

Our Ref: 2024-042
Your Ref: PP-13711609

Ms. K Hughes
Planning Department
Ribble Valley Borough Council
Council Offices
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6th March 2025

Dear Kathryn,

RE: Outline Planning Application for Proposed Residential Development on land South of Longsight Road (A59), Langho

We write on behalf of our client (Hallam Land Management Limited) with an Outline Planning Application for development on land south of Longsight Road, Langho. The planning application has been submitted via the Planning Portal under reference PP-13711609.

The proposed description of the development is as follows:

"Outline Application: Development residential homes (Use Class C3), associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access to, but not within, the site)"

The application is supported by the following documents:

Report	Prepared by
Planning Statement (inc. Affordable Housing Statement)	NJL Consulting
Statement of Community Involvement	NJL Consulting
Design and Access Statement including the Design Quality Assessment	Stantec
Preliminary Ecological Assessment and Surveys	FPCR
Biodiversity Net Gain (BNG) Metric and Statement of Intent	FPCR
Air Quality Assessment	Air Quality Consultants
Preliminary Geoenvironmental Investigation	Lithos
Transport Assessment	Hydrock Fore
Framework Travel Plan	Hydrock Fore
Tree Survey	FPCR
Arboricultural Impact Assessment	FPCR
Landscape and Visual Impact Assessment	Pegasus
Noise Impact Assessment including Vibration Assessment	Hoare Lea
Desk Based Archaeological Assessment/ Heritage Assessment	Prospect Archaeology
Agricultural Land Classification	Patrick Stephenson Ltd
Flood Risk Assessment/ Drainage Strategy	Eastwood Consulting Engineers

The application is supported by the following plans:

Plan	Reference	Purpose
Illustrative Masterplan	333101612_MR_MP_VW0101	For information
Parameter Plan – Movement and Access	333101612_MR_MP_AI0103	For Approval
Parameter Plan – Land Use and Heights	333101612_MR_MP_AI0102	For Approval
Site Location Plan	333101612_MR_MP_DWG0100	For information

The requisite application fee has been paid online via Planning Portal.

We trust you have sufficient information to validate this application and allocate it to an officer. If you require any further information, please do not hesitate to contact me.

Yours Sincerely,



Oliver Eves
Associate Director
For and on behalf of NJL Consulting