



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
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Pringle Homes
c/o Agent

Agent
Mrs Sarah Jones
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My reference: 3/2026/0400
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Email: planning@ribblevalley.gov.uk
Date: 17 July 2026

Location: Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA.

Proposal: Approval of details reserved by conditions 15 (surface water operation and maintenance); 16 (surface water verification report); and 17 (new build units verification) on planning permission 3/2022/0966.

I write in response to your application to discharge the conditions pursuant to planning approval.

APPLICATION NO. 3/2026/0400

DECISION DATE: 17 July 2026

Conditions 15 (Surface water operation and maintenance) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Operation & Maintenance Plan for Sustainable Drainage Systems Ref: K39346.OM/004C
- Update On Drainage Design 24 June 2026 (received 25.06.2026)

The development shall be implemented and maintained in accordance with the approved details in order to satisfy the condition in full.

Condition 16 (Surface water verification report) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Surface Water Drainage Verification Report – Plots 1 – 37 K39346.003/TM 18 May 2026
- Update On Drainage Design 24 June 2026 (received 25.06.2026)

The development shall be implemented and maintained in accordance with the approved details in order to satisfy the condition in full.

Condition 17 (New build units verification) is partially discharged insofar that the submitted details are considered acceptable as follows:

- BEK Garden Verification Letter BEK-23127-260506-PH 6th May 2026
- 17/07/2025 Pringle Homes - Crow Trees Brow – 22CHE293 PLOTS 1-2
- 01/10/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 11-12
- 01/10/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 13-14
- 05/12/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 15-16
- 05/12/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 17-18
- 01/10/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 19-20
- 11/08/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 21-22
- 17/07/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 23-24
- 20/01/2026 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 25
- 20/01/2026 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 26-27
- 17/10/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 28-29
- 17/07/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 3-4
- 17/10/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 30-33
- 17/10/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 34-37
- 17/07/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 5-6
- 11/08/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 7-8
- 11/08/2025 Pringle Homes – Crow Trees Brow – 22CHE293 PLOTS 9-10

The development shall be implemented in accordance with the approved details in order to satisfy the condition in respect of the new build phase.

APPLICATION NO. 3/2026/0400

DECISION DATE: 17 July 2026

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING