

Appeal 6013906

Submitted on 31 July 2026.

Before you start

Local planning authority	Ribble Valley
Appeal type	Full planning
Decision date	4 February 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	N Richards
Contact details	Graham Love S&L Planning Consultants
What is your phone number?	
What is the address of the appeal site?	Land at Higher Road Longridge PR3 2YX
What is the area of the appeal site?	3.2 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The site slopes downwards away from the public highway and all parts are not visible
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	3/2025/0889
What date did you submit your application?	6 November 2025
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Erection of a part single-storey and part two-storey dwelling of exceptional design quality (NPPF 84e) with associated landscaping, habitat restoration, change of use of land to residential curtilage and access from Higher Road, together with the creation of a small visitor car park for members of the public to view the remains of the roman road to be preserved within the site. (resubmission of application 3/2025/0095)
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/09380f90-c5e2-40bc-872b-cc33d2b21a47)
Decision letter	Decision Notice.pdf (/document/4ed1cb65-6e16-48f8-9c3b-8d4aecd99776)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appellants Statement of Case - Appendix 1.pdf (/document/723b92d8-cb8c-44e6-b148-0db485af0e0b) Appellants Statement of Case - Appendix 2.pdf (/document/3cb1b454-216a-4075-a54c-15d83bc9979f) Appellants Statement of Case - Appendix 6.pdf (/document/2b160625-7343-4b53-96f4-182871a02210) Appellants Statement of Case - Appendix 4.pdf (/document/09cef2e6-bc6b-47af-bc32-33859317ce19) Appellants Statement of Case - Appendix 3.pdf (/document/88cd4679-8aaf-4b4a-b60d-8f6bf0763e67) Appellants Statement of Case - Appendix 7.pdf (/document/b4b67541-7caf-49b3-8661-ade5ad5a2ed3)

	Appellants Statement of Case.pdf (/document/658a2e13-0818-4251-a082-b99d184234b2) Appellants Statement of Case - Appendix 8.pdf (/document/8773822f-0bbc-4aa1-bbe6-d4605de88366) Appellants Statement of Case - Appendix 5.pdf (/document/4dee7189-2a10-4f5d-81aa-f0aff15f64ab)
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Do you want to apply for an award of appeal costs?	No
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Did you submit a design and access statement with your application?	Yes
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Design and access statement	Design and Access Statement (2 of 3).pdf (/document/c0d435ec-4ef1-4119-87ce-1bc32932a37a) Design and Access Statement (3 of 3).pdf (/document/1d34723b-e9aa-4a3a-ae3e-81827f8ed6e2) Design and Access Statement (1 of 3).pdf (/document/b9a0829d-896b-4231-b6a9-89012eb3d1d3)
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Plans, drawings and supporting documents	Landscape and Visual Appraisal - Appendix C (1 of 2).pdf (/document/54d8be2e-f500-4e06-8470-1148e023a9dc) Planning Statement.pdf (/document/d7df65ae-ab3b-42fd-89b5-14663b0338ba) Geotechnical Assessment (Phase 1).pdf (/document/2d60cc5d-517b-4bdc-8368-2080222dee3a) Sustainability and Energy Statement.pdf (/document/f823fc12-8f43-4319-a06c-20d8684aefb1) Proposed Sections (3 of 3) - 04003.pdf (/document/c272292c-2ad4-4796-ac62-2bd037858e6e) BNG Assessment Report.pdf (/document/79d2f2a9-8160-4f6f-b325-31aa01e35a85) Mineral Resource Assessment.pdf (/document/dfe29b60-b67a-4377-b411-418088290113) Existing Site Sections (2 of 2) - 04002.pdf (/document/306555fe-fef6-49f2-9041-4c50f539c487) Proposed Planting Plan (1 of 2) - 12870-LUC-XX-00-DR-L-0400-P02.pdf (/document/2d3adea2-bdfc-436d-9784-4ead16f3ab01) Landscape and Visual Appraisal - Appendix A.pdf (/document/493b8a87-907e-45d5-9297-59882b817e27) Proposed Sections (1 of 3) - 04001.pdf (/document/b442716f-8e48-450d-a133-6439ba2477f7) Highway Technical Note.pdf (/document/bdfa80d0-9061-4c75-a603-
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[Landscape and Visual Appraisal - Appendix C \(2 of 2\).pdf \(/document/ef247e40-cafc-49e3-9a03-691f55c36d9f\)](#)

[Location Plan.pdf \(/document/c32a3ba9-5c39-4ce2-940e-7601dfbf9909\)](#)

[BNG Baseline Habitats Assessment Map.pdf \(/document/e7767da2-1743-4b3a-aa9b-785d537c4333\)](#)

[Topographical Survey - 180220-TOP.pdf \(/document/b681fc53-783a-4743-b5b9-7fa6f188c8d9\)](#)

[Flood Risk Assessment and Drainage Strategy.pdf \(/document/e2139366-5547-4f66-848c-89a8de9e8bc1\)](#)

[LIDAR Plann of Roman Road Remains - 01003.pdf \(/document/2fb2f130-c770-4720-bd41-9146b5d31bc9\)](#)

[Proposed Elevations - 03002.pdf \(/document/856577f2-80cb-48b7-821b-91fa3c360e8b\)](#)

[Planning Statement - Appendix 1.pdf \(/document/25c6f59b-0ece-4eb4-96ac-9a0c4fa4b543\)](#)

[Proposed Landscape Masterplan - 12870-LUC-XX-00-DR-L-0101-P01.pdf \(/document/57015589-9858-4d9a-b976-a067e692e0bc\)](#)

[Planning Statement - Appendix 4.pdf \(/document/b137b85b-16a3-4be5-8ae8-a425235d9284\)](#)

[Proposed Street Scene Elevations - 03004.pdf \(/document/54f40985-4ae2-4dda-a60e-b2897b607872\)](#)

[Planning Statement - Appendix 3.pdf \(/document/b349a995-3a2e-42af-b041-b2c0a010a0b8\)](#)

[Arboricultural Constraints Appraisal.pdf \(/document/387cce36-61a3-478f-992a-b5cdb03fcdd2\)](#)

[Existing Site Sections \(1 of 2\) - 04001.pdf \(/document/6136218e-6621-4a40-8948-bb63354176ca\)](#)

[Proposed Access Layout Plan - H4322-H-01-RevP2.pdf \(/document/1700cd72-9809-43fa-a712-bd6b59b57663\)](#)

[Landscape and Visual Appraisal - Appendix B \(2 of 2\).pdf \(/document/c0b06b44-4ff5-4286-ac35-c1308cffe20\)](#)

[Proposed Ground Floor Plan - 02002.pdf \(/document/72e7391e-1bf4-4f75-8a8c-c1efaeffbfbf\)](#)

[Photo Voltaic Panel Specification.pdf \(/document/66e55f5c-80c6-4ac9-a72d-cd7494937aaa\)](#)

[Landscape and Visual Appraisal.pdf \(/document/56f5c1ca-f622-4621-b719-d5e344eeeb9f\)](#)

[Proposed Planting Plan \(2 of 2\) - 12870-LUC-XX-00-DR-L-0401-P02.pdf \(/document/a462d605-](#)

[2593-434c-b916-d756a2eb4934\)](#)
[Air Source Hot Water and Heating Specification.pdf \(/document/044f4144-2b54-4b09-a168-dbef9fa29c23\)](#)
[Archaeological Desk Based Assessment.pdf \(/document/0a51b7d9-3554-4e2a-90b2-dc3a98d7b5ce\)](#)
[Proposed Site Plan - 01003A.pdf \(/document/a075e9ac-eb5e-4fc1-a02f-dc5ba71660b3\)](#)
[Proposed Sections \(2 of 3\) - 04002.pdf \(/document/f09e626a-13f5-45fe-b1e1-dc8bc7769f95\)](#)
[Preliminary Ecological Appraisal.pdf \(/document/15790cc0-934a-4cbe-a5a2-dec6b6c9265e\)](#)
[Proposed CGI Visuals.pdf \(/document/aca8aa89-0b1e-448a-a8f7-df648864ea1c\)](#)
[Proposed First Floor Plan - 02003.pdf \(/document/1d00e78c-358d-400f-b5cd-e2686d180288\)](#)
[Planning Statement - Appendix 2.pdf \(/document/ee71d069-f283-47f4-8969-ed4eee5dc7e1\)](#)
[Landscape and Visual Appraisal - Appendix B \(1 of 2\).pdf \(/document/031520d2-cda8-41dc-8bb9-f328d3619f65\)](#)
[Proposed Garden Plan - 01004.pdf \(/document/b49b7d90-b5ba-40d0-831f-f943a89d3dd3\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

No
