

Appeal 6014067

# Appeal details

|                       |                                                       |
|-----------------------|-------------------------------------------------------|
| Appeal type           | Planning                                              |
| Appeal procedure      | Written                                               |
| Appeal site           | Land at The Warren, Warren Fold, Hurst Green, BB7 9QH |
| Agent contact details |                                                       |

|                    |             |
|--------------------|-------------|
| Application number | 3/2026/0260 |
|--------------------|-------------|

## Before you start

|                                                                     |               |
|---------------------------------------------------------------------|---------------|
| Which local planning authority (LPA) do you want to appeal against? | Ribble Valley |
|---------------------------------------------------------------------|---------------|

|                            |               |
|----------------------------|---------------|
| What is your appeal about? | Full planning |
|----------------------------|---------------|

|                                            |             |
|--------------------------------------------|-------------|
| What date did you submit your application? | 31 Mar 2026 |
|--------------------------------------------|-------------|

|                                          |         |
|------------------------------------------|---------|
| Was your application granted or refused? | Refused |
|------------------------------------------|---------|

|                                                                            |             |
|----------------------------------------------------------------------------|-------------|
| What is the date on the decision letter from the local planning authority? | 21 May 2026 |
|----------------------------------------------------------------------------|-------------|

## Appellant's appeal

|                                                  |    |
|--------------------------------------------------|----|
| Was the application made in the appellant's name | No |
|--------------------------------------------------|----|

|                  |                         |
|------------------|-------------------------|
| Applicant's name | N/A N/A<br>OCBS Limited |
|------------------|-------------------------|

|                 |                               |
|-----------------|-------------------------------|
| Contact details | Matthew Wyatt<br>PWA Planning |
|-----------------|-------------------------------|

|              |  |
|--------------|--|
| Phone number |  |
|--------------|--|

|              |                                   |
|--------------|-----------------------------------|
| Site address | Land at The Warren<br>Warren Fold |
|--------------|-----------------------------------|

|                                                                                |                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the area of the appeal site?</b>                                    | 5200 m <sup>2</sup>                                                                                                                                                                                                                                |
| <b>Is the site in a green belt</b>                                             | No                                                                                                                                                                                                                                                 |
| <b>Site fully owned</b>                                                        | Yes                                                                                                                                                                                                                                                |
| <b>Will an inspector need to access the land or property?</b>                  | Yes<br>Inspector will need to walk onto the site, which can only be accessed by passing through the residential curtilage of The Warren. The appellant will need to provide authorisation to enter through the electronic gates to their property. |
| <b>Agricultural holding</b>                                                    | No                                                                                                                                                                                                                                                 |
| <b>Site health and safety issues</b>                                           | No                                                                                                                                                                                                                                                 |
| <b>Application reference</b>                                                   | 3/2026/0260                                                                                                                                                                                                                                        |
| <b>Was your application for a major or minor development?</b>                  | Minor                                                                                                                                                                                                                                              |
| <b>Was your application about any of the following?</b>                        | Minor dwellings                                                                                                                                                                                                                                    |
| <b>Enter the description of development</b>                                    | Permission in principle for a minimum of 1 and a maximum of 3 dwellings.                                                                                                                                                                           |
| <b>Did the local planning authority change the description of development?</b> | No                                                                                                                                                                                                                                                 |
| <b>Preferred procedure</b>                                                     | written                                                                                                                                                                                                                                            |
| <b>Are there other appeals linked to your development?</b>                     | No                                                                                                                                                                                                                                                 |
| <b>Did the appellant apply for an award of appeal costs?</b>                   | No                                                                                                                                                                                                                                                 |

## Appellant's documents

|                                                 |                                                                                                                                                                                                                  |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application form</b>                         | <a href="#">The Warren PiP Forms.pdf (/published-document/7777e8ce-946f-4476-a1b4-09f197301b8a)</a>                                                                                                              |
| <b>Plans, drawings and supporting documents</b> | <a href="#">PWA Planning Statement The Warren.pdf (/published-document/f3445df7-f1ca-472c-8262-64d96cc7498d)</a><br><a href="#">Location Plan.pdf (/published-document/a94d78f6-322a-4c78-86ba-9bc950684005)</a> |

|                                                      |                                                                                                              |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Separate ownership certificate in application</b> | No                                                                                                           |
| <b>Design and access statement in application</b>    | No                                                                                                           |
| <b>Decision letter</b>                               | <a href="#">26_0260_Decision_Notice.pdf (/published-document/aa477d78-4d5b-4e51-ad3e-82c8763da32f)</a>       |
| <b>Appeal statement</b>                              | <a href="#">Statement of Case August 2026.pdf (/published-document/4138f44e-52fc-44d8-9de9-31dbb4ea1fb7)</a> |
| <b>New plans or drawings</b>                         | No                                                                                                           |
| <b>Planning obligation</b>                           | No                                                                                                           |
| <b>New supporting documents</b>                      | No                                                                                                           |