

Late Items – Planning & Development Committee

Meeting Date: 26 JUNE 2025



Ribble Valley
Borough Council

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Briefing version

Issue Date:

Committee Version

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Issue Date:

26/06/2025

Application Ref:

3/2025/0196

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) at Land off Longsight Road Langho bounded by the railway, Northcote Park, and Wildmans Farm

REC:

REFUSAL

Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

LCC Education have confirmed that the impact of this development would not result in the loss of places for other development and have provided the following in regard to school capacity and projected demand:

Primary Schools in proximity

School Name	Latest Number on Roll *	Future Planned Net Capacity (Jan 2030) **	Projected Pupils by Jan 2030 ***
ST MARYS ROMAN CATHOLIC PRIMARY SCHOOL LANGHO	279	315	300
LANGHO AND BILLINGTON ST LEONARDS CHURCH OF ENGLAND PRIMARY SCHOOL	306	315	345
SALESBURY CHURCH OF ENGLAND PRIMARY SCHOOL	247	270	258
GREAT HARWOOD HILLTOP	173	315	169

Secondary Schools in proximity

School Name	Latest Number on Roll *	Future Planned Net Capacity (Jan 2030) **	Projected Pupils by Jan 2030 ***
ST AUGUSTINES ROMAN CATHOLIC HIGH SCHOOL BILLINGTON	1130	1200	1133
THE HYNDBURN ACADEMY	657	675	639

* Latest Number on Roll (NOR) reflects the most up-to-date pupil numbers at the school. Assessments between 1st December and 31st March will use October NOR, assessments between 1st April and 30th November will use January NOR.

** The net capacity figure is agreed via consultation with the schools, during September each year. The future net capacity includes any agreed capacity changes, which LCC have been informed about.

*** Based on the latest projections at the time of the assessment. Please note that the figures provided are based upon current circumstances and this position is subject to change in response to a number of factors that can affect parental preference. The figures take into account the latest available birth information, evidence of migration and planned housing development, to provide a 5 year projection.

****Please note, these forecasted figures will not be the capacity of the school in the forecasted year, they are an apportionment of the projected overall figures.

Comments have also been received from Northern Rail as follows:

Northern Rail note the following (as set out in the Travel Plan)

'Land to the south of the site will be safeguarded for future improvements to the train station to facilitate step free access. See Appendix A. (Responsibility) Developer (Timeframe) As per the S106 agreement'

Langho station is on, in relative terms, the recently reopened line from Blackburn to Clitheroe.

In regards to the car park proposals Northern welcome the car park proposals. Only comments would be to provide 20% passive provision for any future EV charging requirements, if required, and we would reduce the disabled bays down by 2 to provide 3 disabled and 46 standard bays. This should be a planning requirement and should be fully funded by the developer.

Generally, would it be possible to look at improving the drainage in the subway which is prone to flooding during heavy rainfall and to renew the wayfinding signage in and around the station and refreshing paintwork.

There is a note in the planning documents that those using the trains park in the disused car park of the former Pritira restaurant nearby, Northern were not sure whether this is on a formal or informal basis.

In the 4.3 Public Transport of the Travel Plan section is reference to S106 monies being used to enhance the station to improve accessibility particularly for those with mobility impairments (grey area shown next to the station on the Masterplan).

The developer can discuss this with Northern Railways.

The above comments do not result in any changes to the officer's views from those stated within the main report.