



# RIBBLE VALLEY BOROUGH COUNCIL

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Council Offices  
Church Walk, Clitheroe  
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please ask for Stephen Kilmartin  
direct line 01200 425111  
email [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
my ref 3/2021/1008  
your ref  
date 17 March 2023

Dear Sir/Madam

## TOWN AND COUNTRY PLANNING ACT 1990

<b>LAND AT</b>	<b>Land at Higher Hodder Bridge (Field to South) Chipping Road Chaigley BB7 3LP</b>
<b>PROPOSED DEVELOPMENT</b>	<b>Proposed new house of exceptional quality (NPPF Paragraph 80e) of Passivhaus Plus and Zero Energy design with associated landscaping and biodiversity enhancements.</b>
<b>APPLICATION REFERENCE</b>	<b>3/2021/1008</b>
<b>APPEAL REFERENCE</b>	<b>APP/T2350/W/22/3310867</b>
<b>APPEAL STARTING DATE</b>	<b>15 March 2023</b>
<b>DEADLINE FOR COMMENTS</b>	<b>19 April 2023</b>
<b>APPELLANTS NAME</b>	<b>Mr and Mrs Michael and Liz Bell</b>

With reference to my letter dated 16<sup>th</sup> March 2023 regarding the above appeal, I am now writing to advise you that the Hearing into this appeal will start at **10.00am on Tuesday 11<sup>th</sup> July 2023 in the Council Chamber, Ribble Valley Borough Council, 11 Church Street, Clitheroe, BB7 2DD.**

Documents relating to the appeal including copies of the Council's and the appellant's statements will be available for inspection prior to the Hearing. These can be viewed on the Council's website by following this link

[https://webportal.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2021%2F1008](https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1008)  
and at our reception in the main Council Offices, by appointment, during working hours, Monday to Friday 8:45am - 5:00pm. Please note it is important to check with the case officer on the number given above before arriving to make sure that all the relevant documents are to hand, and so that we can book a room in advance for you to use for viewing the documents.

**R Sabu BA(Hons), MA,BArch, PgDip, RIBA, ARB**, an Inspector appointed by the Secretary of State, will attend at the place, date and time given above to determine the appeal. Members of the public may attend the Hearing and, at the Inspector's discretion, give their views. To communicate with the Planning Inspectorate in relation to this Hearing, please contact Aimee Peckham, the case officer, at 3c, Temple Quay House, 2 The Square, Bristol BS1 6PN, tel 0303 444 5151, email [ve.rt@planninginspectorate.gov.uk](mailto:ve.rt@planninginspectorate.gov.uk)

Please let us have your name and contact details if you intend to attend the hearing. If you wish to participate, it would be useful if you could let us have an email address to use, along with details of your status within the context of the appeal (i.e. interested party). This information will assist the Inspector and will be useful if we need to contact you ahead of the event, particularly if the event needs to move online and be held virtually.

Anyone wishing to speak at the hearing should make themselves known to the Inspector on the day as the Planning Inspectorate will not respond to request to speak at the event in advance of the hearing.

If you, or anyone you know wishing to attend has a disability and is concerned about facilities at the venue, you should contact the Council on (01200) 425111 and ask for the Planning Department to confirm that suitable provisions are in place.

The appeal decision will be published on the Planning Inspectorate's website at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

*Nicola Hopkins*

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING