



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2025/0943
Direct Dial: 01200 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 20 February 2026

Location: Sugar Hill Farm, Whitewell Road, Cow Ark, BB7 3DG.

Proposal: Approval of details reserved by conditions 7 (Biodiversity Gain Plan) and 8 (landscape/ habitat management and monitoring plan) on planning permission 3/2025/0651.

I write further in response to your application to discharge the conditions pursuant to planning approval.

Condition 7 (Biodiversity Gain Plan) is discharged insofar that the submitted details are considered acceptable as follows:

- Biodiversity Gain Plan dated 1st December 2025

Condition 8 (landscape/ habitat management and monitoring plan) is partially discharged as the submitted details are considered acceptable as follows:

- Habitat Management and Monitoring Plan (Report Ref: KSE_284_01 Rev 00 dated November 2025)

In order to satisfy the condition in full, the development shall be managed and maintained in accordance with the approved details.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

P.T.O.

APPLICATION NO. 3/2025/0943

DECISION DATE: 20 February 2026

Applicant:

Mr Ian Hopkinson
Sugar Hill Farm
Whitewell Road
Cow Arc
Whitewell
BB7 3DG

Agent:

Mr Charles Stanton
Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL