

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2026/0316

DECISION DATE: 17 June 2026

DATE RECEIVED: 24/04/2026

APPLICANT:

Richard Stephenson
Primrose Community Nature Trust
Primrose Studios
Primrose Road
Clitheroe
BB7 1DR

AGENT:

Mrs Paula Fitzgerald
Fitzgerald Planning and Design
1 Maybury Avenue
Burnley
BB12 8AL

DEVELOPMENT PROPOSED: Proposed extension of existing footpath through the northern edge of the nature reserve.

AT: Land to the north of Primrose Nature Reserve Clitheroe

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 24th April 2026 including the following plans/documents:

- Development Boundary Primrose Nature Reserve Phase 2 (Site Location Plan) Date: 16/04/2026
- General Arrangement, Long Sections and Cross Section - Drawing No. PNRP2-GA Date 16/04/2026
- Document titled 'Specification: Floating Bitmac Pedestrian Pathway (1.5m wide) through Natural Area and Grounds'

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

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3. The development hereby approved shall be implemented in full accordance with the Preliminary Ecological Appraisal submitted with the planning application [produced by Verity Webster April 2026] including all the precautionary measures set out in sections 9.1 to 9.7 of that report.

Reason: In the interests of ecology and to preserve the Nature Reserve.

4. The development hereby approved shall be implemented in accordance with the submitted Arboricultural Impact Assessment (including Method Statement, Tree Removal Plan and Tree Protection Plan) with respect to those trees shown as being removed and retained. All recommended tree protection measures shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, save for the level changes hereby approved to facilitate the footpath.

Reason: In order to protect trees from damage or loss in the interests of amenity and ecology.

5. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #6 of the Notes Section) and implemented in accordance with the approved details.

The biodiversity gain plan shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment April 2026 Rev C report prepared by Verity Webster.

Reason: To ensure the development delivers a net gain on site which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

6. Notwithstanding the submitted details, prior to any above ground works, a habitat management and monitoring plan, including long-term design objectives, management responsibilities and maintenance schedules for all newly created on-site habitat areas shall be submitted to and approved in writing by the Local Planning Authority.

The habitat shall thereafter be managed and maintained in accordance with the approved plan.

Reason: To ensure the proper long-term management and maintenance of the habitat areas in the interests of visual amenity and biodiversity enhancement.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. No vegetation clearance required to facilitate the scheme should take place during the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person. All nesting birds their eggs and young are protected under the terms of the Wildlife and Countryside Act 1981 (as amended).
6. Statutory Biodiversity Condition
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
(b) the planning authority has approved the plan. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

7. The Environment Agency advisory notes are as follows:-

- We would advise against pouring concrete within 10m of Mearley Brook. We would also direct the applicant to Treating and using water containing concrete at construction sites: RPS 287 - GOV.UK regarding the storage of any water containing concrete near watercourses.

Mearley Brook is a designated statutory main river.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

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

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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.

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.