

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**REFUSAL OF PLANNING PERMISSION**

**APPLICATION NO:** 3/2025/0588

**DECISION DATE:** 06 February 2026

**DATE RECEIVED:** 29/07/2025

**APPLICANT:**

Pringle Homes (Langho) Ltd  
C/o Agent

**AGENT:**

Mrs Katie Delaney  
Maybern Planning and Development Ltd  
52A Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

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**DEVELOPMENT PROPOSED:** Proposed erection of 77 no. affordable dwellings with associated access, gardens, parking and landscaping areas.

**AT:** Land east of Clitheroe Road Whalley

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

1. The proposed development would result in the introduction of an incongruous and discordant form of development within the Open Countryside that fails to respond positively to the inherent character of the area contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and paragraph 187 of the National Planning Policy Framework.
2. The proposed development would represent poor design, by virtue of the cramped grid layout with insufficient spacing between buildings and between buildings and the street, dominance of frontage parking, hard development edges, lack of architectural detailing and variety, lack of useable and accessible public open space, and failure to give due consideration to protected trees on and adjacent to the site. This is contrary to Policies DMG1, DMB4 and DME1 of the Ribble Valley Core Strategy and paragraph 135 (a-f) of the National Planning Policy Framework.

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3. The proposed development would not sustain an appropriate mix of housing, in particular the application fails to demonstrate how the requirement for older persons accommodation would be met. This is contrary to Key Statements H2 and H3 and Policy DMH1 of the Ribble Valley Core Strategy.
4. The site is at risk of surface water flooding and the application has failed to demonstrate that an appropriate sustainable drainage strategy can be achieved on the site contrary to Policy DME6 of the Ribble Valley Core Strategy and paragraph 182 of the National Planning Policy Framework.
5. The applicant has failed to demonstrate that future users of the development would not be at risk from unacceptable road noise levels associated with the adjacent A59 and Clitheroe Road. This is contrary to Policy DMG1 of the Ribble Valley Core Strategy and paragraph 187 of the National Planning Policy Framework.
6. The proposed development would result in the loss of existing habitat and individual trees, with insufficient details being submitted to demonstrate an appropriate strategy for achieving the statutory requirement for Biodiversity Net Gain contrary to Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

**Note(s)**

- 1 Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.
- 2 The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable. It was therefore not possible to approve the application.
- 3 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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**Notes**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.