

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk
Meeting Date: 25 JUNE 2026				
Briefing version		Issue Date:		
Committee Version	•	Issue Date:	25/06/2026	
Application Ref:	3/2025/1006	Outline application for the erection of upto 200 dwellings and associated landscaping, children’s play area, sustainable urban drainage and other infrastructure with all matters reserved except for access at Land off Pendle Road, Clitheroe		REC: DEFER & DELEGATE

A list of the recommended conditions is 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 three 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 two years 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.

2. Application(s) for approval of the Reserved Matters relating to scale and layout shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to the ground levels adjoining the site) including the levels of the proposed roads.

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 complete accordance with the following plans:
 - Site Location Plan – P25-2353-DE-001-01 Rev B
 - Parameter Plan – P25-2353_DE_003 Rev C
 - Proposed Site Access Roundabout - T25604.001 Rev A
 - Site Access Refuse Vehicle and HGV Swept Path Analysis - T25604.002 Rev A
 - Emergency Vehicle and Ped / Cycle Access with Fire Tender Swept Path- T25604.003
 - Additional Pedestrian Access onto Pendle Road - T25604.004 Rev A

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.

4. As part of any Reserved Matters application where layout is applied for, public open space shall be provided on site in the general location shown on the submitted Illustrative Development Framework Plan Rev F.

Reason: To ensure a satisfactory form of development in accordance with the requirements of Policy DMB4 of the Ribble Valley Core Strategy.

5. A programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the local planning authority, shall be undertaken and submitted to the local planning authority as part of any reserved matters application. This programme of works shall include an initial phase of trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent, and significance. If archaeological remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed and implemented. A written scheme of investigation for that mitigation phase along with a timetable for its implementation shall be submitted for approval to the local planning authority. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA) and include the appropriate deposition of archives. The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

Highways

6. No development shall take place (including grounds works) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The CMP shall include the following:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Arrangements during construction period to minimise the deposit of mud and other similar debris on the adjacent highways i.e. wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) Control of noise and vibration emanating from the site during the construction period
 - viii) External lighting of the site during the construction period
 - ix) Scheme for recycling/disposing of waste resulting from demolition and construction works
 - x) Measures to protect watercourses against spillage incidents and pollution
 - xi) Details of working hours
 - xii) Routing of delivery vehicles to/from site

The construction of the development shall be carried out in strict accordance with the approved CMP.

Reason: To ensure that the development is constructed in an appropriate manner that reduces any potential impacts on and adjacent to the site.

7. Prior to the commencement of development details of the proposed construction site access shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: In the interest of highway safety.

8. Prior to the commencement of development, a scheme for the site access and off-site highway works shall be submitted to and approved in writing by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling:
- a) The upgrade/provision of 2 quality bus stops on Pendle Road (2500LAA16810 and 16811) with linking new footway/cycleway along Pendle Road;
 - b) Reduction in speed limit on Pendle Road from 40mph to 30mph and associated traffic regulation orders with enhanced gateway features, and associated signing and lining;
 - c) New zebra crossing on Pendle Road with associated linking footway/cycleway;
 - d) New roundabout to DMRB CD116 on Pendle Road arms to link the footway/cycleway provision with shared footway/cycleway provision;
 - e) New pedestrian/cycle/emergency access on Worston Road with links to footway/cycleway existing network; and
 - f) Shawbridge Road mini-roundabout mitigation scheme - 2 x bus stop upgrades, pursual of new traffic regulation orders, new signalised crossing on Waterloo Road.

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To mitigate the impact of the development traffic on the highway network.

9. No development shall take place until an estate street phasing and completion plan has been submitted to and approved in writing by the Local Planning Authority. The estate street phasing and completion plan shall set out the sequence that estate streets will be completed.

The development shall then be carried out in accordance with the approved estate street phasing and completion plan.

Reason: To ensure the phasing and completion of estate streets serving the development are completed.

10. Prior to the commencement of development details of the proposed arrangements for the future management and maintenance of the estate road within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.

Reason: To ensure that the infrastructure is effectively maintained for future residents.

11. Prior to the commencement of development full engineering, drainage, street lighting and constructional details of the internal estate roads to adoptable standards (LCC specification) of the internal roads 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.

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

12. No dwelling shall be occupied until the carriageway and any footpath or footway from it which it gains access is constructed in accordance with the approved engineering details and to at least base course level and connected to the existing highway network with any street lighting installed and in operation. The penultimate dwelling shall not be occupied until the access routes serving the development have been completed to wearing course level.

Reason: To ensure that the necessary infrastructure is completed in a timely manner to allow accessibility.

13. The submitted Framework Travel Plan T25604 shall be implemented in strict accordance with the mitigation measures and initiatives and the implementation timetable contained within the Travel Plan Action Plan at Sections 5 and 6.

Reason: To ensure that the development provides sustainable transport options.

14. Prior to the occupation of any dwelling the driveways and parking areas serving that dwelling shall be constructed in a bound porous material and made available for use. Thereafter the driveways and parking areas shall be maintained for that purpose unless express planning permission is granted allowing for their variation.

Reason: To ensure adequate parking provision is provided.

15. Prior to first occupation of any dwelling, a secure cycle store for at least 2 bicycles serving that dwelling shall be provided.

Reason: To support sustainable travel.

Drainage

16. No development shall commence 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 detailed strategy shall be based on the site specific Flood Risk Assessment/255496-BWB-ZZ-XX-T-W-0001_FRA/17th December 2025/(BWB) and indicative Surface Water Sustainable Drainage Strategy (Sustainable Drainage Statement/255496-BWB-ZZ-XX-T-W-0002_SDS/18th February 2026/BWB) 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 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 area, including all existing and proposed surface water drainage systems up to and including the final discharge location(s).

- 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 150mm freeboard above ground levels across the site, with dwellings neighbouring SuDS basins a minimum of 300mm above their maximum topping level (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 that 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 Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

17. 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 Paragraph 181 of the National Planning Policy Framework and the principles of the National Standards for Sustainable Drainage Systems.

18. 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 Paragraph 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

19. 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 Paragraphs 181 and 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

20. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the approved Flood Risk Assessment (Flood Risk Assessment / 255496-BWB-ZZ-XX-T-W-0001_FRA / 17th December 2025 / BWB).

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, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory sustainable drainage systems are provided in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

Landscaping, Trees and Ecology

21. No development shall take place (including grounds works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- i) Risk Assessment of potentially damaging construction activities;
- ii) Identification of “biodiversity protection zones”;
- iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (can be provided as a set of method statements);
- iv) The location and timings of sensitive works to avoid harm to biodiversity features;
- v) The times during construction when specialist ecologists need to be present on site to oversee works;

- vi) Responsible persons and lines of communication;
- vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- viii) List of protective fences, exclusion barriers and warning signs if applicable.

The construction of the development shall be carried out in strict accordance with the approved CEMP.

Reason: To ensure that the development is constructed in an appropriate manner that protects biodiversity on and adjacent to the site.

22. During the construction period, all trees to be retained within and adjacent to the site as indicated within the AIA SEED REF 2052-AIA-V1-B shall be protected in strict accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Furthermore, root protection measures shall be set up along the western boundary of the ancient woodland to the eastern corner of the site 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

23. No development shall take place until full details of both hard and soft landscaping works including boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, but not limited to, the following: land level changes, retaining structures, areas of soft landscaping, retention of woodland, trees, hedgerows and other planting, hard surfaced areas and materials, planting plans with full specifications and schedules including plant size, species and number/densities, existing landscaping to be retained, details of any changes in land levels or landform and the types and specifications of all retaining and new structures.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation of the dwelling or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are thereafter removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 15 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to ensure a satisfactory form of development with species of trees and shrubs planted in appropriate locations.

24. The development shall be carried out in strict accordance with the mitigation measures as set out in the Conclusions and Recommendations of the Updated Preliminary Ecological Appraisal by Brooks Ecological Report Ref: ER-8455-01D dated 15th January 2026.

Reason: In order to ensure provision of biodiversity enhancement, in accordance with the provisions of the Wildlife and Countryside Act 1981.

25. Prior to the commencement of development, a Plan prepared by an appropriately experienced ecologist shall be submitted to and approved in writing by the Local Planning Authority of the location of biodiversity features (e.g. bat bricks, bird boxes, hedgehog refuges and refugia for small mammals and amphibians) to be provided. The approved Plan shall show the number, location and specification of the features. All approved features shall be installed in the presence of an appropriately qualified ecologist prior to first occupation of the dwelling on which they are located (unless an alternative timeframe is proposed in respect of any features within communal areas) and retained thereafter.

Reason: To ensure provision of biodiversity enhancement, in accordance with the provisions of the Wildlife and Countryside Act 1981.

26. Prior to the commencement of development a re-survey of the site and adjoining land / ditches within a 30metre buffer of the site shall be undertaken (unless proven to be inaccessible) for the presence of badgers together with proposals for mitigation/compensation, if required, and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. Any approved mitigation measures shall then be implemented in accordance with the approved details and timetable.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures which may be required, in accordance with the Wildlife and Countryside Act 1981.

27. No development shall commence on site, including any vegetation clearance, earth moving or other enabling works, until such time as a Reasonable Avoidance Measures Strategy for amphibians and small mammals has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include the following measures:

- Location of suitable protective fencing
- Details of management of habitats and supervised (Ecological Clerk of Works)
- mitigation measures to avoid harm.

The development shall be undertaken in accordance with the approved details.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures which may be required, in accordance with the Natural Environment and Rural Communities Act.

28. Prior to the installation of any 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:

- 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.

Under no circumstances shall any 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.

29. No ground clearance shall be undertaken within the bird breeding season (March - August inclusive) unless a pre-work nesting bird survey of the site has been undertaken by licenced ecologist.

The mitigation measures shall have been fully implemented prior to occupation of the first dwellinghouse hereby approved and thereafter maintained and retained as such in perpetuity.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures which may be required, in accordance with the Natural Environment and Rural Communities Act.

Contamination and Noise

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

a) a site 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 Phase 1 Geo-Environmental Assessment 255496-BWB-XX-XX-T-G-0001_Ph1Revision P3 by BWB dated December, 2025) to identify the types, nature and extent of land contamination affecting 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. (a) The residential development hereby permitted shall be designed to that noise levels at each dwelling do not exceed the following levels in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards/guidance):

Laeq 55dB 16 hours – gardens and outside living areas, daytime (0700 – 2300)
Laeq 35dB 16 hours – indoors, daytime (0700 – 2300)
Laeq 30dB 8 hours – indoors, night-time (2300 - 0700)
Laeq 45dB 8 hours – indoors, night-time (2300 - 0700)
Laeq 45dB 4 hours – indoors, evening (1900 – 2300)

*The evening standard LAFmax will only apply when the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times an hour.

(b) Where noise mitigation measure are required to ensure compliance with the noise levels specified above e.g. acoustic glazing. Noise barrier fencing and ventilation, such mitigation details shall be submitted at the reserved matters application relating to layout or appearance, demonstrating how they would mitigate noise to the approved levels together with a timetable for implementation. The approved noise mitigation measures shall be implemented in accordance with the approved timetable and shall thereafter be maintained and retained.

Reason: In order to protect the residential amenity of future occupants of the development.

BNG

31. No development shall commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan, 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
- (vi) 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.

32. The Biodiversity Net Gain Plan for the entire development shall be prepared in accordance with the principles outlined in the submitted Biodiversity Net Gain Assessment ER-8455-04C updated 30/01/2026.

Reason: To ensure that the biodiversity gain plan submitted for approval is in accordance with the biodiversity principles accepted as part of the planning application submission.

Informatives:

The Environment Agency is in the process of publishing new national flood and coastal erosion risk datasets. Some datasets have already been published with additional flood risk datasets, including updated Flood Zones and new climate change scenarios, were published on Flood Map for Planning on

25 March 2025. Please see link: - <https://flood-map-for-planning.service.gov.uk/> In due course we expect to make further datasets available, including flood depth information for rivers, sea and surface water. More information about our new data can be found in this Defra Data Services Platform announcement. Our planning advice will continue to be based on the best information available at the time. Further information is available on the Town and Country Planning Association website – New national flood and coastal erosion risk information.

Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>.

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .