

Ribble Valley Borough Council

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Your ref: 26.0313

Our ref: D3.26.0313

Date: 21<sup>st</sup> May 2026

**App no: 3/2026/0313**

**Address: Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads**

**Proposal: Approval of details reserved by conditions 4 (POS timings); 9 (Buffer landscaping); 13 (car charging points); and 15 (water mains protection) on planning permission 3/2021/0760.**

The submitted documents and plans have been reviewed and the following comments are made.

3/2021/0760 - Changes to planning permission 3/2018/0914 for the erection of 188 new dwellings. House type C (Plots 73, 74, 75, 80, 81, 82) 4 bed with integral garage redesigned because the living space was felt to be significantly compromised. This typology has been replaced with a large detached 3 bed with no integral garage. House type D (Plot 157) has increased in area from 101m<sup>2</sup> to 108.9m<sup>2</sup>. House type E (Plots 79, 86, 99, 102, 109, 113 previously House type D) to be replaced with a new 4 bed wide frontage house type. This means that the overall mix of property sizes remains unchanged. House type K (Plots 35, 36, 143, 144, 145, 146, 147) this property has slightly increased in footprint and a further window has been added to bedroom 2. Changes to layout: rearrangement of plots 82 - 84 inclusive has been updated to create a stronger street scene with larger properties now bookending the southern end of the crescent

Condition 13 – EV charging points – There is no objection to the discharge of this condition.

Condition 15 – Water main – There is no objection to the discharge of this condition.

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