writing with the Local Planning Authority there shall be no foul and surface water connections between phases of development defined (and as may be amended from time to time) by condition 3 other than in accordance with the connections identified and approved under item (iii) above. The detailed drainage schemes for each phase of development required by conditions 62, 63 and 64 shall be submitted for approval in writing in accordance with the foul and surface water drainage details approved under this condition.

No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority.

REASON: To ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site to comply with Key Statement DMG1 and Policy DME6 of the Ribble Valley Core Strategy.

62. For the avoidance of doubt, surface water shall drain separately from the foul. In respect of phases 1-6 residential (approved under condition 3), surface and foul water shall discharge in accordance with the details submitted / agreed as part of discharge of condition application 3/2017/0814.

In respect of the non-residential areas of development, unless otherwise agreed in writing, no surface water shall discharge directly or indirectly into the public foul, combined or surface water sewerage systems in accordance with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 61 above and with the details contained in the submitted application form, Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012, and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013.

REASON: To reduce the risk of flooding & pollution to comply with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

#### **Foul Drainage**

63. In respect of phase 1 (residential), foul water shall discharge in accordance with the details submitted / agreed as part of discharge of condition application 3/2017/0814.

In respect of phases 2-4 (residential), foul water shall discharge in accordance with the details submitted / agreed as part of discharge of condition application 3/2020/1080 and Reserved Matters application 3/2019/0953 (namely Drainage Strategy Ref 6263 P2/SK01-(1B, 2B, 3B, 4B, 5B and 6B).

In respect of phases 5-6 and the non-residential areas of development, prior to commencement of development hereby permitted within that phase, full details of the foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details for each part or phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 61 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013.

No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details and written notice of this fact has been sent to the Local Planning Authority.

**REASON:** To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

#### **Surface Water Drainage**

64. In respect of phase 1 (residential), surface water shall discharge in accordance with the details submitted / agreed as part of discharge of condition application 3/2019/1020.

In respect of phases 2-4 (residential), surface water shall discharge in accordance with the details submitted / agreed as part of discharge of condition application 3/2020/1080 and Reserved Matters application 3/2019/0953 (namely Drainage Strategy Ref 6263 P2/SK01-(1B, 2B, 3B, 4B, 5B and 6B).

In respect of phases 5-6 and the non-residential areas of development (approved under condition 3), prior to the commencement of development hereby permitted, full details for a surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of the development for that phase (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved by the Local Planning Authority in writing. The drainage scheme shall demonstrate that the surface water run off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the existing undeveloped site and following the corresponding rainfall event. The details for each phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 61 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013.

The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

65. In respect of phase 1 (residential), surface water shall discharge in accordance with the details submitted / agreed as part of discharge of condition application 3/2019/0458 showing the method to delay and control surface water discharged from that part of the site and the measures taken to prevent pollution of the receiving ground waters.

In respect of phases 2-4 (residential), surface water shall discharge in accordance with the details submitted / agreed as part of discharge of condition application 3/2020/1080 and Reserved Matters application 3/2019/0953 (namely Drainage Strategy Ref 6263 P2/SK01-(1B, 2B, 3B, 4B, 5B and 6B) showing the method to delay and control surface water discharged from that part of the site and the measures taken to prevent pollution of the receiving ground waters.

In respect of the phases 5-6 and the non-residential areas of development (approved under condition 3), no development shall begin within that phase until full details of the method to delay and control surface water discharged from that part or phase of the development; and the measures taken to prevent pollution of the receiving ground waters have been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent pollution and to comply with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

66. In respect of phase 1 (residential), sustainable drainage shall be constructed and managed in accordance with the Sustainable Drainage, Construction, Maintenance and Management Plan (CMP) submitted / agreed as part of discharge of condition application 3/2019/0458.

In respect of phases 2-4 (residential), sustainable drainage shall be constructed and managed in accordance with the Sustainable Drainage, Construction, Maintenance and Management Plan (CMP) submitted / agreed as part of discharge of condition application 3/2020/1080.

Prior to the commencement of phases 5-6 and the non-residential areas of development hereby permitted (as approved under condition 3), a Sustainable Drainage, Construction, Maintenance and Management Plan (CMP) for the lifetime of that phase or part phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include arrangements for permanent adoption by a SuDs approving body (SAB), Statutory Authority or other relevant party of any sustainable drainage features including any outfalls into local water courses, structures, ponds and bridges. Each phase shall be completed maintained and managed in accordance with the approved details.

REASON: To prevent flooding and pollution to comply with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

67. The discharge of surface water into Pendleton Brook and its tributary within the site shall not exceed the greenfield run-off rate as identified in the Foul and Surface Water Drainage Strategy.

REASON: To prevent flooding and pollution to comply with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

68. The development hereby permitted shall conform in its entirety to the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 61 above and to the recommendations in the Flood Risk Assessment produced by Amec in October 2012 as updated by the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. More particularly where not referred to elsewhere in this decision notice:

In submitting the full details of the sustainable surface water drainage systems for each phase of the development they shall include some re-profiling of the site to remove local low points and ensure that all run-off from the site enters the proposed SuDS drainage system and does not concentrate temporarily along overland flow paths.

All finished floor levels (FFLs) shall be at least 150mm above the local ground level at each development plot.

A 10 metre wide access corridor shall be kept clear at all times along the lower 800 metres of the unnamed on site water course from its confluence with Pendleton Brook.

All surface water run-offs from the entire development shall be managed and attenuated on site using a combination of underground surface water storage devices and sustainable urban drainage (SuDS) structures such as geocellular structures beneath roads, attenuation ponds, swales and filter drains.

REASON: To prevent flooding and pollution to comply with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

### **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. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. This permission should be read in conjunction with the Section 106 Agreement signed and dated 11th April 2016

6. Any waste to be used on site requires an appropriate waste exemption or permit from the Agency. The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. Developer as waste producers therefore have a duty of care to ensure that all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations.
7. Consideration should be given to opening up of any piped or culverted watercourses and the removal of weirs.
8. Flood Defence Consents (FDCs) will be required for the outfall structures draining any SuDS ponds into the local watercourses and for any bridges. Only FDCs for necessary and appropriately designed structures will be approved.
9. Attention is drawn to the law with regard to the sensitivities of breeding birds.
10. A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.
11. The applicant should contact United Utilities Service Enquiries on 0845 746 2200 regarding connection to the water mains/public sewers. The provision of a mains water supply could be expensive.
12. Water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.
13. United Utilities offer a fully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our Property Searches Team. It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development. Please note, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.
14. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpaths 11 and 14 in the parish of Clitheroe affects the site.

*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.

**APPLICATION NO. 3/2025/0625**

**DECISION DATE: 16 January 2026**

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· 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 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.