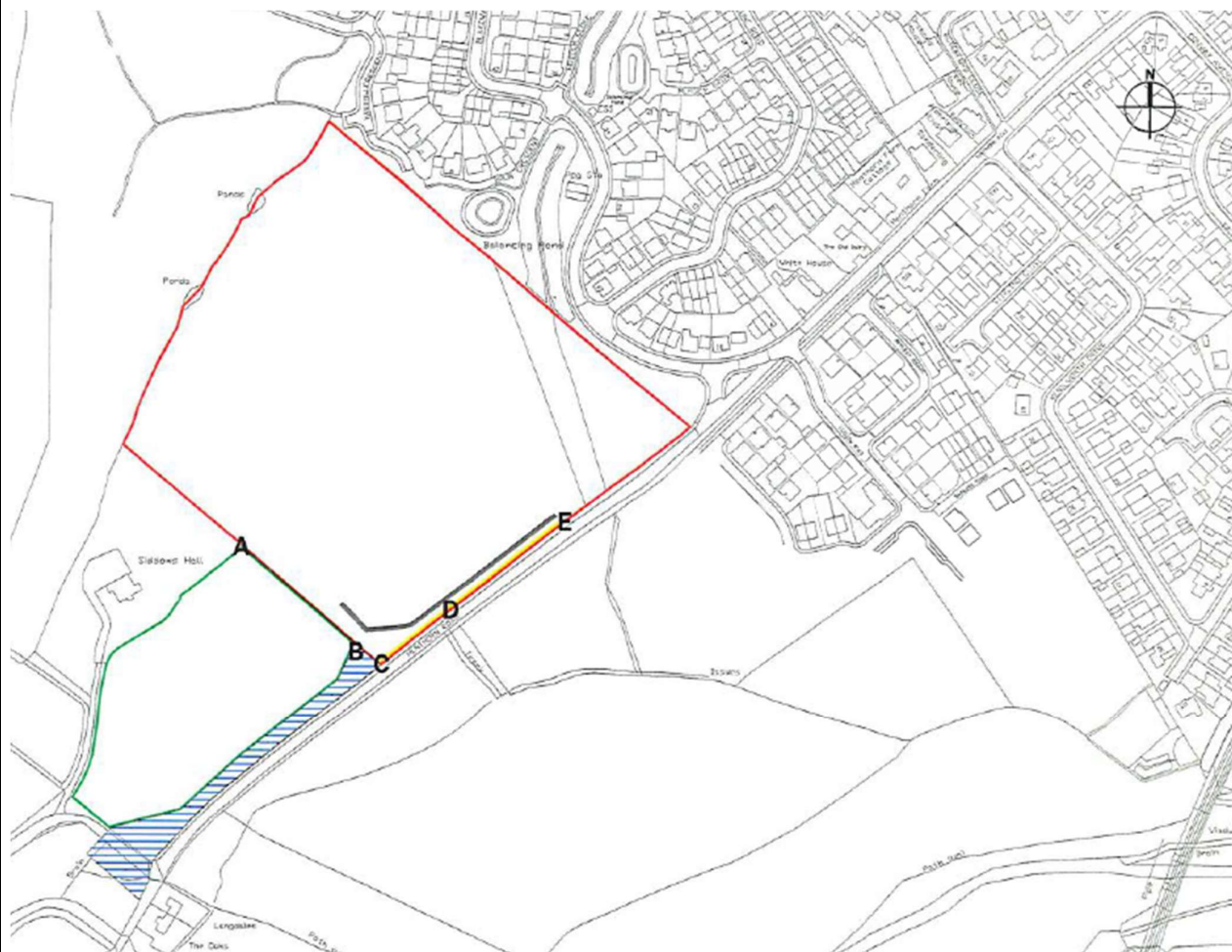


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 24 September 2026					
Briefing version		Issue Date:			
Committee Version	•	Issue Date:	24/09/2026		
Application Ref:	3/2025/0997	Outline application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access at Land off Henthorn Road, Clitheroe.		REC:	DEFER AND DELEGATE

Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application.

The plan below has been provided and is extracted from the deed of transfer of Gladman's previous development land (i.e. the development which Ingletton Crescent now forms part of) which shows the location of the easement strip referred to in previous correspondence, shown in the blue hatch pattern.



As outlined in the Committee report, when the previous owners of the Miller site sold it to Miller Homes, the transfer was made subject to the Miller site being granted various legal rights over the blue hatched strip associated with the provision of surface water drainage infrastructure serving that development. Such rights cannot be interfered with. The relevant part of the current application site is also subject to restrictive covenants that prevent interference with those legal rights.

Following members' resolution at the previous planning committee, Gladman obtained detailed but privileged legal advice as to whether the land adjoining the northern boundary of Henthorn Road would be suitable to provide an alternative primary access point; the advice we received was that it would not be.

Moreover, when the Miller site was sold to Miller, a positive legal right to access the land subject to the currently proposed development via Ingleton Crescent was expressly retained. For the reasons set out in detail in the Ashley Helme Associates Technical File note 5B, there is no technical reason why accessing the site via Ingleton Crescent would be unsuitable, as endorsed by Lancashire County Council as Highways Authority.

Officer Comment

The position as set out above provides a reason as to why it is not possible to propose a permanent vehicular access to the northern part of the site directly from Henthorn Road, and why this access has to be taken from Ingleton Crescent. As the submitted scheme is considered acceptable from a highways perspective the application is being brought back to Committee for consideration.

Updated Conditions as stated below:

3. Unless explicitly required by a condition within this permission, the development hereby permitted shall be carried out in strict accordance with the following plans:

- Site Location Plan – 9053-FPCR-XX-XX-DR-L-0002 S3 Rev P03
- Proposed Access Arrangements Drg No 1677/01 Rev G

Any Reserved Matters shall be in general accordance with the details set out in:

- Framework Plan – 9053-FPCR-XX-XX-DR-L-0001 S3 P17

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent hereby approved.

8. Prior to the commencement of development details of the proposed construction site accesses shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for the construction access to the northern parcel to be re-instated. No construction traffic should access the site from Waterfall Gardens/Ingleton Crescent.

REASON: In the interest of highway safety.

13. Details of a scheme and timetable for the pedestrian link to Public Footpath FP0301017 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The scheme shall include provision for the design of access and surfacing, widths, gradients, landscaping and structures and a timetable for implementation.

REASON: In the interests of the amenity and safety of the public in providing connectivity to the highway network within an agreed timeframe via a welcoming and attractive walking route.

23. During the construction period, all trees to be retained within and adjacent to the site as indicated within the Arboricultural Assessment Tree Retention Plan and Appendix C: Protective Fencing Specifications by FPCR environment & design dated December 2025 shall be protected in strict accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Notwithstanding the Arboricultural Assessment no work shall be undertaken on Tree T19 (U) which shall be retained on site. Tree T19 and T20 together with the attached owl box shall not be removed at any time without the express consent of the Local Planning Authority which shall only be considered following the submission of an Ecologist Report and appropriate mitigation measures to be agreed in writing by the Local Planning Authority.

Root protection measures shall be set up in strict accordance with the Tree Retention Plan 9053-T-02 Rev B in order to ensure no trees are directly impacted by the development. The exclusion zones will remain in place throughout the demolition and construction phases and fully accord with the methodology set out in BS 5837:2012 during all site preparation/construction works.

No materials, soil, spoil or other substance shall be stored within the protective areas at any time and no changes in land levels shall occur within these areas. Any no dig, hand digging and protective membranes shall only occur with the prior written approval of the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved

31. Prior to the commencement of development within the site: -

- a) a ground investigation report for the site shall be submitted to and approved in writing by the Local Planning Authority (in line with the principles of the submitted Preliminary Risk Assessment Report SHF.1132.306.GE.R.001.B Revision B by Enzygo dated December 2025) to support design of foundations and pavements and identify the types, nature and extent of any land contamination which may affect the site together with the risks to receptors and potential for migration within and beyond the site which has been carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001;
- b) in the event that the above report identifies the need for remediation, then a remediation strategy for the site to include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) shall be submitted to and approved in writing by the Local Planning Authority.

All approved remediation measures shall be carried out in accordance with the approved measures and timetable.

Prior to first occupation of any dwelling requiring remediation, a validation report providing results of the verification programme of post-remediation sampling shall be submitted to and approved in writing by the Local Planning Authority to confirm that the approved remediation measures have been carried out in accordance with the approved details.

REASON: In order to protect the health of the occupants of the new development.

33. No approved phase of development shall commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan for that phase, has been submitted to, and approved in writing by, the Local Planning Authority.

(a) This shall include details of:-

- (i) a non-technical summary;
- (ii) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (iii) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (iv) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (v) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

(b) Notice in writing shall be given to the Local Planning Authority when the:

- (i) HMMP has been implemented; and
- (ii) habitat creation and enhancement works as set out in the HMMP have been completed.

(c) There shall be no occupation of any dwellinghouse approved until:

- (i) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- (ii) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

(d) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.