



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
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please ask for Kathryn Hughes

direct line 01200 425111

email planning@ribblevalley.gov.uk

my ref 3/2025/0196

your ref 6002485

date 15th January 2026

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

SITE AT	Land off Longsight Road Langho bounded by the railway Northcote Park and Wildmans Farm, Langho BB6 8AD
PROPOSED DEVELOPMENT	Outline planning application for up to 300 residential dwellings, associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access).
APPLICATION REFERENCE	3/2025/0196
APPEAL REFERENCE	6002485
APPEAL STARTING DATE	9th January 2026
DEADLINE FOR COMMENTS	13th February 2026
APPELLANTS NAME	Hallam Land Management Ltd

I am writing to let you know that an appeal has been made to the Secretary of State for Communities and Local Government in respect of the above site.

The appeal follows the refusal of outline planning permission by this Council.

The Council's reasons for refusal are as follows: -

1. The proposed development would result in a large-scale residential development, outside of a defined settlement, which fails to meet any of the exception criteria for allowing development in such location contrary to Key Statements DS1 and H2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

2. The proposed development, by virtue of the quantum of development, would result in a largescale development in a rural location resulting in future users being reliant on a private motor vehicle contrary to Key Statement DM12 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and the National Planning Policy Framework which supports sustainable patterns of development.

3. The proposed development, by virtue of its overall scale and footprint, would result in the introduction of an incongruous, unsympathetic, and discordant form of development, particularly when viewed from public vantage points along Longsight Road (A59) approaching the site from both the western and eastern directions, Public Footpath FP0606a which crosses the site and residential properties to the north of Langho village afforded direct views of the site. This would result in adverse, long term and permanent visual and landscape harm. The resultant impact fails to respond positively to the inherent visual and landscape character of the area contrary to Policies DMG1, DMG2, DME1 and DME2 of the Ribble Valley Core Strategy and the National Planning Policy Framework including paragraph 135.

4. The application fails to carry out appropriate assessments to fully assess the impacts of the development upon habitats within and adjacent to the site including whether appropriate protection and enhancement can be provided for protected species and their habitat. This is contrary to Key Statement EN4 and policy DME3 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

5. The proposed development would result in the loss of existing habitat, hedgerow and watercourse units, with insufficient details being submitted to demonstrate an appropriate strategy for achieving the statutory requirement for Biodiversity Net Gain contrary to Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

The appeal will be determined on the basis of an inquiry. The inquiry will be open to the public, and anyone may attend. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

Inquiry Details:

- 28th April 2026 – 1st May 2026 and 6th May 2026 – 8th May 2026 (this could be subject to change, further details will be available on the website after 23rd February 2026).
- The inquiry will open at 10am on 28th April 2026
- The venue is the Council Chamber, Ribble Valley Borough Council, 11 Church Street, Clitheroe, BB7 2DD. (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 Inspector appointed to decide the appeal is Gareth Jones BSc (Hons) DMS DipTP MRTPI.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate, further details of how the inquiry will run should be available on the website after the 23rd February 2026. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status and/or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. If you wish to make further comments, or modify/withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Gov.uk website). Your comments may include your name, address, e-mail address or phone number. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Gov.uk website.

If you do not have access to the internet, you can send your comments to:

Stephen Skeates
The Planning Inspectorate
c/o QUADIANT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by The Planning Inspectorate (as above) by 13th February 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The Planning Inspectorate has produced a document entitled "Guide to Taking Part in Planning Appeals". This gives helpful advice to third parties who may wish to make representations. You can get a copy of one of the booklet free of charge from Gov.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

You may inspect all submitted documents relating to the appeal at the Planning Department, Council Offices, Church Walk, Clitheroe, BB7 2RA. **Please contact the case officer on the above extension to check that the statements will be available before calling at the office.** Some documents will also be uploaded onto our website and can be viewed using our planning search facility [Planning Application - Ribble Valley Borough Council](#)

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully

Nicola Hopkins

on behalf of

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

