

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 27 August 2026					
Briefing version			Issue Date:		
Committee Version		•	Issue Date:	27/08/2026	
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, Committee are asked to note the following updates on this application:

Additional representations

Two further representations have been received regarding the active barn owl nest on Tree T20.

The comments made do not result in any changes to the officer's assessment within the main report which follows the advice of both the applicant's and the Council's ecologists and conditions are recommended to secure this.

One further representation has been received regarding the "consideration of a safer alternative for the main vehicle access to the northern phase of the proposed development".

The comments made do not result in any changes to the officer's assessment within the report which follows the advice of LCC Highways that the proposed access points are acceptable subject to appropriate conditions. Furthermore, the application must be assessed on the basis of the submission.

2026 National Planning Policy Framework (NPPF)

An updated NPPF was published on 17th August 2026. The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication. There is a new presumption in favour of sustainable development which the Government say is designed to give more direction about the suitability of development in different types of location. The Framework states that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.

The following new policies are of particular consideration for this application:

Policy S3: Presumption in favour of sustainable development - central to the NPPF remains the presumption in favour of sustainable development and the planning system having economic, social and environmental objectives. This paragraph confirms that, for decision-taking, the presumption in favour of sustainable development means approving development proposals that accord with the Development Plan without delay. It also confirms that outside settlements, policy S5 should be applied.

Policy S5: Principle of development outside settlements - only certain forms of development should be approved outside settlements, as set out in the exceptions list. One such exception is:

j. The development of land allocated for that purpose in the development plan (where this lies outside settlements); and Development which would address an evidenced unmet need

(including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

- i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure;*

As RVBC cannot demonstrate a five year housing land supply and the development would be physically well-related to the existing settlement of Clitheroe and is considered to be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure, then the officers assessment is that this exception would apply. In which case the policy states that the development should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the policies in the NPPF.

Policy HO7: Meeting the need for homes - notes that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community (for example affordable housing), as identified through needs assessments prepared for the area.

Policy HO8: Providing affordable homes - development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. The affordable housing provision that would be secured from the scheme aligns with this policy.

Policy HO9: Specialist forms of accommodation - development proposals to address specialist housing needs should provide living conditions and access to services which are appropriate to the needs of their residents and users. This includes:

- a. Specialist housing for older or disabled people:
 - i. Being located where residents will be able to access frequently-used services easily and safely by walking, wheeling (including mobility scooters) and by public or on-site public transport services; including through facilities provided as part of the scheme; and
 - ii. Being delivered to M4(2) or M4(3) accessibility standards.

Policy L3: Achieving appropriate densities - development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places.

To contribute to making efficient use of land within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated. The only exception is where there is a clear justification that this is either inappropriate or not possible. In considering the potential to increase densities, the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential.

Policy DP3: Key principles for well-designed places - development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:

- a. Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;

b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

c. Nature: incorporate and/or connect to a network of high quality, accessible, multi functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;

d. Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;

e. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

f. Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrated lighting and making building entrances and windows face onto streets and other public places to provide natural surveillance);
and

g. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

Development proposals should be refused if, without clear justification, they conflict the above, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

TR3: Locating development in sustainable locations - so that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:

a. Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable (or which can be made so, taking into account planned improvements, including any provided for as part of the development itself). This means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users, unless the nature of the development would make this impractical;

b. Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use;

c. Any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach;

d. The environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account – including taking opportunities to avoid or mitigate any adverse environmental

effects, and to secure net environmental gains such as reductions in air pollution; and e. In rural areas, opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they exist and can be supported by the development proposed.

TR4: Street design, access and parking - to contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:

- a. Give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services;
- b. Incorporate or contribute towards appropriate features to support this prioritisation, such as permeable street networks, continuous footways and segregated cycle facilities which are adequately lit, sufficient secure and accessible cycle parking, regularly spaced public seating and good quality waiting facilities for public transport;
- c. Ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for women and girls, for other groups who may be vulnerable to crime or the fear of crime, and for those with limited mobility). This includes reflecting relevant aspects of policy DP3(2), as well as employing measures to:
 - i. Minimise the scope for conflict between pedestrians, cyclists and vehicles;
 - ii. Meet the needs of disabled people, older people and children in relation to all modes of transport, and
 - iii. Avoid unnecessary street clutter.
- d. Allow for the efficient delivery of goods, and ease of access by service and emergency vehicles, in ways which do not compromise key place-making principles (set out in policy DP3(2)); and
- e. Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations. A flexible approach to applying parking standards should be taken where the reconfiguration of retail or other sites which attract large numbers of customers would make better use of previously developed land, and there is evidence that a certain number of spaces needs to be retained to meet specific operational and commercial requirements.

With no conflicts identified with relevant 2026 NPPF policies, and with the officer assessment that the tilted balance has been updated in the case of this development from harm needing to ‘significantly and demonstrably’ outweigh the benefits in order to justify a refusal (previous NPPF) to ‘substantially’ outweighs (new NPPF) which is considered to be a higher bar more in favour of the grant of permission, then the view of officers is that the development remains to be supported by the new NPPF and that outline planning permission should be granted.

Conditions

Updated Conditions are set out below:

1. An application(s) for approval of all the Reserved Matters, namely appearance, layout, scale and landscaping, of the site shall be made to the Local Planning Authority not later than the expiration of two years beginning with the date of this permission and the development shall be begun not later than whichever is the later of the following dates:
 - a. The expiration of two years beginning with the date of this permission; or

- b. The expiration of 18 months from the final approval of the reserved matter or, in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing Act 2004.

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 F

And will seek to broadly confirm 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.

5. No residential dwelling or residential curtilage shall be located outside the proposed Development Area as shown on the Composite Odour Contour Plan with Development Area GDL-2018-128-ODOUR2024 submitted with the Odour Impact Assessment by Wardell Armstrong dated May, 2026.

REASON: To ensure an acceptable level of residential amenity for the proposed properties.

12. Prior to the commencement of development full engineering, drainage, street lighting and constructional details of the internal estate roads to adoptable standards (LCC specification) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details. The internal estate road required for access to each dwelling shall be constructed to at least base course level prior to first occupation of that dwelling.

REASON: To ensure that the infrastructure is constructed to a suitable and adoptable standard.

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 and structures and shall be implemented prior to the occupation of the 1st dwellinghouse on the site.

REASON: In the interests of the amenity and safety of the public in providing connectivity to the highway network within an agreed timeframe;

17. *No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.*

The strategy shall be based on the site specific Flood Risk Assessment (Flood Risk Assessment and Indicative Surface Water Sustainable Drainage Strategy (Flood Risk Assessment and Outline Drainage Strategy/ SHF.1132.306.HY.R.001.A/December 2025/Enzygo), and shall demonstrate compliance with the principles and requirements of the submitted and sustainable drainage principles and requirements of the National Planning Policy Framework, Planning Practice Guidance and the latest published version of the National Standards for Sustainable Drainage

Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity and biodiversity.

Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly.

The submitted strategy shall include, as a minimum:

a) Sustainable drainage calculations for peak flow control and volume control for the following events:

i. The 100% (1 in 1-year) annual exceedance probability event, including a 10% urban creep uplift factor;

ii. The 3.3% (1 in 30-year) annual exceedance probability event, including a 40% climate change allowance and a 10% urban creep uplift factor;

iii. The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowance and a 10% urban creep uplift factor.

Calculations must cover the entire development site, including all existing and proposed surface water drainage systems up to and including the final discharge locations.

b) Final sustainable drainage plans, appropriately labelled to include:

i Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant;

ii Drainage layout plans showing all pipe and structure references, dimensions and design levels; including all existing and proposed surface water drainage systems up to and including the final discharge location;

iii Details of all sustainable drainage features including landscape drawings showing topography and slope gradients;

iv Site plan showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls;

v Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels. The strategy shall confirm that FFLs have been set to provide a minimum 150-300mm freeboard above ground levels (in accordance with the recommendations of the approved Flood Risk Assessment);

vi Final details of proposals to manage surface water runoff to and from the development boundary, including measures to manage surface runoff from adjacent land that could flow onto the site during storm events, and to ensure runoff leaving the site does not occur in an uncontrolled manner;

vii Measures taken to manage the quality of the surface water runoff to prevent pollution and, protect groundwater and surface water bodies. The strategy shall include a robust water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate SuDs management train;

viii Measures to manage the first 5mm of rainfall to prevent runoff from the site for the majority of small (frequent) rainfall events and for the initial depth of rainfall for larger events.

c) Evidence of an assessment of the site conditions. This should include geotechnical investigations and seasonal monitoring, to confirm test locations, infiltration rates and groundwater levels, carried out in accordance with Digest 365 Soakaway Design (Building Research Establishment).

d) Evidence of an assessment of the receiving watercourse to confirm its condition and capacity to accept surface water runoff from the development at the proposed discharge rate and runoff volume.

e) Evidence that a free-flowing outfall can be achieved. Where this is not possible, the strategy shall demonstrate that the drainage system has been assessed for performance under surcharged outfall conditions and will continue to function without increasing flood risk.

The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

REASON: To ensure the satisfactory sustainable drainage facilities are provided in accordance with Policies F4, F7 and F8 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

18. No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail how surface water and stormwater will be managed on the site during all construction activities, including demolition, site clearance, earthworks and temporary drainage installation, to prevent uncontrolled runoff and pollution.

The submitted details shall include, as a minimum:

- a) A timetable for implementation of any surface water management proposals;*
- b) A method statement of the surface water management proposals for each construction phase, including temporary drainage arrangements and contingency measures for extreme weather events;*
- c) Evidence of how surface water flows will be discharged, demonstrating that discharge rates will be restricted to no greater than the equivalent greenfield runoff rate;*
- d) Measures to prevent siltation and pollutants from entering any receiving groundwater and/or surface water bodies, including watercourses, with reference to published guidance;*
- e) A site plan of the proposed surface water management proposals and pollution prevention measures, including locations of temporary drainage features, bunds silt fences, settlement tanks, and spill response equipment.*

The plan shall be implemented in full and thereafter managed and maintained in accordance with the approved plan for the duration of construction works.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during all construction phases, so that it does not pose an undue surface water flood risk on-site or elsewhere, and to prevent pollution of receiving waters, in accordance with Policies F4, F7 and F8 of the National Planning Policy Framework and the principles of the National Standards for Sustainable Drainage Systems.

19. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include, as a minimum:

- a) A timetable for its implementation;*
- b) Site-specific details of the operation, maintenance and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body;*
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water any drainage scheme feature throughout the lifetime of the development;*
- d) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;*
- e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency;*
- f) Details of land ownership and access rights for all parts of the surface water systems, including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.*

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage systems provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development, in accordance with Policies F4, F7 and F8 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

20. *The occupation of the development shall not be permitted until a site-specific Verification Report, pertaining to the surface water sustainable drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.*

The verification report shall include, as a minimum:

- a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy;*
- b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates;*
- c) As-built drawings of the constructed drainage systems, including all SuDs features, pipework, control structures and discharge points, with levels and dimensions clearly annotated.*

Thereafter, the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to confirm that the development is compliant with the requirements of Policies F4, F7 and F8 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

21. *The development permitted by this planning permission shall be carried out in accordance with the principles set out within the approved Flood Risk Assessment & Outline Drainage Strategy (Flood Risk Assessment/SHF.1132.306.HY.R.001.A dated December 2025 /Enzygo).*

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing and phasing arrangements embodied within the approved scheme.

REASON: To ensure satisfactory sustainable drainage systems are provided in accordance with Policies F4 and F7 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

28. *Notwithstanding the submitted details, and prior to the installation of external lighting, a "lighting design strategy for biodiversity" in accordance with ILP Guidance Note for the reduction of obtrusive light 2021 (or later versions) and ILP Publications Guidance Note 08/23 Bats and Artificial Lighting at Night" shall be submitted to and approved in writing by the Local Planning Authority for all proposed lighting within the development hereby permitted. The strategy shall be based upon the site being within Zone E2 Rural with low district brightness and shall:*

- a. identify those areas /features on site that are particularly sensitive for bats and other nocturnal wildlife that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not cause further disturbance or prevent use of territory or restrict access to breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.*

Excluding lighting within residential curtilages, no other external lighting be installed without prior written approval from the local planning authority.

REASON: To protect biodiversity and minimise the potential pollution caused by glare and spillage in this rural location.