

Appeal 6016963

Submitted on 28 September 2026.

Before you start

Local planning authority	Ribble Valley
Appeal type	Full planning
Decision date	24 August 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?	Redwaters Langho Ltd Redwaters Langho Ltd Redwaters Langho Ltd
Contact details	Simon Peake Hive Land and Planning
What is your phone number?	
What is the address of the appeal site?	The Nook, Snodworth Road Langho Lancashire BB6 8DR
What is the area of the appeal site?	0.54 ha
Is the appeal site in a green belt?	Yes
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	Yes
Do you know who owns the rest of the land involved in the appeal?	Yes, I know who owns all of the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	No

Access for inspection	Yes Site is on private land with private access
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	3/2026/0488
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 6 dwellings with associated access and landscaping
Did the local planning authority change the description of development?	No
Summarise why you are appealing	The Appellant considers all four reasons for refusal to be invalid. The planning context has changed since submission due to the adoption of the NPPF. A Statement of Case has been prepared, which should be therefore be considered. The Council can demonstrate only c.3.5 years' housing land supply. In accordance with the NPPF, relevant development plan policies should therefore be treated as out-of-date, while substantial weight should be given to delivering homes that meet evidenced needs. Reason 1: The proposal constitutes limited infilling within a village lying in Green Belt and clearly falls within Policy exception GB7(1)(c). The Site lies within an established area of development and is physically and functionally related to Langho. Reason 2: The Site is not in an unsustainable location. Langho is identified as a Tier 1 Village, with day-to-day services, facilities and public transport available within approximately 800m of the site. Reason 3: The proposal is neither unduly intensive nor visually harmful. At approximately 9 dph and a 16% plot ratio, its density is substantially below surrounding developments in Langho. Its high-quality design responds appropriately to local character, providing a modern interpretation of local vernacular. Reason 4: Technical evidence demonstrates that the development would not result in

unacceptable highway safety impact. The proposal improves two existing accesses and generates only a modest increase in vehicle movements. Recorded speeds are below the 30mph limit and five-year accident data identified no personal injury collisions here. The identified visibility constraints do not provide a sound basis for refusal.

Have there been any significant changes that would affect the application?

National policy changes
The appellant considers that there has been a material and relevant change in national planning policy which warrants consideration of this appeal under the Part 2 written representations procedure. The current NPPF was published after submission of the application and supporting Planning Statement, and only seven days before the Council determined the application. The Planning Statement therefore did not contain a full assessment of the proposal against the revised national policy framework.

This change is directly material to the appeal, which raises substantive issues concerning the application of national Green Belt policy and whether the proposed development constitutes appropriate development in the Green Belt.

Having regard to paragraphs 7.3.4 and 7.3.5 of the Planning Inspectorate's Procedural Guide, the appellant respectfully requests that the Inspectorate consider transferring the appeal to the Part 2 written representations procedure, thereby allowing the implications of the material change in national policy to be addressed fully in a Statement of Case.

How would you prefer us to decide your appeal?

Written representations

Are there other appeals linked to your development?

No

Upload documents

Application form

[26_0488_App_Form_Redact.pdf \(/document/3cf7eeef-909f-4e67-8dfc-0b6398201439\)](#)

Did you submit an environmental statement with the application?

No

Decision letter

[26_0488_Decision_Notice.pdf \(/document/2c182ae7-03aa-4959-9e7e-24189154d331\)](#)

Do you have a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Do you want to apply for an award of appeal costs?	No