



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2026/0098
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Email: planning@ribblevalley.gov.uk
Date: 06 March 2026

Location: Radholme Laund Farm Hall Hill Whitewell BB7 3DF

Proposal: Approval of details reserved by conditions 4 (surface water drainage strategy), 5 (surface water management plan), 6 (water drainage maintenance manual), 7 (surface water verification report), 8 (biodiversity gain plan) and 9 (landscape/habitat management plan) on planning permission 3/2025/0502.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0502.

Condition 4

The details submitted pursuant to Condition 4 (surface water drainage strategy) of planning permission ref: 3/2025/0502 as follows are considered acceptable:

- Amended Drainage Strategy drawing ref: 25835-DR-C-0100 Rev P2 (received 20 February 2026)

Condition 4 is partially discharged at this stage insofar that the condition requires the drainage strategy to be implemented in accordance with the approved details.

Condition 5

The details submitted pursuant to Condition 5 (construction surface water management plan) of planning permission ref: 3/2025/0502 as follows are considered acceptable:

- Temporary Drainage Strategy drawing ref: 25835-DR-C-0101 Rev P1

Condition 5 is partially discharged at this stage insofar that the condition requires the development to be implemented and managed and maintained in accordance with the approved plan for the duration of construction.

Condition 6

The details submitted pursuant to Condition 6 (surface water drainage maintenance manual) of planning permission ref: 3/2025/0502 as follows are considered acceptable:

- Surface Water Drainage Maintenance and Management Schedule by Dart Engineers Ltd

Condition 6 is partially discharged at this stage insofar that the condition requires the drainage system to be retained, managed, and maintained in accordance with the approved details.

Condition 7

Condition 7 (surface water verification report) of planning permission ref: 3/2025/0502 can neither be partially nor fully discharged insofar that the condition requires, prior to commencement of the use of the development, the submission of a verification report which demonstrates that the Surface Water Sustainable Drainage System has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The Lead Local Flood Authority consider that the applicant has failed to provide any evidence as outlined in the wording of the condition. The Surface Water Sustainable Drainage System has not been constructed and as such this condition cannot be discharged partially nor fully at this stage.

Condition 8

The details submitted pursuant to Condition 8 (biodiversity gain plan) of planning permission ref: 3/2025/0502 as follows are considered acceptable:

- Biodiversity Gain Plan

Condition 8 is partially discharged at this stage insofar that the condition requires the development shall be implemented in accordance with the approved details to satisfy the condition in full.

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Condition 9

The details submitted pursuant to Condition 9 (landscape/habitat management plan) of planning permission ref: 3/2025/0502 as follows are considered acceptable:

- Envirotech Habitat Management and Monitoring Plan (HMMP) dated 12 January 2026

Condition 9 is partially discharged at this stage insofar that the condition requires the landscape to be managed and maintained in accordance with the approved plan.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.

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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.

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