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Our Ref: 04C201336/JS

Your Ref: 3/2022/0317

26th October 2026

Lyndsey Hayes
Ribble Valley Borough Council
Council Offices,
Church Walk,
Clitheroe
BB7 2RA

Submitted via Planning Portal: PP-15325248

Dear Lyndsey,

APPLICATION FOR DISCHARGE OF CONDITION 9 IN RELATION TO PLANNING PERMISSION REF: 3/2022/0317 ON LAND AT HIGHER STANDEN FARM (PHASES 5 & 6)

On behalf of our client, Taylor Wimpey ('the Applicant'), please find enclosed an application to discharge condition 9 pursuant to planning permission 3/2022/0317, which was originally approved by Ribble Valley Borough Council on the 28th August 2026 for the following development:

> *"Reserved Matters application in respect of Phase 5 and 6 to include access, appearance, landscaping, layout and scale with respect to 230 dwellings following outline approval 3/2015/0895."*

Condition 9

> *Prior to the commencement of development within Phase 6 (as noted in approved drawing BDC_Composite Site Layout_Rev K) a subsequent bat dusk emergency survey and barn owl survey of the stone barn within the site at Higher Standen Farm ('Old Bothy') together with an updated Ground Level Tree Assessment (as recommended in the Ecology Report and Survey Validity Letter dated May 2026) and, if required, proposals for mitigation/compensation and a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. Any approved mitigation measures shall then be implemented in accordance with the approved details.*

In order to discharge this condition in full, please find enclosed the three requested survey reports carried out by Urban Green:

- Barn Owl Survey Report dated September 2026
- Bat Survey Report dated September 2026

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- Ground Level Tree Assessment dated September 2026

The findings of each report confirm that works can start on site provided the recommended mitigation measures are in place.

Summary

All the submission material to support the application has been submitted to the Council via the Planning Portal (Ref: PP-15325248). The application fee of £408 has been paid via BACS payment. I trust that this is satisfactory for determination purposes and can enable a swift application. If there is anything else you require, please do not hesitate to contact me.

Yours Sincerely,

[redacted]

Joseph Smith
Associate Director
+44 [redacted]
[redacted]
For and on behalf of Avison Young (UK) Limited