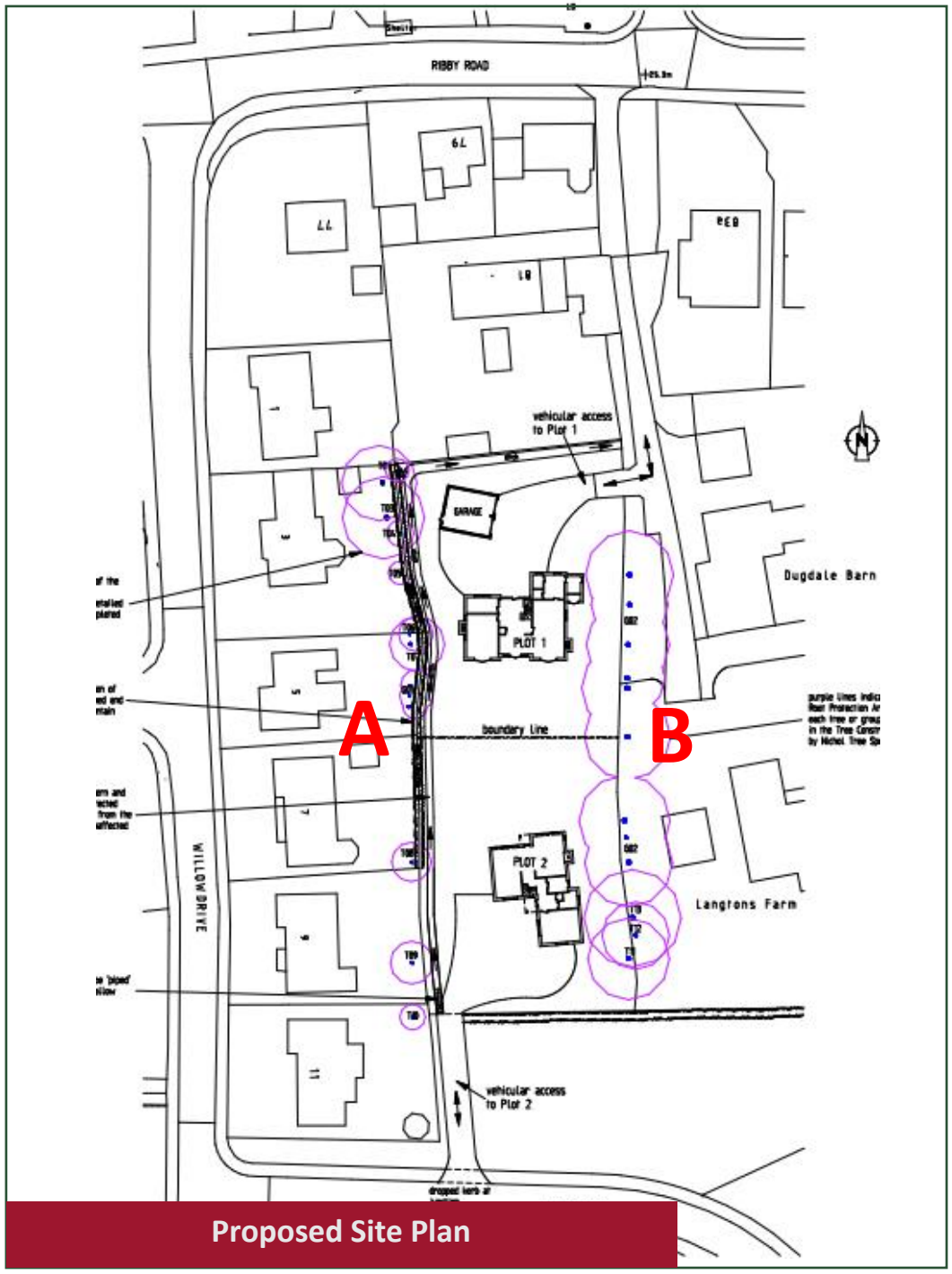


# Land Adj to Langtons Farm, Ribby Rd, Wrea Green, PR4 2NA

Plot 1 - Offers Over £350,000 / Plot 2 - Offers Over £350,000




Proposed Site Plan

# Land Adj to Langtons Farm, Ribby Road, Wrea Green, PR4 2NA

**Plot One - Offers Over £350,000**

Access off Ribby Road, via Langtons Farm access.

**Plot Two – Offers Over £350,000**

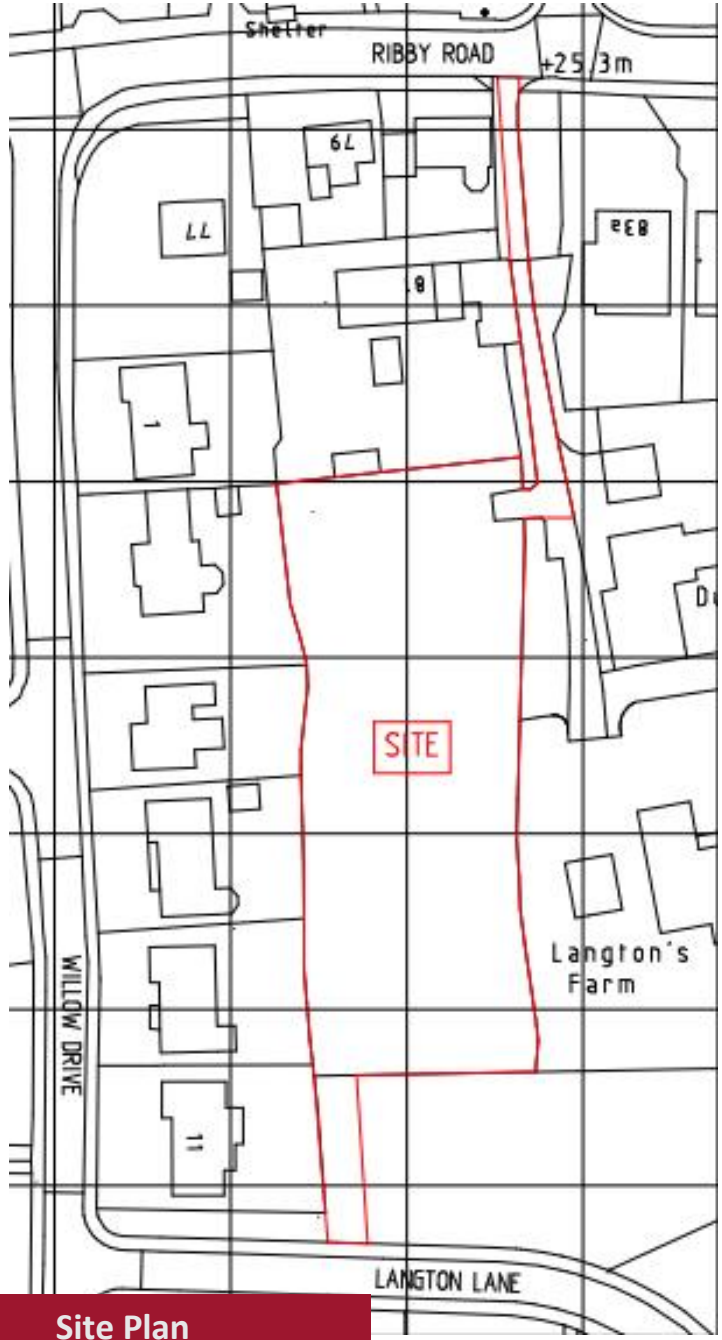
Access off Langtons Lane

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- Rare opportunity!
- Parcel of land with outline planning consent for two detached dwellings, plots to be sold separately.
- Ideal plots for those looking to create their dream home
- Lovely location in the sought after village of Wrea Green
- Each plot is set in 0.3 acres (OTA)




**Plot 1 - Proposed Elevations and Plans**

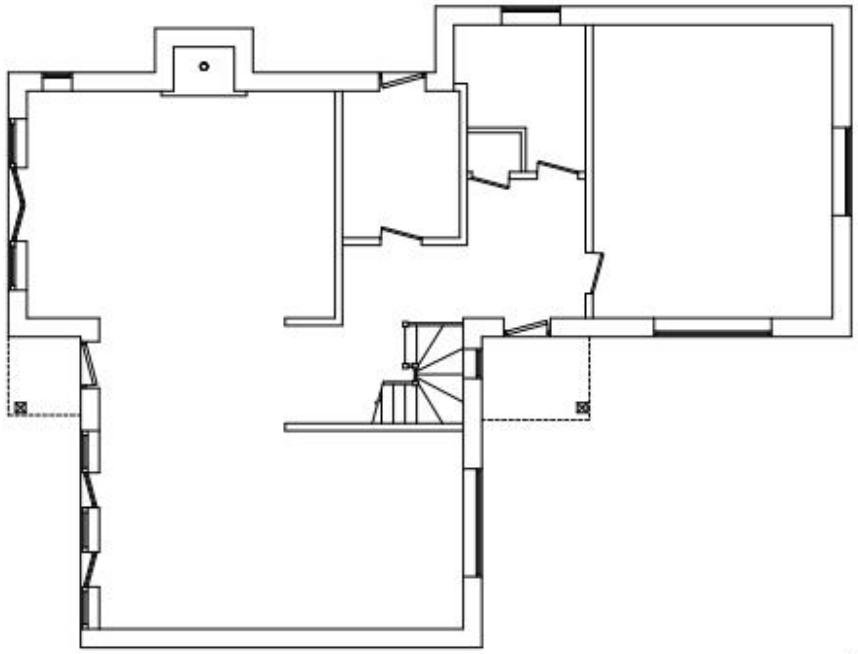



Site Plan

Superb self-build opportunity! Two plots of land offered for sale separately giving a great opportunity to create your dream village home!

Outline planning consent was gained under application number 25/0466 with Fylde Borough Council for the construction of two detached dwellings (Access, Layout and Scale applied for with all other matters reserved). Details of the planning consent are found within the sales particulars and can be found on Fylde Borough Councils website. Permitted development has not been withdrawn with this consent. We would draw your attention to the conditions and BNG requirements within the consent.

Plot 1 is positioned to the North of the site. Access is taken from Ribby Road. We understand that there is an unrestricted Right of access to the entrance for Langtons Farm. A gate code is held by the current vendors. Offering incredible space, the current design offers a living kitchen, 2 further reception rooms, utility room, pantry and WC, store and boot room to the ground floor. To the first floor there is a super Principal Bedroom Suite, guest bedroom with ensuite, 2 further bedrooms and a family bathroom. A double garage is also proposed.



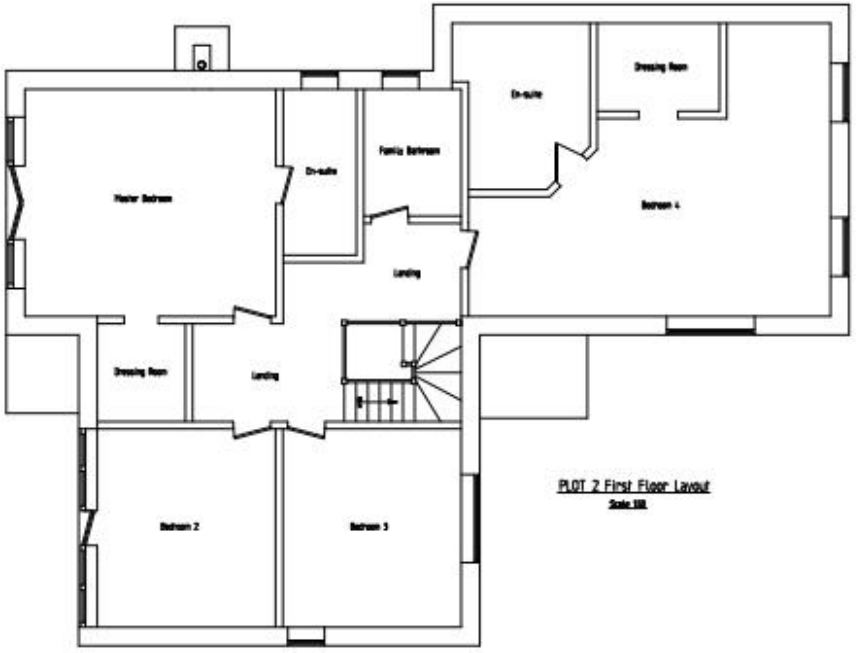
PLOT 2



Plot 2 Front Elevation (West)



Plot 2 Side Elevation (North)




PLOT 2 First Floor Layout

Revisions.

Client
Land adjacent to Langton's Farm
Wibby Road
Wrea Green
PR4 2NA

Project
Construction of Two Bespoke Detached Properties.

Drawing Title
Plan Views and Elevations. PLOT 2.

eastham
DESIGN ASSOCIATES
Construction Design Professionals

| Scale | Date | Drawn |
|---|---|---|
| 1:50 & 1:100 @ A1 | December 2024 | J S Eastham |

| Drawing Number | Rev |
|---|---|
| TAB-24 -03 | B |

**Plot 2 - Proposed Elevations and Plans**

**Town and Country Planning Act 1990**
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

## Outline planning application - Granted Subject to BNG

**Part 1 - Particulars of Application**

| | |
|---|---|
| **Application No.:** | 25/0466 |
| **Location:** | LAND SITUATED TO THE EAST OF DWELLINGS ON WILLOW DRIVE, AND WEST OF LANGTONS FARM RIBBY ROAD, RIBBY WITH WREA, PRESTON |
| **Description:** | OUTLINE APPLICATION FOR THE CONSTRUCTION OF TWO DETACHED DWELLINGS (ACCESS, LAYOUT AND SCALE APPLIED FOR WITH ALL OTHER MATTERS RESERVED) |

**Part 2 - Particulars of Decision**

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof **SUBJECT TO** the condition of planning permission relating to biodiversity gain contained in paragraph 13 to Schedule 7A of the Town and Country Planning Act 1990 and the following additional conditions:

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the "reserved matters") before any development takes place:

   - Appearance
   - Landscaping

   Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.



Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. This permission relates to the following plans:

   - Location Plan received on 4th August 2025
   - Proposed Site Plan - Drawing no. 1748-24 01 rev D
   - Plan Views and Elevations Plot 1 - Drawing no. 1748-24-02 rev A
   - Plan Views and Elevations Plot 2 - Drawing no. 1748-24-03 rev B

   Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with and/or not exceed the details shown on the approved plans insofar as they relate to the layout of the development, the scale (length, width and height) of the dwellings and detached garage, the quantum of development and the means of access to the development.

   The reserved matters application(s) shall be accompanied by a statement to demonstrate compliance with the above plans.

   Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established by this permission.

5. Any application which seeks approval for the reserved matter of landscaping pursuant to conditions 1 and 2 of this permission shall provide for a development which accords with the landscape strategy outlined on the drawing titled "Proposed Site Plan" (drawing no. 1748-24 01 rev D), including but not limited to:

   - hardstanding areas,
   - soft landscaped garden areas and native planting of such,
   - retention of existing trees and hedgerow,
   - retention of the dry ditch.

   The reserved matters application(s) shall be accompanied by a statement to demonstrate compliance with the above plan.

   Reason: To ensure that a suitable landscaped buffer is provided between the site and adjoining land in order to soften the developments visual impact to neighbouring properties and street scene, in the interests of ensuring a good standard of amenity for existing occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

6. Prior to commencement of the development hereby approved, details of the finished floor levels for all buildings and the existing and proposed ground levels for the external areas of the site, above ordnance datum, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

   Reason: To ensure a satisfactory relationship between the proposed buildings and between the development and surrounding buildings before ground works to establish site levels are

completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 4 of this permission, each of the dwellings hereby approved shall not be occupied until details of the siting, height, design, materials and finish of boundary treatments for that plot have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in full accordance with the duly approved details before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

   Reason: To ensure clear demarcation of public and private areas, to achieve adequate levels of privacy between neighbouring dwellings and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

8. If, during development, contamination which was not previously identified is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

   a) a survey of the extent, scale and nature of contamination;
   b) an assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; and archaeological sites and ancient monuments.
   c) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

   The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings on the affected part(s) of the site are first occupied.

   Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

9. Prior to commencement of the development hereby approved, a scheme for the disposal of foul and surface water from the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options contained in the Planning Practice Guidance and, where relevant, shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall include:

   a) Separate systems for the disposal of foul and surface water.



   b) Means to ensure that surface water from the driveway of plot 2 is collected within the site and does not discharge onto the public highway.
   c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
   d) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year, plus allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
   e) Measures to ensure that the post-development surface water run-off rate will not exceed the pre-development green field run-off rate.
   f) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
   g) Flood water exceedance routes, both on and off site.
   h) Details of water quality controls, where applicable.
   i) A timetable for implementation, including phasing as applicable.

   The duly approved scheme shall be implemented before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

   Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

10. Prior to commencement of the development hereby approved, a scheme for the management of surface water and pollution prevention during the construction period shall be submitted to and approved in writing by the local planning authority. The scheme shall include the following details:

    a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
    b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

    The development shall thereafter be carried out in accordance with the duly approved scheme for the entirety of the construction period.

    Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during the construction phase in order that it does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact existing or proposed water bodies in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1, CL2 and GD9, and the National Planning Policy Framework.

11. Prior to any use of the development hereby approved, a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

a) A timetable for its implementation;
b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures;
c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained in accordance policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

12. On site works associated to demolition, site clearance and construction, including any heavy vehicular movements and deliveries to/from the site, shall only take place between the hours of:

08:00 - 18:00 Monday to Friday.
09:00 - 13:00 Saturday.
No on site works on Sundays or Bank Holidays.

Reason: To ensure that appropriate measures are put in place to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

13. Prior to commencement of the development of each plot hereby approved, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following details:

a) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.
b) areas designated for the loading, unloading and storage of plant and materials;



c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
d) arrangements for the parking of vehicles for site operatives and visitors;
e) arrangements for vehicle manoeuvring to be made within the site including swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
f) measures to protect vulnerable road users (pedestrians and cyclists);
g) measures to control the emission of dust and dirt during the construction period;
h) measures to monitor, mitigate and control noise and vibration during the construction period, including the management of complaints;
i) a nominated person who will act as the 24 hour point of contact in the event of any emergencies;
j) the siting, luminance and design of any external lighting to be used during the construction period;
k) the erection and maintenance of security hoarding;

The development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: To ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance which may harm the amenity of surrounding occupiers and to avoid undue obstruction of and/or disruption to the function of the surrounding highway network during the construction of the development in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

14. Prior to any occupation of the dwelling on Plot 2, drop kerbs shall be installed at the carriageway edge and a vehicle cross-over constructed across the footway of the vehicular access arrangement to Plot 2 from Langton Lane, in accordance with the "Proposed Site Plan" (Drawing no. 1748-24 01 rev D) and the Lancashire County Council Specification for Construction of Estate Roads.

The drop kerb and vehicle cross over shall be retained in that form thereafter for the lifetime of the development.

Reason: in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

15. The private vehicle parking and manoeuvring areas for each dwelling shall be constructed and made available for use in accordance with the details shown on the "Proposed Site Plan" (Drawing no. 1748-24 01 rev D) before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: To ensure adequate provision of off-street vehicle parking for the development in the interests of highway safety and amenity and to secure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of the Provision of Parking on New Developments Supplementary Planning Document, Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

16. Unless otherwise agreed in writing by the local planning authority, the development hereby approved shall be constructed in strict accordance with the tree protection measures detailed in the document titled "Arboricultural Impact Assessment and Tree Protection Plan" (ref: NICOL, version 1, 13 January 2026).

    The construction exclusion zone and temporary protective barrier to be formed around the root protection areas of the retained trees shall be erected in accordance with the details and siting shown on drawing titled "Tree Impact and Protection Plan" contained within the document titled "Arboricultural Impact Assessment and Tree Protection Plan" (ref: NICOL, version 1, 13 January 2026) before any site clearance or ground works takes place and maintained as such thereafter for the entirety of the construction period.

    Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any development commences in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

17. Prior to commencement of the development hereby approved (including any site set up or ground works), a plan indicating the routing of all below ground infrastructure, including utilities and drainage runs, shall be submitted to and approved in writing by the Local Planning Authority. Any alternative routing of such through tree root protection areas must be justified and supported by an update of the Arboricultural Method Statement.

    Construction of the development shall progress in complete accordance with the approved details.

    Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any development commences in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

18. None of the dwellings hereby approved shall be occupied until a Biodiversity Enhancement Plan (BEP) for the development has been submitted to and approved in writing by the Local Planning Authority. The BEP shall include the incorporation of the following biodiversity enhancement measures, including details of their number, location and specification, into the development and a timetable for their provision:

    a) The installation of bat boxes.
    b) The installation of bird boxes.

    The duly approved BEP shall thereafter be implemented in full accordance with the details and timetable contained therein.

    Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

19. Unless otherwise agreed in writing by the local planning authority, construction of the development shall be carried out in strict accordance with the reasonable avoidance measures identified in paragraph 5.2.8 of the Ecological Survey and Assessment report (ref: ERAP, 2025-106, October 2025).



    Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

20. Prior to the installation of any external lighting on the building(s) and/or the external areas of the site, a scheme of external lighting shall be submitted to and approved in writing by the local planning authority. The external lighting scheme shall include:

    a) position and height of lighting on the building(s) and/or site;
    b) spillage, luminance and angle of installation; and
    c) any shields, hoods or timers to be fitted to the lights,

    The duly approved scheme shall thereafter be implemented in accordance with the approved details and retained as such thereafter for the lifetime of the development.

    Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

21. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

    Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review), the provisions of the Wildlife and Countryside Act 1981 (as amended), and the National Planning Policy Framework.

**Informatives:**

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

   The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 39 of the National Planning Policy Framework.

2. Biodiversity Net Gain
   The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
   (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
   (b) the planning authority has approved the plan.

   For the purposes of determining whether to approve a Biodiversity Gain Plan, the planning authority in respect of this permission is Fylde Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. However, based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

   Permissions for phased developments falling within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990
   Where the permission granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

   Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition
   1. The application for planning permission was made before 12 February 2024.
   2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
   3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and: (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
   4. The permission which has been granted is for development which is exempt being:
   4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: (i) the application for planning permission was made before 2 April 2024; (ii) planning permission is granted which has effect before 2 April 2024; or (iii) planning permission is granted



   on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
   4.2 Development below the de minimis threshold, meaning development which: (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
   4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
   4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
   4.5 Self and Custom Build Development, meaning development which: (i) consists of no more than 9 dwellings; (ii) is carried out on a site which has an area no larger than 0.5 hectares; and (iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
   4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

   * "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

3. Precautionary Protected Species Informative

   Whilst the development has been assessed as low risk for protected species (including bats, great crested newts and nesting birds), the applicant is reminded that these species benefit from legal protection under the Habitat Regulations and the Wildlife and Countryside Act 1981 (as amended) and that it is an offence to disturb, harm or kill any protected species that may be encountered while carrying out the development. If any protected species are found during the development all work should cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the protected species in question. Natural England should also be informed as a protected species license may be required.

4. Party Wall Act Informative:

   As the development is located on or in close proximity to the shared boundary with neighbouring properties the applicant is advised that the provisions of the Party Wall Act 1996 may be relevant in this case. While the legislation contained within the Party Wall Act 1996 relates to private, civil matters between adjoining landowners (and, accordingly, its requirements are not enforceable by the Local Planning Authority), the applicant's attention is draw to its requirements. Further information concerning the Party Wall Act 1996 can be found on Gov.uk: https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls

5. Lancashire County Council Highway Authority Informative:

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx

**Summary of Relevant Policies and Guidance**

This decision has been made having regard to the National Planning Policy Framework, the policies contained within the Development Plan and all other relevant guidance and material planning considerations. In particular, the decision reflects the requirements of the following policies which are from the Fylde Local Plan to 2032 (incorporating Partial Review) unless stated otherwise:

S1 - The Proposed Settlement Hierarchy
DLF1 - Development Locations for Fylde
GD1 - Settlement Boundaries
GD7 - Achieving Good Design in Development
H1 - Housing Delivery and the Allocation of Housing Land
H2 - Density and Mix of New Residential Development
T5 - Parking Standards
CL1 - Flood Alleviation, Water Quality and Water Efficiency
CL2 - Surface Water Run-Off and Sustainable Drainage
ENV1 - Landscape and Coastal Change Management Areas
ENV2 - Biodiversity

**Date of Decision**: 13 February 2026

Signed:



Paul McKim
Service Director for Planning & Building Control
Fylde Borough Council
Town Hall
Lytham St Annes
FY8 1LW



**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT UNAUTHORISED**

1) These notes should be read in conjunction with the decision notice issued by the Local Planning Authority in respect of the application which you have recently submitted to the Council.

**IN CASES WHERE PERMISSION/CONSENT HAS BEEN GRANTED**

2) Any permission/consent is granted on the basis of the approved plans listed in the decision notice. The development should be undertaken in strict accordance with the approved plans, as any deviation will constitute unauthorised development which may be liable to enforcement action. Any amendments to the approved plans are likely to require the submission of a further application to the Council. Should such changes be desired, you are advised to contact the Development Management Service to determine the most appropriate means by which any revisions could be considered.
3) Any permission/consent granted is subject to the conditions set out in the decision notice and it is the responsibility of the developer to ensure that these conditions are fully complied with. Any conditions that require work to be carried out or details to be approved before any development can take place form a "condition precedent". If a condition precedent is not complied with, the whole of the development will be unauthorised and may result in enforcement action being taken by the Council.
4) The applicant is reminded of the need to obtain formal approval of those details required by the conditions of any planning permission/consent before development may lawfully commence on the site (or any other relevant trigger as set out in each condition). Formal applications for the approval of matters reserved by condition are currently subject to fees these are published here: https://new.fylde.gov.uk/resident/planning/planning-application-fees/. Any breach of the imposed conditions may leave you liable to enforcement action or may require you to submit a new application in order to regularise any unauthorised works.
5) If the applicant is aggrieved by any of the conditions imposed as part of the planning permission, they may appeal to the Planning Inspectorate. Any appeal against the grant of permission subject to conditions to which the applicant objects needs to be made within 6 months of the date on the decision notice.
6) In undertaking any development you should ensure that you have also secured any necessary approval under the Building Regulations or any other approvals or consents required including consent from the landlord or obligations under the Party Wall Act.
7) For developments that need a new address or address change, please contact addresses@fylde.gov.uk or 01253 658515. New addresses need to be made as early as possible to arrange for Utility connections.

**IN CASES WHERE PERMISSION/CONSENT HAS BEEN REFUSED**

8) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/consent, they may appeal to the Planning Inspectorate. The relevant time limits to lodge an appeal following the Local Planning Authority's refusal of permission/consent are as follows:
   a) For **householder** planning applications – **12 weeks** from the date on the decision notice.
   b) For **advertisement** consent applications – **8 weeks** from the date on the decision notice.
   c) For **minor commercial** development applications – **12 weeks** from the date on the decision notice.
   d) For **any other** types of planning application – **6 months** from the date on the decision notice.

**SAVE THAT** in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- within **28 days** from the date of the Local Planning Authority's decision if the enforcement notice was served before the decision was made, yet not longer than 2 years before the application was made.
- within **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning Inspectorate via their website - https://www.gov.uk/planning-inspectorate.



Plot 2 occupies the South of the site. Access is taken from Langtons Lane. Please see the conditions within the planning consent in relation to the need to drop the kerb (condition 14). The current proposals show the house including a living kitchen and a further reception room to the ground floor, whilst to the first floor there is a super principal bedroom suit and guest suite, 2 further bedrooms and a family bathroom

In accordance with condition 21, vegetation was cleared in February 2026 as per the photographs within this brochure.

## Location

The property is set in the sought after village of Wrea Green, arguably one of the prettiest villages on the Fylde. The iconic green is central to the village and is home to many village sporting fixtures and events. Ribby with Wrea Endowed C of E Primary School is found on the edge of the green along with The Grapes Public House, St Nicolas Church, Dizzy Ducks and a Thai Restaurant.

The village also has the "Institute" a popular venue for locals along with the Villa Hotel. The tennis club is also found off the green, along with hair salon and dentists. Ribby Hall holiday Village is nestled between Wrea Green and Kirkham. There are senior schools in Lytham and Kirkham along with private Schools including AKS Lytham, Kirkham Grammar School and Rossall School in the locality. There is a train station at Kirkham and Wesham, and a mainline station in Preston. Access to the main road and motorway network is excellent making this an ideal choice for those who commute/travel. Kirkham and Lytham both have a wider range of shops and healthcare providers.

## General Remarks

**Services:** Not connected.

**Parking allocated and number of spaces :** N/A

**Construction Type :** N/A

**Building Safety:** N/A

**Restrictive Covenants :** N/A

**Listed building :** N/A

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** The vendor informs us that there is unrestricted right of access along Langtons Farm drive to Plot 1.

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years. According to the Environment Agencys website the property sits in flood zone 1..

**Unimplemented Planning Consents :** As detailed in brochure.

**Planning Consents affecting the property :** The property gained planning consent under application number 25/0466. There are a number of conditions and biodiversity's net gain requirements for the site. For further information contact Fylde Borough Council. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Boundary :** The buyer of the first plot will need to arrange for the boundary to be fenced between A&B. There are currently pegs in place demarcating the boundary.

**Accessibility adaption :** N/A

**Coal field / mining area :** N/A

**Communications :**
Broadband: EE, Three available in the area
Mobile signal: EE, Three, Vodafone, and 02 available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Fylde Borough Council **Council Tax:** Band N/A

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** ///topped.lectured.fractions

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**Use of AI :** Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

**AML checks :** Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT




## North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

## Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

## South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

## Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155


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- Walking distance to the amenities of the village and good access to the main road and motorway