

CORE DOCUMENTS LIST – APRIL 2026

Pins Ref: 6002485

LPA Ref: 3/2025/0196

Land south of Longsight Road, Langho

CD Ref	Document
CD1	Application Documents & Plans
CD1.1	Application Covering Letter (March 2025)
CD1.2	Application Form
CD1.3	Planning Statement (inc. Affordable Housing Statement)
CD1.4	Design and Access Statement including the Design Quality Assessment
CD1.5	Preliminary Ecological Assessment and Surveys
CD1.6	Biodiversity Net Gain (BNG) Metric and Statement of Intent
CD1.7	Air Quality Assessment
CD1.8	Preliminary Geoenvironmental Investigation
CD1.9	Transport Assessment
CD1.10	Framework Travel Plan
CD1.11	Tree Survey
CD1.12	Arboricultural Impact Assessment
CD1.13	Landscape and Visual Impact Assessment
CD1.14	Noise Impact Assessment including Vibration Assessment
CD1.15	Desk Based Archaeological Assessment/Heritage Assessment
CD1.16	Agricultural Land Classification
CD1.17	Flood Risk Assessment
CD1.18	Illustrative MasterPlan (Ref. 333101612_MR_MP_VW0101)
CD1.19	Parameters Plan – Movement and Access (Ref. 333101612_MR_MP_AI0103)
CD1.20	Parameters Plan – Land Use and Heights (Ref. 333101612_MR_MP_AI0102)
CD1.21	Site Location Plan (Ref. 333101612_MR_MP_DWG0100)
CD1.22	Landscape Masterplan (Appendix 7 of Landscape Visual Impact Assessment) (P24-2318_EN_07_A_01)
CD1.23	General Arrangement (4094 100-P-001)
CD1.24	Engineering Layout (4094 100-P-002)
CD1.25	Proposed Off-site Highway Works on Whitehalgh Lane and Whalley Road (4094 INFO-SK-001)
CD1.26	Swept Path Analysis (4094 100-P-003)
CD1.27	Drainage Strategy
CD2	Statutory Consultee Responses to Application Ref. 2/2025/0196
CD2.1	Lead Local Flood Authority (4 th April 2025)
CD2.2	School Planning Team (Lancashire County Council) (8 th April 2025)
CD2.3	Natural England (11 th April 2025)
CD2.4	Wilpshire Parish Council (17 th April 2025)
CD2.5	Archaeology – Historic Environment Team (Lancashire County Council) (23 rd April 2025)
CD2.6	Billington and Langho Parish Council (1 st May 2025)
CD2.7	Highways and Transport (Lancashire County Council) (9 th May 2025)
CD2.8	United Utilities (14 th April 2025)
CD2.9	Environment Agency (9 th June 2025)
CD2.10	Network Rail (9 th June 2025)

CD2.11	Northern Rail (24 th June 2025)
CD2.12	Environmental Health
CD2.13	Greater Manchester Ecology Unit (9 th June 2025)
Received after application determined.	
CD2.14	Greater Manchester Ecology Unit (11 th February 2026)
CD2.15	NHS Lancashire & South Cumbria ICB (1st October 2025)
CD2.16	Open Space Contributions Calculation (25 th March 2026)
CD3	Planning Application Decision Making
CD3.1	Committee Report (26 th June 2025)
CD3.2	Late Items – Planning & Development Committee (26 th June 2025)
CD3.3	Application Decision Notice (27 th June 2025)
CD4	Additional Application Document(s) Submitted Post-Determination
CD4.1	Illustrative Masterplan (Ref. 333101612_MR_MP_VW0101F)
CD4.2	Landscape Masterplan (P24-2318_07B)
CD4.3	BNG Update Report (Rev A, November 2025)
CD4.4	EclA Rev A, November 2025
CD4.5	Appendix - Bat Survey Report, Oct 2025
CD4.6	Appendix D-WBS Report, Oct 2025
CD4.7	Appendix E -BBS Report, Sep 2025
CD4.8	Appendix F GCN Report, Oct 2025
CD4.9	Statement of Case
CD4.10	Appendix 1 – Five Year Housing Land Supply Statement
CD4.11	Appendix 2 – Highways and Transport Appendix to the Statement of Case
CD4.12	Appendix 3 – landscape Appendix to Statement of Case
CD4.13	Appendix 4 – Ecological Appeal Statement
CD4.14	Appendix 5 – Affordable Housing Proof of Evidence
CD4.15	Statement of Common Ground
CD4.16	Draft S106 Agreement
CD4.17	Biodiversity Net Gain – Non Technical Summary
CD4.18	Highways Statement of Common Ground (Appellant and RVBC)
CD4.19	Landscape Statement of Common Ground
CD4.20	Ecology Statement of Common Ground
CD4.21	Highways Statement of Common Ground (Appellant and LCC)
CD4.22	Five Year Housing Supply Statement of Common Ground
CD4.23	Scott Schedule
CD5	The Development Plan and Evidence Base
CD5.1	Ribble valley Core Strategy (2008-2028)
CD5.2	Ribble Valley Settlement Audit (2006)
CD5.3	Strategic Housing Market Assessment (2008)
CD5.4	Ribble Valley Settlement Hierarchy (December 2008)
CD5.5	Strategic Housing Land Availability Assessment (2009)
CD5.6	Strategic Housing Land Availability Assessment (2013)
CD5.7	Ribble Valley Housing and Economic Development Development Plan Document (15 th October 2019)
CD5.8	Housing and Economic Development DPD Inspectors Report to Ribble Valley Borough Council (10 September 2019)
CD5.9	Ribble Valley Borough Council Strategic Housing and Economic Needs Assessment (April 2020)

CD5.10	Ribble Valley Public Transport Position Paper (November 2021)
CD5.11	Ribble Valley Local Plan Local Development Scheme (March 2025)
CD5.12	Ribble Valley Local Plan Local Development Scheme (November 2025)
CD5.13	Ribble Valley Five Year Housing Supply Statement (May 2025)
CD5.14	Affordable Housing Needs Assessment (May 2025)
CD5.15	Ribble Valley Working Draft Settlement Study (September 2025)
CD5.16	Ribble Valley Working Draft Settlement Profiles (September 2025)
CD5.17	Ribble Valley Authority Monitoring Report (July 2021)
CD5.18	Ribble Valley Housing Land Availability Survey (HLAS) May 2025
CD5.19	Ribble Valley Defining a Local Housing Requirement Update (May 2013)
CD5.20	Report on the Examination into the Ribble Valley Core Strategy (PINS/T2350/429/1) (November 2014)
CD5.21	Report to Planning and Development Committee (29 th May 2025) – Affordable Housing Needs Assessment
CD5.22	Report to Planning and Development Committee (12 th March 2026) – Local Plan Update
CD5.23	Ribble Valley Defining the more sustainable settlements and patterns of housing development (April 2014)
CD5.24	Ribble Valley Development Strategy -Defining the more sustainable settlements and patterns of housing development (April 2014)
CD5.25	Strategic Housing Market Assessment Draft (2013)
CD6	National Policy, Guidance and other
CD6.1	National Planning Policy Framework (NPPF)
CD6.2	Planning Practice Guidance: Housing supply and delivery
CD6.3	Planning Practice Guidance: Plan making
CD6.4	The Statutory Biodiversity Metric. User Guide. (First published February 2024. Last Updated 3 July 2025)
CD6.5	Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013).
CD6.6	Landscape Institute Technical Guidance Note 02/19 'Residential Visual Amenity Assessment'
CD6.7	Landscape Institute Technical Guidance Note 06/19 'Visual Representation of Development Proposals'.
CD6.8	Landscape Institute Technical Guidance Note 02/21 'Assessing landscape value outside national designations'.
CD6.9	Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) (August 2024).
CD6.10	An Approach to Landscape Character Assessment (October 2014).
CD6.11	An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management (June 2019)
CD6.12	National Character Area 35: Lancashire Valleys – Natural England
CD6.13	Lancashire Landscape Character Assessment (2000) - Lancashire County Council
CD6.14	National Planning Policy Framework- Draft text for consultation (December 2025)
CD6.15	Reviewing Landscape and Visual Impact Assessments and Landscape and Visual Appraisals – Technical Guidance Note (January 2010)
CD6.16	HS2 Grassland Translocation
CD6.17	The effects of turf translocation and other environmental variables on the vegetation of a large species-rich mesotrophic grassland
CD6.18	Lancashire Local Nature Recovery Strategy 2026
CD6.19	National Travel Survey (2025), Travel Purpose by Start Time and Day of the Week.

CD6.20	Census 2011, WU03EW – Location of usual residence and place of work by method of travel to work (MSOA level).
CD6.21	Census 2021, TS061 – Method used to travel to work.
CD6.22	Census 2021, TS038 – Disability.
CD6.23	Railway data.co.uk
CD6.24	Guidelines for Providing Journeys on Foot, The Institution of Highways & Transportation (2000).
CD6.25	Planning for Walking, CIHT (2015).
CD6.26	Exploring the role of public transport service and walking route related factors to identify maximum walking distances to bus stops in the Netherlands. Journal of Public Transportation (2024).
CD6.27	Cycle Infrastructure Design, Local Transport Note 1/20, Department for Transport (2020).
CD6.28	Census 2021, TS007B – Age by broad age bands.
CD6.29	Manual for streets, Department of Transport
CD6.30	Connectivity Tool Documents
CD7	Appeals and Judgements
CD7.1	Appeal Decision. Chatburn Old Road, Chatburn (Appeal Ref. APP/T2350/W/25/3372635)
CD7.2	Appeal Decision. Land to the south-west of Barrow and west of Whalley Road, Barrow (Appeal Ref. APP/T2350/A/13/2190088)
CD7.3	Appeal Decision. Stonebow Road, Drakes Broughton (Appeal Ref: APP/H1840/W/24/3340903)
CD7.4	Appeal Decision. Woodland Lane, Bedworth (Appeal Ref: APP/W3710/W/24/3345739)
CD7.5	Appeal Decision. Hartshourne Road, Woodville (Appeal Ref: APP/F1040/W/25/3358723)
CD7.6	Appeal Decision. Land off North Road, Glossop, Derbyshire SK13 7AX. (Appeal Ref: APP/H1033/A/13/2205644)
CD7.7	Appeal Decision. Land east of Knightcote Road, Bishops Itchington (Appeal Ref. APP/J3720/W/15/3133319)
CD7.8	Basingstoke and Deane Borough Council v Secretary of State for Levelling Up, Housing and Communities & Anor [2024] EWHC 1916 (Admin)
CD7.9	Appeal Decision: Land at Watermill Bridge, Andover Road, Wash Water, Hampshire (APP/H1705/W/23/3326191)
CD7.10	Hallam Land Management Ltd v Secretary of State for Communities And Local Government & Anor [2018] EWCA Civ 1808
CD7.11	Appeal Decision: Land at The Hill, Littlebourne (Appeal Ref. APP/J2210/W/25/3373183)
CD7.12	Appeal Decision: Land west of Mill Lane, Tye Green, Braintree (Appeal Ref. APP/Z1510/W/24/3357015)
CD7.13	Appeal Decision: Land off York Close, Market Bosworth (Appeal Ref. APP/K2420/W/25/3369401)
CD7.14	Vistry Homes Ltd v Secretary of State for Levelling Up, Housing And Communities & Ors (Rev1) [2024] EWHC 2088 (Admin) (07 August 2024)
CD7.15	Appeal Decision: Land off the B480, Chalgrove OX49 5BA (Appeal Ref. APP/Q3115/W/25/3370273)
CD7.16	Appeal Decision: Land adjacent to The Orchard, Braze Lane, Benson, OX10 6JB (APP/Q3115/W/25/3374232)
CD7.17	Appeal Decision: Vacant plot of land to the South and East of 82 Meadowcroft, Longsight Lane, Harwood (APP/N4205/W/25/3365804)

CD8	Inquiry Documents
CD8.1	Inspectors Pre-Case Management Conference Note
CD8.2	Inspectors Post-Case Management Conference Note
CD8.3	Statement of Common Ground
CD8.4	Highways Statement of Common Ground (Appellant and RVBC)
CD8.5	Highways Statement of Common Ground (Appellant and LCC)
CD8.6	Landscape Statement of Common Ground
CD8.7	Ecology Statement of Common Ground
CD8.8	Five Year Housing Supply Statement of Common Ground
CD8.9	Scott Schedule
CD8.10	Addendum SoCG Ecology & Nature Conservation April 2026
CD9	Evidence on Behalf of the Appellants
CD9.1	Proof of Evidence on Planning
CD9.2	Proof of Evidence on Landscape
CD9.3	Proof of Evidence on Highways and Transport
CD9.4	Proof of Evidence on Ecology
CD9.5	Appendices to Proof of Evidence on Planning
CD9.6	Appendices to Proof of Evidence on Landscape
CD9.7	Appendices to Proof of Evidence on Highways and Transport
CD9.8	Appendices to Proof of Evidence on Ecology
CD9.9	Summary Proof of Evidence on Planning
CD9.10	Summary Proof of Evidence on Landscape
CD9.11	Summary Proof of Evidence on Highways and Transport
CD9.12	Summary Proof of Evidence on Ecology
CD9.13	Proof of Evidence on Affordable Housing (March 2026)
CD10	Evidence on behalf of the Council
CD10.1	Ribble Valley Borough Council Statement of Case
CD10.2	Proof of Evidence Planning
CD10.3	Summary Proof of Evidence Planning
CD10.4	Appeal Statement with regards to Landscape and Visual Assessment and Landscape Design
CD10.5	Appeal Statement with regards to Landscape and Visual Assessment and Landscape Design – Appendix 1
CD10.6	Appeal Statement with regards to Landscape and Visual Assessment and Landscape Design – Appendix 2
CD10.7	Appeal Statement with regards to Landscape and Visual Assessment and Landscape Design – Appendix 3
CD10.8	Transport Proof of Evidence
CD10.9	Transport Proof of Evidence Summary
CD10.10	Proof of Evidence on Ecology Matters
CD10.11	Proof of Evidence on Ecology Summary
CD10.12	Rebuttal of Appellants Planning Proof of Evidence
CD11	Other documents
CD11.1	Pre-Application Enquiry Response (RV/2024/ENQ/00082) (16 th December 2024)
CD11.2	Call for Sites Submission Covering Letter (24 th November 2025)
CD11.3	Application Ref. 3/2022/0966 Committee Report
CD11.4	Representations to the Strategic Matters Consultation (Regulation 18) (July 2022)

CD11.5	Application Ref. 3/2014/0687 Committee Report
CD11.6	Application Ref. 3/2015/0010 Committee Report
CD11.7	Application Ref. 3/2018/0844 Committee Report
CD11.8	Whitehalgh Lane Traffic Data
CD12	
CD13	