

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2026/0078

DECISION DATE: 24 July 2026

DATE RECEIVED: 29/04/2026

APPLICANT:

Mr Sander and Mr Simon Douglas
C/o Agent

AGENT:

Lauren Taylor
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

DEVELOPMENT PROPOSED: Outline application for up to 85 no. residential units with access applied for off A59 Longsight Road (all other matters reserved).

AT: Land South of Causeway Farm Balderstone BB2 7HZ

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 large scale residential development in an unsustainable location which would fail to provide satisfactory opportunities for walking, cycling and public transport leading to a dependence upon private motor vehicles contrary to Key Statement DMI2 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy 2008 -2028 as well as the National Planning Policy Framework which supports sustainable patterns of development.
2. The proposed development, by virtue of its overall scale and resultant loss and reduction of hedgerow adjacent to the road frontage would result in the introduction of an incongruous, unsympathetic, and discordant form of development, of an overtly suburban appearance, particularly when viewed from public vantage points along Longsight Road (A59) when approaching the site from both the western and eastern directions and from Public Footpaths FP0304060, FP0304061, FP0304062, FP0304063 and FP0304064 which cross the site. This would result in adverse long-terms and permanent visual and landscape harm. The resultant impact fails to respond positively to the inherent visual character of the area contrary to Policies DMG1, DMG2, DME2 and DMB5 of the Ribble Valley Core Strategy 2008 – 2028.

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3. The proposal fails to demonstrate that it would not result in harm to protected species as outlined in the submitted Ecology Report. In particular there are concerns about outstanding bat activity surveys and that the submitted certificate (DLL) for Great Crested Newts relates to a different type of development. Therefore, the proposal fails to demonstrate that it would adequately protect and enhance protected species and habitat on the site contrary to Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy 2008 -2028 as well as the National Planning Policy Framework.
 4. The proposed development would result in the loss of existing habitat, hedgerow and watercourse units, 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) can be achieved.
 5. The proposal fails to demonstrate that the proposed site access arrangements are safe and suitable to serve the development as such there are highway safety concerns contrary to Policy DMG1 of the Ribble Valley Core Strategy 2008 - 2028 as well as the National Planning Policy Framework.
 6. The proposal fails to demonstrate that the proposed site can provide appropriate drainage within the site that would ensure that the proposal does not result in flooding on or off the site contrary to Policy DME6 of the Ribble Valley Core Strategy 2008 – 2028 as well as the National Planning Policy Framework.
 7. The proposal fails to demonstrate that future occupants of the proposed development would not be subject to unacceptable noise levels contrary to Policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028 as well as the National Planning Policy Framework.

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.