



Ribble Valley
Borough Council

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My reference: 3/2026/0573
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Email: planning@ribblevalley.gov.uk
Date: 17 September 2026

Location: Higher College Farm Lower Road Longridge PR3 2YY
Proposal: Approval of details reserved by conditions 17 (Surface Water Drainage Strategy) and 18 (Construction Surface Water Management Plan) of appeal decision 6001560 (planning application reference 3/2025/0653).

I write in response to your application to discharge the conditions pursuant to planning approval appeal decision 6001560 (planning application reference 3/2025/0653).

Condition 17

The details submitted pursuant to Condition 17 (Surface Water Drainage Strategy) of appeal decision 6001560 and planning application ref: 3/2025/0653 namely:

- Proposed Foul & Surface Water Drainage Plan drawing ref: D4617-D-01 Rev P1
- Proposed Foul & Surface Water Drainage Typical Details drawing ref: D4617-D-02 P1
- PSA Design Foul & Surface Water Drainage Philosophy (additional drainage details) dated 22nd January 2025
- PSA Design LLFA Response dated 24 August 2026

has been assessed as acceptable. The Lead Local Flood Authority (LLFA) have removed their objection and both United Utilities and the LLFA have no objection to Condition 17 being discharged.

As such, Condition 17 is partially discharged insofar that for the condition to be discharged in full, the sustainable drainage strategy shall be implemented in accordance with the approved details.

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2026

DECISION DATE: 17 September

Condition 18

The details submitted pursuant to Condition 18 (Construction Surface Water Management Plan) of appeal decision 6001560 and planning application ref: 3/2025/0653 namely:

- Proposed Foul & Surface Water Drainage Plan drawing ref: D4617-D-01 Rev P1
- Amended Construction Surface Water Management Plan document ref: D4617-R-01- Rev A (dated 24 August 2026)

has been assessed as acceptable. The Lead Local Flood Authority (LLFA) have removed their objection and both United Utilities and the LLFA have no objection to Condition 18 being discharged.

As such, Condition 18 is partially discharged insofar that for the condition to be discharged in full, the plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:
Oxford Court (Holdings) Ltd
C/o Agent

Agent:
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