

Appeal 6002485

Submitted on 11 December 2025.

Before you start

Local planning authority Ribble Valley

Appeal type Full planning

Decision date 27 June 2025

Prepare appeal

Was the application made in your name? No, I'm acting on behalf of the applicant

What is the applicant's name? Adam Masters
Hallam Land Management Limited

Contact details Elliott Bullock
NJL Consulting

What is your phone number? [REDACTED]

What is the address of the appeal site? Land off Longsight Road Langho bounded by the railway Northcote Park and Wildmans Farm Langho BB6 8AD

What is the area of the appeal site? 20.01 ha

Is the appeal site in a green belt? No

Do you own all of the land involved in the appeal? No

Do you own some of the land involved in the appeal? No

Do you know who owns the land involved in the appeal? Yes, I know who owns all the land

Have the landowners been told about the appeal? I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B

Is the appeal site part of an agricultural holding? Yes

Are you a tenant of the agricultural holding? No

Have the tenants been told about the appeal?	I confirm that I've told all the tenants about my appeal within the last 21 days using a copy of the form in annexe 2A
Will an inspector need to access your land or property?	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	3/2025/0196
What date did you submit your application?	6 March 2025
Was your application for a major or minor development?	Major development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	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)
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	<p>See Section 8 of Statement of Case. The Appellant request that the appeal be dealt with by public inquiry, given it raises complex issues in relation to:</p> <ol style="list-style-type: none"> 1. Compliance with relevant planning policies 2. Housing land supply matters 3. Affordable housing need 4. Harm to landscape character and views 5. Highways and accessibility 6. Ecological and BNG matters <p>It is expected the appeal will require approximately 7 days. The Appellants expect to call 5 expert witnesses, however further witnesses could be called upon subject to the evidence that is also provided by third parties. These matters require presentation of detailed evidence by expert witnesses and this evidence tested and subject of cross examination by Counsel. The application has also been subject of significant amount of local interest and it is expected there will be representations made from local residents as well as interested parties.</p>
How many days would you expect the inquiry to last?	7

How many witnesses would you expect to give evidence at the inquiry?	5
Are there other appeals linked to your development?	No
Upload documents	
Application form	Application Form.pdf (/document/22392572-ce48-475b-baef-0051a82032a9)
Decision letter	25 0196 Decision Notice.pdf (/document/5b826b02-2fd8-4fa4-8ca4-f3c22958e508)
Do you plan to submit a planning obligation to support your appeal?	Yes
What is the status of your planning obligation?	Finalised and ready to submit
Planning obligation	Longsight Road, Langho - S106 Annex 1, Plan 2.pdf (/document/9b977911-9a4c-43b8-b4f1-657662f504fd) Longsight Road, Langho - S106 Annex 1, Plan 1.pdf (/document/1d682fd3-f2b9-411e-92c8-930925689051) S106 - Longsight Road 10.12.25 4166-0213-6163 [1].docx (/document/970bc617-8736-49fd-86a1-b6f66ec780a8)
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Statement of Case.pdf (/document/84fbb694-2d0e-434b-ac3e-b09d8044284b) Statement of Case - Appendices (Combined).pdf (/document/fede985e-2309-4a19-b3a7-c325108fe996)
Draft statement of common ground	SoCG - Land south of Longsight Road, Langho - v1.docx (/document/b871aed3-477c-4590-97c7-b11de997ea50)
Do you need to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	Design & Access Statement.pdf (/document/886d7217-a576-4c30-9e8c-6e7796da668c)

Plans, drawings and supporting documents

PROPOSED ACCESS GENERAL

[ARRANGEMENT.pdf \(/document/f7d377ea-cd9c-404e-bc2f-08e03bf545ae\)](#)

[Ecological Impact Assessment.pdf \(/document/6e217935-f0ae-4287-9fdf-0ab9b29f9fb8\)](#)

[Planning Statement.pdf \(/document/897b1ed2-4ea4-4ea7-8ee7-0aea4f4324ff\)](#)

[Biodiversity Net Gain Strategy.pdf \(/document/da61125b-e5b9-4a39-8450-10f8c8113c6f\)](#)

[Illustrative Masterplan.pdf \(/document/72067f4a-9085-46c5-80db-30c677ce1495\)](#)

[SWEPT PATH ANALYSIS.pdf \(/document/535be9b5-798a-4795-ba50-335dbf0aa74a\)](#)

[9361 - Statutory Metric - issue 25 02 25.xlsx \(/document/23bcc1b0-9e9b-423b-ab44-3e324913f00a\)](#)

[Application Form.pdf \(/document/4d1d1bfc-21fd-4729-b33b-6087840cc252\)](#)

[Agricultural Land Classification Report.pdf \(/document/b4001330-6f9f-4db4-9578-743c659305eb\)](#)

[Air Quality Assessment.pdf \(/document/39b5d9a5-5f79-4245-ac43-766b3303e2d3\)](#)

[Parameter Plans-Movement and Access.pdf \(/document/61328af4-63c8-441c-97d4-78846c9fba3a\)](#)

[List of All Documents the LPA made their Decision On.pdf \(/document/e5032a9f-b14a-4d10-ad87-79ec4d9dcf2f\)](#)

[Environmental noise and vibration report.pdf \(/document/ae009472-d06e-4fe0-90e1-7b0717db3d85\)](#)

[R002v1 P24-2318 LVIA Appendices 9 PART 2 27012025.pdf \(/document/e66b2688-c3fb-4615-bdb6-880736e5dd6b\)](#)

[Design & Access Statement.pdf \(/document/95419719-c023-4ea0-b9b0-883370e38ba8\)](#)

[PROPOSED OFF SITE WORKS.pdf \(/document/959ef4e3-ec2d-46be-8583-897b8f6e3f6a\)](#)

[Travel Plan.pdf \(/document/f5cbd2d2-edab-404f-9da1-91879a5ecca3\)](#)

[R002v1 P24-2318 LVIA Appendices 1-8 PART 1 27012025.pdf \(/document/003f1cdc-465c-48c5-a83d-91e43f546fd6\)](#)

[Landscape Visual Impact Assessment.pdf \(/document/29dd733c-690d-4dd2-8d9e-ae1ec1f3b5e0\)](#)

[Covering Letter.pdf \(/document/1ef4b2c3-d5b2-4acf-808b-b34ff417548c\)](#)

[Flood Risk Assessment.pdf \(/document/2f1068b1-9aea-4d9d-b23c-c8e6e85b8669\)](#)

[Parameter Plans-Land use and Heights.pdf \(/document/934f7432-064d-422b-a397-](#)

[ca6df4598c60\)](#)

[SITE LOCATION PLAN.pdf](#)

[\(/document/e63c19e6-3b2b-446e-9aa5-cff40ea4e34f\)](#)

[Statement of Community Involvement.pdf](#)

[\(/document/d1de4b04-a4be-435a-9fea-d9301d37989a\)](#)

[Drainage Assessment.pdf \(/document/c42f139c-e05e-4910-ac20-d9489d384736\)](#)

[Sequential Statement.pdf \(/document/352224da-a2a7-4629-8309-db79c34204bf\)](#)

[Heritage Assessment.pdf \(/document/5f2978a1-7dae-47b1-9270-dd2ef1ff5532\)](#)

[Arboricultural Assessment.pdf](#)

[\(/document/c717c553-9878-4909-8fbe-e4f105d2d15f\)](#)

[Preliminary Geoenvironmental Investigation.pdf](#)

[\(/document/46b0f5cb-3901-414c-9630-e57409afa666\)](#)

[ENGINEERING LAYOUT.pdf](#)

[\(/document/fcc367ed-e4c1-485e-9561-e8a87064a3d9\)](#)

[Transport Assessment.pdf \(/document/9c5a9af7-ea7b-4d07-b3fc-f067da36023f\)](#)

Do you have any new plans or drawings that support your appeal?

Yes

New plans or drawings

[333101612 MR MP VW0101F - Illustrative Masterplan.pdf \(/document/72ea815a-54fd-48a2-aab1-7291ff880fd3\)](#)

[P24-2318 07B Landscape Masterplan.pdf \(/document/69ce4732-a63e-4de7-bfa7-9fb320d554d5\)](#)

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[List of All Documents not seen by the LPA.pdf \(/document/56f5ccc0-f278-4f4a-a1de-de925b41073d\)](#)

[Statement of Case - Appendices \(Combined\).pdf \(/document/2229eed1-66c0-40b6-bdad-f12d124dfaae\)](#)
