

# Appeal 6004430

Submitted on 30 January 2026.

## Before you start

Local planning authority	Ribble Valley
Appeal type	Full planning
Decision date	9 December 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? Neil Forshaw  
N and K Forshaw Rental Properties

Contact details Josh Hellowell  
PWA Planning

What is your phone number? [REDACTED]

What is the address of the appeal site? Bolton Fold Farm  
Alston Lane  
Longridge  
PR3 3BN

What is the area of the appeal site? 59250 m<sup>2</sup>

Is the appeal site in a green belt? No

Do you own all of the land involved in the appeal? Yes

Is the appeal site part of an agricultural holding? No

Access for inspection Yes  
To understand how the site sits within the agricultural backdrop.

Are there any health and safety issues on the appeal site? No

What is the application reference number? 3/2025/0141

What date did you submit your application? 22 July 2025

<b>Was your application for a major or minor development?</b>	Major development
<b>Was your application about any of the following?</b>	Offices, light industry or research and development
<b>Enter the description of development that you submitted in your application</b>	Regularisation of erection of three commercial buildings (10 commercial units Use Class B2, B8 and sui generis) and associated works.
<b>Did the local planning authority change the description of development?</b>	No
<b>How would you prefer us to decide your appeal?</b>	Written representations
<b>Are there other appeals linked to your development?</b>	No

## Upload documents

<b>Application form</b>	<a href="/document/5a7afa2d-5a4a-48ef-ac17-254a2871aa44">25_0141_App_Form_Redacted.pdf (/document/5a7afa2d-5a4a-48ef-ac17-254a2871aa44)</a>
<b>Decision letter</b>	<a href="/document/f80d6866-07cd-43e7-bc2e-013375f1b94f">25_0141_Decision_Notice_(002).pdf (/document/f80d6866-07cd-43e7-bc2e-013375f1b94f)</a>
<b>Do you plan to submit a planning obligation to support your appeal?</b>	No
<b>Did you submit a separate ownership certificate and agricultural land declaration with your application?</b>	No
<b>Appeal statement</b>	<a href="/document/605ad833-9647-4bcf-a40c-62ed7c65c672">Bolton Fold Farm - Appeal Statement.pdf (/document/605ad833-9647-4bcf-a40c-62ed7c65c672)</a>
<b>Do you want to apply for an award of appeal costs?</b>	No
<b>Did you submit a design and access statement with your application?</b>	No
<b>Plans, drawings and supporting documents</b>	<a href="/document/9ae98c8c-23da-42bd-8ff6-0480c8c49766">Bolton Fold Farm - Drainage Strategy with Flood Risk.pdf (/document/9ae98c8c-23da-42bd-8ff6-0480c8c49766)</a> <a href="/document/b9a498a0-c443-4027-a471-273a0abeec51">06169301D-A2 elevations unit 3.pdf (/document/b9a498a0-c443-4027-a471-273a0abeec51)</a> <a href="/document/12ea64cc-8bfc-4602-bb36-">response to lfa letter 250812.pdf (/document/12ea64cc-8bfc-4602-bb36-</a>

[2753b2b05f17\)](#)  
[DTP-3707323-ATR001-C.pdf](#)  
[\(/document/797db4f4-a303-43d2-aa20-2eb79234d556\)](#)  
[06169301D-A2 elevations unit 1.pdf](#)  
[\(/document/7998a5c0-fa31-4eaf-8868-34db3de9ae23\)](#)  
[06169301D-A3 floor plan unit 3.pdf](#)  
[\(/document/e5a27fdc-3997-49e8-aff2-383ceca56e04\)](#)  
[06169301J-A3 site plan 1-500.pdf](#)  
[\(/document/ee4a333c-3881-4712-853d-4074864ae684\)](#)  
[Light assessment 2586-2.pdf](#)  
[\(/document/f0556644-0101-47a2-9b2d-637de4a59a5f\)](#)  
[06169301J-A3 location plan 1-1250.pdf](#)  
[\(/document/7cdd0539-be48-4b56-9630-72e54ab39ff2\)](#)  
[06169301J-A2 site plan 1-500.pdf](#)  
[\(/document/9c1f3c67-dafb-4d32-8183-7772cf80c151\)](#)  
[06169301D-A3 floor plan unit 1.pdf](#)  
[\(/document/3cc6af27-ef83-41ba-96f5-7a8a3fc02212\)](#)  
[Bolton Fold Farm - Transport Statement.pdf](#)  
[\(/document/05127f91-2e43-4e85-8e62-9038d99f20ea\)](#)  
[Bolton Fold Farm - Economic Benefits and Commercial Market Review FINAL issue 11 12 2024.pdf](#)  
[\(/document/ca467120-9ef8-4b1d-8a61-90df88fb076f\)](#)  
[06169301J-A2 site plan 1-250.pdf](#)  
[\(/document/ecc78c22-d4cf-4226-8e70-9c9dc0dcd839\)](#)  
[Noise Assessment 2990-1.pdf](#)  
[\(/document/90d0ef1d-bf2f-46b3-ad30-9dd41337583c\)](#)  
[06169301D-A3 floor plan unit 2.pdf](#)  
[\(/document/539a0ce2-c79c-42e5-8cde-ac00be32ac61\)](#)  
[Bolton Fold Farm - Final Lighting Design.pdf](#)  
[\(/document/786d099a-e5a3-4f2c-8fa1-ba3273844c93\)](#)  
[06169301D-A2 elevations unit 2.pdf](#)  
[\(/document/466d5d68-f6c2-4e7f-940d-fc2dcc7b3e0b\)](#)

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

No

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

No

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