

RIBBLE VALLEY BOROUGH COUNCIL
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Town and Country Planning Act 1990



NEIGHBOURING AUTHORITY OBSERVATIONS

RVBC REFERENCE: 3/2026/0133
DATE RECEIVED: 19 February 2026
RESPONSE DATE: 18 March 2026

APPLICANT:

Preston City Council
Development and Housing Directorate

AGENT:

PARTICULARS OF DEVELOPMENT:

Consultation on Preston City Council application 06/2026/0140 outline planning application (access only) for creation of a sports village with community sports hub, up to 220 dwellings, areas of public open space and landscaping.

AT: Land north of Inglewhite Road and west of Chipping Lane Longridge

Ribble Valley Borough Council (RVBC), in pursuance of its planning powers, wishes to make the following comments in respect of the above planning application being considered by Preston City Council (PCC): 06/2026/0140

The proposed development site measures approximately 12.11ha and is located at the north-eastern edge of the settlement of Longridge. The site is located adjacent to the boundary with the Ribble Valley Borough and is bounded by Inglewhite Road to the south, Chipping Lane to the east, and the existing facilities of Longridge Town Football Club and Longridge Cricket Club. The Planning Statement indicates that the site is located within land designated as Open Countryside within the Preston Local Plan.

Matters of Principle

Whilst it would be for Preston City Council to assess the proposal against the spatial strategy policies within its Development Plan, RVBC note the applicant's Planning Statement acknowledges that the site is outside of a settlement boundary and that the scheme is in conflict with Policy 1 of the Central Lancashire Core Strategy and Policy ENV1 of the Preston Local Plan.

The applicant considers that the delivery of affordable housing, specialist housing for older people and enhanced community sports facilities is a material consideration that outweighs the policy conflict.

The scheme is for outline planning permission for up to 220 affordable homes, including accommodation for older persons. The Planning Statement indicates that the most up-to-date evidence is the City of Preston Housing Need and Demand Assessment (HNDA) 2022 and concludes that there is an annual net need for 395 affordable homes in Preston. The applicant considers that the delivery of up to 220 affordable homes will make a substantial and immediate contribution towards meeting the identified annual shortfall of 395 homes and this application would deliver a volume of affordable housing equivalent to over 55% of the total annual need for the entire City of Preston.

RVBC notes that the application does not provide any detail of why the scheme meets a local affordable housing need specific to Longridge and neighbouring parishes, instead the evidence on need is only presented as a high-level assessment for Preston district as a whole. RVBC would expect evidence of an unmet affordable housing need for the Longridge area to be presented in the application to justify site rural exception release of up to 220 dwellings, particularly given the recent delivery of affordable housing in Longridge in recent years.

The majority of the settlement of Longridge lies within the Ribble Valley boundary however no detail of whether the scheme is proposed to help meet Ribble Valley's affordable housing need has been provided with the application and nor has any reference been made to Ribble Valley's Affordable Housing Needs Assessment (AHNA) published in May 2025.

It is unknown at this stage whether residents of Longridge who may be on Ribble Valley's affordable housing waiting list, or who have a local connection to Longridge but not necessarily the Preston District, will have access to this affordable housing.

No detail of a proposed tenure split or housing mix has been provided in the application which RVBC would expect to be available at this stage to evidence how need is being met. The lack of housing mix detail also makes it difficult to understand how the delivery of specialist accommodation for older persons would meet an identified need.

RVBC requests that if PCC were minded to grant planning permission, a discussion is had with RVBC's Housing Team about a local connection criterion which doesn't exclude Ribble valley residents in Longridge from being able to access these homes, particular in regard to the affordable home ownership models.

In respect of the enhanced sports facilities, whilst RVBC is generally supportive of schemes which allow its residents improved access and opportunity to sport and leisure facilities, the application does not provide details of whether these facilities have been identified in a playing pitch strategy commissioned by PCC as being required for Longridge.

Visual Impact

An expanse of open countryside lies immediately to the North of the site with the Forest Of Bowland National Landscape and Bowland fells being clearly viewable in Northwards views from the proposal site. As such, the proposal site forms part of the setting of the surrounding open countryside and Forest Of Bowland National landscape to the North of the site whereby there are distant fell views when leaving Longridge.

Whilst an outline application, the illustrative site plan submitted suggests how a development of this scale could come forward. In order to accommodate the number of dwellings on site, the illustrative plan suggests that the built development would run close to the site edges along the western and northern extents leaving little opportunity for meaningful soft landscaping to soften the development / mitigate the visual impact.

The application form states that the proposal would constitute two storey dwellings and specialist accommodation for older persons, but no information is given on the proposed scale of this specialist accommodation e.g. whether this would be single storey bungalows or accommodation over multiple storeys. The illustrative site plan suggests an apartment complex to the south of the existing cricket pitch. Any reserved matters application would need to be mindful of the height of the apartment block in this particular location.

Highways

The primary vehicular access point for the scheme is to be taken from Chipping Lane via a new priority-controlled junction with a ghost island right-turn lane, with the precise details submitted for approval as part of this application. This would result in an increase in traffic movements for the adjacent residents particularly those on Primrose Close and Teasel Grove and appropriate considerations would need to be given to construction access in this respect in order to ensure the development would limit potential impacts at peak times. The suitability of these vehicular access points will be fully assessed by LCC as part of the application process.

RVBC would expect the site to be accessible by sustainable travel modes including public transport with priority towards cycling and pedestrian movements in accordance with para 109 of the NPPF.

Off-site Infrastructure

It is noted that the S106 Heads of Terms identifies a contribution towards enhanced playing pitches subject to evidence of a deficit within the borough. There is no reference to a contribution towards enhanced play facilities. Given that the

majority of playing pitches and play areas in Longridge which future residents of this development would access fall within Ribble Valley, RVBC would welcome a discussion on possible contributions which may be appropriate if PCC were minded to grant planning permission.

RVBC would expect PCC to consider any contribution requests towards schools or health care provision which may be made by the local education authority or NHS.

Nicola Hopkins

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