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Date: 26th July 2018
Our Ref: APC00082

Mr S Kilmartin
Principal Planning & Urban Design Officer
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA

Dear Stephen,

RE: FULL APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF CULVERT TO SABDEN BROOK; DEVELOPMENT OF 30 DWELLINGS INCLUDING RE-CONSTRUCTION OF FORMER MARBIL OFFICE BUILDING AS NEW DWELLINGS; RECONSTRUCTION OF BASE OF MILL CHIMNEY AS AN ECOLOGY TOWER; AND ASSOCIATED ACCESS AND LANDSCAPING.

FORMER VICTORIA MILL SITE, WATT STREET, SABDEN, BB7 9ED

PLANNING APPLICATION REFERENCE: 3/2018/0361

Further to our recent correspondence and the outstanding issues raised by both the Environment Agency and the LLFA- we have now updated the Flood Risk Assessment and undertaken some consequential minor amendments to the layout to address the issues raised. The layout and street-scenes have been updated accordingly.

We have also included the second 'chimney' feature as requested to completely address heritage issues.

For ease of Reference I've re-produced the Index for the Application submission and highlighted in red the Amended Documents and Plans submitted with this letter. The Application therefore comprises the following documents:

- S1a: APC Covering Letter 23-04-2018
- S1b: Application Form and Certificates 23-04-2018
- S1c: Site Location Plan – LP01
- S1d: Topographical Survey - Site as Existing 30-01-2018
- ~~S1e: 1582SPLVMS-SL01F Proposed Site Layout~~
- S1e: 1582SPLVMS-SL01K Proposed Site Layout**
- S2a: Survey of Existing Elevations 1-6 19-09-2017



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36-38 The Calls, Leeds, LS2 7EW
Registered Company Number: 08945769
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- S2b: Survey of Existing Elevations 7-12 19-09-2017
- S3: Design Material
- Sabden 1582SPLVMS-ASH01A Plot 1-4 17-4-18
 - Sabden 1582SPLVMS-ASH02A Plot 8 17-4-18
 - Sabden 1582SPLVMS-ASH03A Plot 9+10 17-4-18
 - Sabden 1582SPLVMS-BRE01A Plot 19 17-4-18
 - ~~Sabden 1582SPLVMS-BT01A Boundary Treatment~~
 - Sabden 1582SPLVMS-BT01B Boundary Treatment**
 - Sabden 1582SPLVMS-COB01A Plot 26 17-4-18
 - Sabden 1582SPLVMS-EAM01A Plot 27 17-4-18
 - Sabden 1582SPLVMS-FES01A Plots 13,14,16,17+21 17-4-18
 - Sabden 1582SPLVMS-GAR01A Single Garage
 - Sabden 1582SPLVMS-GAR02A Double Garage
 - Sabden 1582SPLVMS-GAR03A Treble Garage
 - Sabden 1582SPLVMS-GAR04A Feature Garages
 - Sabden 1582SPLVMS-HAR01A Plot 5 17-4-18
 - Sabden 1582SPLVMS-HUT02A Plot 11 17-4-18
 - Sabden 1582SPLVMS-KT01a A Plot 18pt1 17-4-18
 - Sabden 1582SPLVMS-KT01b A Plot 18pt2 17-4-18
 - Sabden 1582SPLVMS-KT02a A Plot 20pt1 17-4-18
 - Sabden 1582SPLVMS-KT02b A Plot 20pt2 17-4-18
 - Sabden 1582SPLVMS-MIL01A Plot 28-30pt1 17-4-18
 - Sabden 1582SPLVMS-MIL02A Plot 28-30pt2 17-4-18
 - Sabden 1582SPLVMS-MIL03A Plot 28-30pt3 17-4-18
 - Sabden 1582SPLVMS-MIL04A Plot 28-30pt4 17-4-18
 - Sabden 1582SPLVMS-MIL05A Plot 28-30pt5 17-4-18
 - Sabden 1582SPLVMS-MIL06A Plot 28-30pt6 17-4-18
 - Sabden 1582SPLVMS-MIL07A Plot 28-30pt7 17-4-18
 - Sabden 1582SPLVMS-NC01A Replacement Chimney and Ecology Tower
 - Sabden 1582SPLVMS-OBC01A Plot 22-24 17-4-18
 - Sabden 1582SPLVMS-PEN01A Plot 7 17-4-18
 - Sabden 1582SPLVMS-REA01A Plot 6 17-4-18
 - ~~Sabden 1582SPLVMS-RS01 Refuse Strategy~~
 - Sabden 1582SPLVMS-RS01A Refuse Strategy**
 - ~~Sabden 1582SPLVMS-SS01B Street Scenes~~
 - Sabden 1582SPLVMS-SS01C Street Scenes**
 - ~~Sabden 1582SPLVMS-SS02B Street Scenes~~
 - Sabden 1582SPLVMS-SS02C Street Scenes**
 - ~~Sabden 1582SPLVMS-SS03B Street Scenes~~
 - Sabden 1582SPLVMS-SS03C Street Scenes**
 - ~~Sabden 1582SPLVMS-SS04B Street Scenes~~
 - Sabden 1582SPLVMS-SS04C Street Scenes**
 - ~~Sabden 1582SPLVMS-SS05B Street Scenes~~
 - Sabden 1582SPLVMS-SS05B Street Scenes**
 - ~~Sabden 1582SPLVMS-SS06B Street Scenes~~
 - Sabden 1582SPLVMS-SS06C Street Scenes**
 - Sabden 1582SPLVMS-TWI01A Plot 12+15 17-4-18
 - Sabden 1582SPLVMS-WHI01A Plot 25 17-4-18
- S3b: Proposed Landscaping Plans
- ~~GL0900 01A Detailed Landscape Proposals~~

GL0900 01B - Detailed Landscape Proposals
~~GL0900 02 - Sabden Brook Landscape Sections~~
GL0900 02A - Sabden Brook Landscape Sections

- S4: Design and Access Statement 17 04 18 [small]
- S5a: Planning Statement 23-04-2018
- S5b: Draft S106 Heads of Terms 23-04-2018
- S5c: Affordable Housing Statement 23-04-2018
- S6a: Victoria Mill Statement of Significance Final 23-04-2018
- S6b: Chimney Survey by Warburtons Steeplejacks 04-07-2017
- S6c: Structural Report Ref 17140-01 by P Waites – 01-08-2017
- S6d: SAWS18 Building Survey and Evaluation Spec 01-04-2018
- S6e: Archaeological Recording Report - 24-07-2018
- ~~S7a: 17140-C-SK.05B Prelim External Works Layout~~
- S7a: 17140-C-SK.05E Prelim External Works Layout 26-07-2018**
- S7b: 17140-C-SK.06A Plan Showing Extents of Adoptable Highway
- ~~S8: 17140-CR-01 Rev B - FRA and Drainage Strategy~~
- S8: 17140-CR-01 Rev D - FRA and Drainage Strategy 26-07-2018**
- S9a: Arboricultural Implications Assessment 13611 A 15-03-2018
- S9b: Arboricultural Method Statement 13611 B 15-03-2018
- S10a: Combined Extended Phase 1 Habitat Survey and Bat Survey Report 12-04-2018
- S10b: Combined Otter, Water Vole, White-clawed Crayfish Survey and Report 12-04-2018
- S10c: Combined GCN Survey Report 12-04-2018
- S10d: Combined GCN Survey Update Report 04-05-2018
- S11: Construction Management Scheme 23-04-2018
- S11b: CMS Addendum - Management of Construction Dust 14-06-2018
- S12: Phase 2 Geo-Environmental Report 17140-GR-02 - 01-11-2017
- S13: Noise Impact Assessment -7736-18-7643 v1 - 24-01-2018
- S14: Statement of Community Involvement 23-04-2018

I trust you will find the Amended details satisfactory and the Application can now proceed to a positive determination.

Kind Regards



JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD