

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:	3/2026/0230	The erection of 60 dwellings comprising houses, bungalows, flats related infrastructure (including public open space) and landscaping at Land to the south of Ribblesdale Primary School west and north of Higher Standen Drive, Clitheroe.		REC:	DEFER AND DELEGATE

The following conditions are proposed as being necessary to make the development acceptable:

1. The development must be begun not later than the expiration of two years beginning with the date of this permission.

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

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

Location Plan 25-166-LP01 Rev A
General Arrangements 25-166-PO1 Rev B
General Arrangements 25-166-PO2 Rev B
Refuse Management Plan 25-166-PO4 Rev B
Hard Surface Materials 25-166-PO5 Rev B
Street Scene and Cross Section Locations 25-166-P07 Rev A
Parking Arrangements 25-166-P08 Rev B
House Type Range Drawing Pack
Streetscenes 25-166-SS01

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.

3. The finished floor levels for the dwellings, hereby approved, shall be implemented in strict accordance with the details provided on Drainage Strategy P261270-DGC-Z1-GF-DR-C-0001 Rev PO5.

Reason: To ensure a satisfactory form of development.

4. Prior to the commencement of development details of the proposed retaining structures shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development.

5. Prior to any above ground works, details of the proposed substation and any proposed air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and acceptable impacts on residential amenity.

6. The palette of materials to be used in the construction of the external surfaces of the development hereby permitted shall be carried out in strict accordance with the details provided on Materials Plan 25-166-P10 Revision B. The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure a satisfactory form of development.

7. Details of the public open space to be provided on the site including typology and structures to be provided as well as a timescale for delivery of the public open space shall be submitted to and approved in writing by the Local Planning Authority.

The public open space shall be completed in accordance with the approved details and thereafter retained and maintained for the lifetime of the development.

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

Highways

8. No development shall commence (including site clearance and/or grounds works) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The CMP shall include the following:

- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- The erection and maintenance of security hoarding, where appropriate.
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway during construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Routing of delivery vehicles to/from site.
- Details of working hours.

The approved Construction Management Plan shall be strictly adhered to throughout the construction period for the development.

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

9. Prior to the commencement of development a scheme for the delivery of the approved pedestrian/cycle link through the site (to facilitate off-site connections with Public Rights of Way and specifically Footpath FP031014) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision for the design of access and surfacing, widths, gradients, landscaping and structures including lighting and bins as well as a timescale for implementation. The pedestrian/cycle link shall be implemented in accordance with the approved

details and for the avoidance of doubt shall be constructed up to the north-west and north-east boundaries of the site.

Reason: To support connectivity and sustainable travel.

10. Prior to the commencement of development, a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling:

- (a) Site access to include visibility splays of 2.4m by 43m to both sides along Higher Standen Drive.
- (b) Pursue traffic regulation order (double yellow lines) at site access junction Higher Standen Drive.

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

11. 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.

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. No dwelling shall be occupied until the carriageway and any footpath or footway from it which it gains access is constructed to 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 infrastructure is constructed to a suitable and adoptable standard in a timely manner.

13. Prior to the first occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use. Thereafter they shall be maintained for that purpose for as long as the development is occupied.

Reason: To ensure adequate parking provision is provided.

14. Prior to first occupation each dwelling shall have a secure cycle store for at least 2 bicycles.

Reason: To support sustainable travel.

Drainage

15. No development shall commence in any phase until a detailed and 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 and indicative Surface Water Sustainable Drainage Strategy 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 strategy shall confirm and evidence the final allowable peak discharge rates and runoff volumes, following completion of all detailed design work and site investigations to confirm and refine early design assumptions.

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 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 adjacent 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, F6, F7 and F8 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

16. No development shall commence in any phase 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, F6, F7 and F8 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

17. 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 Policies F4, F6, F7 and F8 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

18. 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 Sustainable Drainage Systems 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, F6, F7 and F8 of the National Planning Policy Framework, Planning Practice Guidance and Standard 7 of the National Standards for Sustainable Drainage Systems.

19. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment & Drainage Strategy (Reference: 35161-SUT-ZZ-00-RP-C-0001 by Sutcliffe dated March 2026.

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 that the risk of flooding within and adjacent to the site is effectively managed.

Landscaping, Trees and Ecology

20. No development shall take place (including grounds works and vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) 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) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

21. During the construction period, all trees to be retained within and adjacent to the site as indicated within the Arboricultural Impact Assessment by Bowland Tree Consultancy Ltd Version No. 2 dated January 2026 shall be protected in strict accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Root protection measures shall be set up in strict accordance with the Tree Constraints Plan Ref: BTC3342-TCP Rev A 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.

22. The development hereby approved shall be carried out in strict accordance with the submitted Detailed Soft Landscape Proposals (LB700_D01 Revision C Sheet 1 – 5 and Hard Surface

Materials 25-166-P05 Revision B) in terms of both hard and soft landscaping works together with boundary treatments as shown on plan 25-166-P03 Revision B.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation of the dwelling or in accordance with a programme otherwise 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.

23. Prior to the commencement of development, a detailed Landscape Management Plan for the site shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall include details of maintenance and management of all the public open space, existing trees and planting within the site as well as the proposed planting approved the submitted Detailed Soft Landscape Proposals (LB700_D01 Revision C Sheet 1 – 5 and Hard Surface Materials 25-166-P05 Revision B) in terms of both hard and soft landscaping works together with a timetable for the maintenance and management works proposed.

All public open space areas of the site shall be managed and maintained in strict accordance with the approved details.

Reason: In order to ensure a satisfactory form of development by securing a satisfactory management and maintenance regime of public open space areas.

24. The development shall be carried out in strict accordance with the mitigation measures set out in Section 3.2 Recommendations of the Preliminary Ecological Appraisal by Pennine Ecological dated October 2024.

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 re-survey of the site and adjoining land/ ditches within a 30m 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.

26. 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.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures required.

27. 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, excluding any lighting within residential curtilages. 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.

The lighting shall be installed in accordance with the approved details unless expressly approved by another condition.

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

28. A scheme for the eradication of the Himalayan balsam on the site shall be submitted to and approved in writing with the Local Planning Authority prior to any works commencing on site. The development shall thereafter be carried out in strict accordance with the approved measures.

Reason: In order to ensure that the invasive species to dealt with in an appropriate manner.

Contamination

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

In line with the submitted Phase I and Phase II Geoenvironmental Site Assessments Reference 17-912-R2-1 dated November 2024 which identified potential land contamination together with the risks to receptors and potential for migration within and beyond the site (in accordance with a methodology for investigations and assessments which comply with BS 10175:2001), 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.

BNG

30. 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
- (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.

31. The Biodiversity Net Gain Plan (as required by the Statutory Biodiversity Condition) for the entire development shall be prepared in accordance with the principles outlined in the submitted Biodiversity Net Gain Assessment Version 3.0 dated August 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.