

Our Ref: 04C500043/RS/LS

Your Ref: 3/2015/0895

28 July 2025

Stephen Kilmartin
Ribble Valley Borough Council
Council Offices,
Church Walk,
Clitheroe
BB7 2RA

Submitted via Planning Portal Reference: PP-14113220

Dear Stephen,

LAND AT HIGHER STANDEN FARM AND PART LITTLEMOOR FARM CLITHEROE: SUBMISSION OF A MINOR MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION 3/2015/0895, UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

On behalf of our client Taylor Wimpey Manchester (‘the Applicant’) we are pleased to submit a minor material amendment planning application, under Section 73 (‘S73’) of the Town and Country Planning Act 1990 (as amended), to vary Condition 62 attached to the approved development at Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe (‘the Site’)(ref: 3/2015/0895), which was approved by Ribble Valley Borough Council (‘RVBC’) on the 12th April 2016. This S73 application is accompanied by the following documents:

- This Covering Letter;
- Planning Application Forms; and,
- Certificate Notices.

This S73 application relates to varying Condition 62 only, which controls access into the Local Centre. As such the proposed description of development is as follows:

“Application to vary condition 62 (Local Centre Access) of previously approved outline planning consent 3/2015/0895.”

Site Description & Planning History

The application solely relates to the Standen Strategic Housing Site, located to the eastern boundary of the settlement of Clitheroe, to the south of Pendle Road, and to the west of the A59/Pendle Road roundabout. Outline planning permission was granted on the 17 April 2014 for

a residential development of 1,040 dwellings at the site, including affordable housing, aged care, local retail, community facilities, new access, public open space, primary school and associated infrastructure. All matters were reserved for a later stage. A subsequent S73 application (ref: 3/2015/0895) was approved on the 12 April 2016 for the variation of several conditions. This application seeks to further vary a condition attached to the outline consent which was varied under application 3/2015/0895. A table outlining key planning applications is enclosed with this letter.

Proposed Variation to Condition 62

This S73 planning application seeks to make the following minor material amendment to Condition 62, to increase the trigger from 500 dwellings to 750 dwellings:

Condition 62

"62. No more than ~~520~~ 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."

The proposed change is required to enable the Applicant to proceed with the approved residential development for Phases 2, 3 and 4, before an access point is granted off the Spine Road and into the local centre

The local centre land falls outside of the Applicant's control and will be delivered by the landowner. Following discussions with the landowner, the applicant has been advised that there is no end user identified currently for the local centre. On this basis it is not possible to establish where an appropriate access point should be sited as this will be dependent on the end users requirement and masterplan for the local centre.

The applicant is currently on site and delivering the approved housing and as such it is necessary to amend the trigger for this condition, to allow sufficient time for an end user to be identified for the local centre, whilst also ensuring that the delivery of the much needed housing isn't stalled on the wider site.

The proposed variation does not affect the delivery of the site in any way and would in fact contribute positively towards key policies within the Local Development Plan, as it will allow the Applicant to proceed with the delivery of the approved residential development at the site, which

is a strategic housing allocation. As such, the proposed amendment is wholly compliant with the following policies:

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Presumption in Favour of Sustainable Development
- Key Statement H1 – Housing Provision
- Key Statement H2 – Housing Balance

Pre-application discussions with Ribble Valley Borough Council (RVBC)

The proposed minor material change set out above, and justification for making this amendment has been discussed with Case Officers at RVBC in a meeting held on the 28 May 2025. It was confirmed that the Council would be supportive of a variation of Condition 62, from 500 dwellings to 750 dwellings to enable further housing delivery before access into the local site is provided in accordance with Condition 62.

Conclusion

In summary, the proposed amendment to Condition 62 is required to enable the Applicant to proceed with the delivery of approved residential development across this strategic site, whilst the landowner of the local centre has the opportunity to prepares any required marketing to attempt to deliver the local centre site. The proposed development is therefore in accordance with Key Statement DS1, Key Statement DS2, Key Statement H1, Key Statement H2, Policy DMG1, Policy DMG3 and Paragraphs 131, 135 of the NPPF (December 2024).

Submission and Fee

The application documentation has been submitted via the Planning Portal (Ref: PP-14113220). The correct application fee of £671 (including Planning Portal service charge) has been paid to the Planning Portal via BACS. I trust that this is satisfactory for the Council to enable a swift validation of the application, and we would like to continue the positive dialogue with Officers during the determination of the application. In the meantime, should you require any further information or wish to discuss the application, then please feel free to contact me or my colleague Joseph Smith +44 7748 096 932.

**AVISON
YOUNG**

Yours sincerely,



**Larna Smith
Senior Planner**



For and on behalf of Avison Young (UK) Limited

Enc. Planning Application History

Planning Application History (Outline & Variation S73)

App Ref	Description	Status
3/2012/0942	<p>Outline</p> <p>1040 residential dwellings comprising: 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (ie over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5,575m², 2.1 ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, an improved (roundabout) junction between Pendle Road the A59, new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, new pedestrian and cycle accesses onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system,; New services such as gas, electricity, water and telecommunications</p>	Approved 17/04/2014
3/2015/0895	<p>Variation of Condition</p> <p>Application to vary conditions 1 (Development to be carried out in accordance with approved details), 2 (Plan reference), 3 (Phasing), 4 (Design code), 8 (Phase 01 particulars), 12 (Reserved matters requirements), 21 (Buffer zone), 40 (Energy/Sustainability), 42 (Energy / Sustainability BREEAM), 59 (Pedestrian/Cycle linkages), 62 (Employment site), 63 (Retail centre), 64 (Roundabout /Highway Improvements) and removal of condition 41 (Code for Sustainable Homes) of previously approve outline planning consent 3/2012/0942 (Erection of 1040 residential dwellings comprising: 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (ie over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5,575m², 2.1 ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, an improved (roundabout) junction between Pendle Road the A59, new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, new pedestrian and cycle accesses onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system,; New services such as gas, electricity, water and telecommunications).</p>	Approved 12/04/2016

