

[REDACTED]

From: [REDACTED]
Sent: 20 January 2026 14:14
To: North1
Cc: [REDACTED]
Subject: RE: 6002516 (15 Caton Close, Longridge, PR3 3RH)
Attachments: Site plan.pdf

Hi,

Thank you for your email.

I can confirm that the application reference number that is the subject of this appeal is 3/2025/0713. The reference PP-14295421 relates to the Planning Portal submission reference only, and the appeal documentation is intended to refer to the Local Planning Authority application number 3/2025/0713, as shown on the decision notice dated 14 November 2025.

Regarding Certificate B, at the time the full planning application was submitted, our purchase of the property had not yet completed, and therefore Certificate B was correctly served at application stage. Since the determination of the application, ownership of the property has completed, and I can now confirm that the appeal site is fully owned by the appellant.

Please also find attached a site location plan clearly identifying the appeal site edged in red and showing the surrounding well-established local road network.

I trust the above clarifies the matters raised, however should you require any further information, please do not hesitate to contact me.

Kind regards,
Darren Stoker

From: North1
Sent: 19 January 2026 13:28
To: [REDACTED]
Subject: 6002516 (15 Caton Close, Longridge, PR3 3RH)

Dear Darren Stoker,

Thank you for sending us the above appeal.

I note in your appeal submission you have stated that the application reference number that is the subject of this appeal is (PP-14295421) with a decision date of 14 November 2025, however you have submitted a copy of an LPA notice of decision with a reference number of (3/2025/0713) also with a decision date of 14 November 2025. It appears that application reference number (PP-14295421) may have been a preliminary reference number.

I must advise you that the appeal can only proceed in relation to the application reference number that appears on the LPA notice of decision, we require your written confirmation that the application reference number that is the subject of this appeal is (3/2025/0713).

I notice looking through the documents that a certificate B was served at the application stage (naming [REDACTED]), but at appeal stage for the question 'Does the appellant own all of the land involved in the appeal' you have answered 'Fully owned'.

I would be grateful for clarification as to why a certificate B was completed at application stage but at appeal stage you have indicated you fully own the appeal site.

If, however, certificate B should have been served at appeal can you please complete the certificate information below and serve this immediately. You will need to send a copy of the completed certificate to the Inspectorate and LPA.

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's Name:

Address at which notice was served:

Date the notice was served:

I have checked the appeal documents, but you have not included:

We require a plan showing the appeal site marked in red, with at least one well-established road identified.

Please email a copy of the requested document, confirmation regarding the ownership of the appeal site, and confirmation of the application reference number to me at the above email address.

Please remember that there is a 6-month deadline for the submission of all your outstanding appeal documents. This deadline runs from the date of the LPA's refusal notice or, if your appeal(s) is against the LPA's failure to make a decision, from the end of the 8-week period (or such longer period as you have formally agreed) which the LPA had to determine the application.

If we have not received all your appeal documents by the appeal deadline, we will not be able to proceed and your appeal(s) will be turned away.

North1

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