

# Landscape Statement of Common Ground.

## Land South of Longsight Road, Langho.

Between: Pegasus Group on behalf of Hallam Land Management and Ribble Valley Borough Council.

Date: 18/03/2026 | Pegasus Ref: P24-2318

LPA Ref: 3/2025/0196

---



## Document Management.

Version	Date	Authors	Checked/ Approved by:	Reason for revision
V3	18/03/2026	Pegasus Group and Ribble Valley Borough Council	CR	Incorporation of tracked changes

Signed on behalf of the Appellant	Signed on behalf of the Ribble Valley Borough Council
 Andrew Cook, Pegasus Group Date: 18.03.2026	 Carl Taylor Date 19-03-2026



# Contents.

1. Introduction.....	3
2. Matters Not in Dispute.....	4
3. Matters That Remain in Dispute.....	5



# 1. Introduction

- 1.1. This Landscape Statement of Common Ground (SoCG) has been prepared by Pegasus Group on behalf of Hallam Land Management Limited (the 'Appellant').
- 1.2. It has been prepared in conjunction with Ribble Valley Borough Council (RVBC) relating to RVBC's refusal of planning permission reference number xx.
- 1.3. The purpose of this SoCG is to identify the areas where the principal parties (the Appellant and RVBC) are in agreement and to narrow down the areas that remain in dispute. This will allow the Public Inquiry to focus on the most pertinent issues.
- 1.4. This topic-specific SoCG is supplemental to the main SoCG, agreed between the main parties on xx 2026, and deals with landscape and visual matters only.

## 2. Matters Not in Dispute

- 2.1. This section sets out the landscape matters not in dispute between the Appellant and RVBC.
- 2.2. The site is not a valued landscape as defined in Paragraph 187 of the NPPF.
- 2.3. The site is not subject to any statutory or non-statutory landscape designations, such as National Park, National Landscape or any other locally defined landscape designation.
- 2.4. The site lies outside of – but adjacent to – the defined settlement boundary of Langho as per Policy DS1 of the adopted Ribble Valley Borough Council Core Strategy (2014). Under this policy, Langho is a Tier 1 settlement, where development is considered more sustainable.
- 2.5. The site and its immediate environs lie within National Character Area (NCA) 35 – Lancashire Valleys, as defined by Natural England.
- 2.6. Within ‘A Landscape Strategy for Lancashire’ Landscape Character Assessment, the site is located within Landscape Character Area (LCA) 5E: Lower Ribblesdale, part of the Undulating Lowland Farmland Landscape Character Type (LCT) 5.
- 2.7. The character of the Site is influenced by both built form and agricultural uses and is bounded by housing to the east and south, a rail line to the south and roads to the west and north.
- 2.8. A full Landscape and Visual Impact Assessment (prepared by Pegasus Group) was submitted with the planning application.
- 2.9. The parties agree that the landscape baseline includes: NCA 35 Lancashire Valleys; A Landscape Strategy For Lancashire – LCA 5E: Lower Ribblesdale, which is part of the Undulating Lowland Farmland LCT 5; Mellor Ridge LCT 7A, which is part of Farmed Ridges LCA7; and Langho settlement; and local features and elements characteristic of the local landscape and appeal site setting
- 2.10. With regards to public footpath FPO606a within the site, there would be a major adverse visual effect for users of the route.

### 3. Matters That Remain in Dispute

3.1. On the basis of consultation responses received, the Appellant considers that the following matters remain in dispute at the time of preparing this topic specific Landscape SoCG:

- The extent and nature of harm to visual receptors beyond the site boundary.
- The extent and nature of harm to landscape character beyond the site boundary.
- Whether the site is well contained by existing human influence on all boundaries.
- Whether the built form and mature vegetation along the boundaries of the site provide a sense of visual containments and enclosure.
- That whilst the proposals would lead to a change to the character of the site itself, it is the Appellants view that the proposals do not lead to wider landscape character changes which is a 'settled agricultural scene' which would continue to prevail with the proposed scheme in place. RVBC are of the view that the scale of the development is such that this will have an effect on the wider landscape character and not just the site itself.
- Whether the proposed scheme would result in some beneficial effects on landscape elements that currently define the landscape character of the site.
- Whether the receptors as identified at Appendix 8 of the LVIA are the most relevant to the Appeal application for assessment purposes
- The Appellant deems it relevant that in determining the planning application, the Council did not provide its assessment on relevant receptors nor did it dispute the level of effect on receptors within the applicant's LVIA. RVBC do not deem this to be relevant.
- It is the appellants view that with regards views from Longsight Road, with the establishment and maturity of the tree belt along the northern boundary, the proposed scheme would not be visible from this highway except fleetingly through as users pass by the proposed site access. RVBC do not agree with this opinion.

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

**Cirencester**

33 Sheep Street, Cirencester, GL7 1RQ

T 01285 641717

Cirencester@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

# Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ

We are ISO certified 9001, 14001, 45001



Pegasus\_Group



@pegasusgroup



Pegasus\_Group

**PEGASUSGROUP.CO.UK**