



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Ribble Valley Borough Council  
Council offices  
Church Walk  
Clitheroe  
BB7 2RA

My reference: 3/2026/0572  
Direct Dial: (01200) 425111  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)  
Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
Date: 25 August 2026

Location: Land at Lower Standen Hey Farm, Whalley Road, Pendleton, BB7 1PP.

Proposal: Approval of details reserved by condition 7 (Surface Water), 8 (Storage of manure) and 9 (Biodiversity Gain Plan) on planning permission 3/2026/0264.

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

**Condition 7 (Surface Water)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Drainage Strategy Drawing No: 25842-DR-C-0100
- Percolation Report Document Ref: 25842-PR-001 22/06/2026
- Storm Network Calculations 25842 22/06/2026
- Surface Water Drainage Maintenance and Management Schedule 25842

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

**Condition 8 (Storage of manure)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Proposed Plan Drawing No: How/391/3750/03 26.03.2026

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

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**Condition 9 (Biodiversity Gain Plan)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Biodiversity gain plan 24.06.2026

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

*Nicola Hopkins*

**NICOLA HOPKINS**  
**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Applicant:  
Mr Bob Haworth  
C/O Agent

Agent:  
Mrs Fiona Patterson  
Gary Hoerty Associates  
Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
BB7 4DH

### **Right of Appeal**

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 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.

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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.