

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: 3/2026/0488

DECISION DATE: 24 August 2026

DATE RECEIVED: 29/06/2026

APPLICANT:

Redwaters Langho Ltd
c/o agent

AGENT:

Mr Simon Peake
Hive Land & Planning
47 North Star Drive
Salford
M3 5LJ

DEVELOPMENT PROPOSED: Erection of 6 dwellings with associated access and landscaping.

AT: Land to the rear of The Nook Snodworth Road Langho BB6 8DR

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 does not fall within any of the exceptions set out in Policy GB7 of the National Planning Policy Framework and therefore constitutes inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No very special circumstances have been demonstrated that clearly outweigh the harm to the Green Belt. The development is therefore contrary to Key Statement EN1 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy Framework.
- 2 The proposed development is considered to be in direct conflict with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy and the overarching objectives of the National Planning Policy Framework insofar that approval would lead to the creation of up to six new residential dwellings in an unsustainable location whereby there would be a reliance on private motor vehicle by future occupiers of the dwellings to access key services and facilities.

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- 3 The proposed development, by virtue of its overall layout, scale, massing and design would appear an unduly intensive form of residential development that fails to respond positively to, or enhance, its immediate context. The development would therefore result in visual harm to the character and appearance of the area, in direct conflict with the aims, objectives and requirements of Policy DMG1 of the Ribble Valley Core Strategy and Policy DP3 of the National Planning Policy Framework.
- 4 The proposed residential development of the site for six new dwellings would conflict with Policy DMG1 and Policy DMG3 of the Ribble Valley Core Strategy and Policy TR6 of the National Planning Policy Framework insofar that the proposal would result in an intensified use of substandard access points, increased highway safety risks for both vehicular and pedestrian users, and fails to provide a safe and suitable access to the site resulting in an unacceptable impact on highway safety.

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

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.

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- 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.