

Ribble Valley Borough Council
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA

17 July 2026

DISCHARGE OF CONDITIONS 17 AND 18 OF APPEAL APPROVAL 6001560 AT HIGHER COLLEGE FARM, LOWER ROAD, LONGRIDGE, LANCASHIRE, PR3 2YY

Dear Sir / Madam,

1. Introduction

This cover letter has been prepared in respect of the details to discharge planning conditions 17 and 18 attached to appeal decision 6001560 at Higher College Farm, Lower Road, Longridge, Lancashire, PR3 2YY ('the site').

The appeal decision, issued by Inspector Sara Brook, relates to the variation of condition 2 (Plans) on permission 3/2023/0706 for the proposed erection of 34 Class E(g) units and one battery storage and maintenance unit with associated parking and access (Resubmission of application 3/2022/0553).

This application includes the following submissions, which are detailed further throughout this letter:

- Cover Letter (this document)
- Detailed Surface Water Sustainable Drainage Strategy (Condition 17)
- Construction Surface Water Management Plan (Condition 18)

2. Discharge of Planning Conditions

The following section sets out the relevant planning conditions and summarises the information submitted to enable the Local Planning Authority to discharge them.

Condition 17 (Detailed Surface Water Sustainable Drainage Strategy)

Condition 17 states:

No development shall commence in any phase until a detailed, 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 submitted FRA/indicative SuDS strategy and include (as a minimum)

drainage calculations (including 1 in 1 year, 1 in 30 year + climate change and 1 in 100 year + climate change events), final SuDS/drainage plans and component details, exceedance routing, finished floor levels, water quality measures, and evidence regarding the condition/capacity of the receiving system and outfall arrangements.

The following document has been submitted to allow formal discharge of this condition:

- D4617-L-01 - Drainage Supporting Information
- D4617-D-01_RevP1-proposed Foul; and Surface Water Drainage Layout
- D4617-D-02-RevP1 – Proposed Foul and Water Drainage Layout – Typical Details

The submitted Detailed Surface Water Sustainable Drainage Strategy, prepared by PSA Design, sets out the final surface water drainage design for the approved development. The submission includes the required drainage calculations, layout drawings, component details and supporting technical information necessary to demonstrate that the proposed drainage system has been designed in accordance with the approved drainage principles and is capable of accommodating the relevant design storm events, including allowances for climate change.

The submission also provides details of the proposed SuDS measures, exceedance routing, finished floor levels, water quality considerations and outfall arrangements, and thereby addressing all the specific requirements of Condition 17.

The information provided is considered to satisfy the requirements of Condition 17 to enable its full discharge.

Condition 18 (Construction Surface Water Management Plan)

Condition 18 states:

No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority. The plan shall include method statements and drawings and set out measures to retain flows on-site during construction and (where discharge is necessary) ensure discharge is restricted so as not to exceed the equivalent greenfield runoff rate and shall be implemented for the duration of construction.

The following document has been submitted to allow formal discharge of this condition:

- CSWMP_Higher College Farm

The submitted Construction Surface Water Management Plan, prepared by PSA, sets out the proposed surface water and stormwater management measures during demolition, site clearance and construction, including temporary drainage/controls and measures to manage and (where applicable) restrict discharge rates in accordance with the requirements of Condition 18.

The information provided is overall considered to satisfy the requirements of condition 18 to enable its full discharge.

3. Summary

We trust the enclosed information is sufficient to enable the Local Planning Authority to discharge the conditions listed above. Should you require any clarification or additional information, please do not hesitate to contact us. We would be grateful for written confirmation of the discharge of the conditions in due course.

Yours sincerely,

Matthew McHugh MRTPI

Planner | PWA Planning