

## **PLEASE FIND BELOW OBJECTIONS TO THE PLANNING APPLICATION AT WOODFOLD VILLA.**

This application could not have been advertised at a worse time. Hundreds of pages of submissions, the letters late due to postal strikes and with Christmas and New Year bank holidays. Many of our neighbours have been away. In these challenging circumstances as full a response as possible is now provided.

The numerous documents lodged in support of this application, offer two main planks to their argument to suggest compliance with the relevant policy framework, that being:

a) isolation &

b) historical context with the Registered Park & Garden (RPG).

Each of these are dealt with in more detail below.

There are also other issues, listed here, that are potential objections and indicate applicant oversight, each of which may be dealt with under separate cover following this initial objection note, namely:

- Construction issues.
- Incomplete information for the larger plot, i.e. including "The Forge".
- Authority of the third landowner, i.e. water reservoir.
- Damage to habitat and support for wildlife including wild birds, amphibians, bats, owls, badgers, deer, hares, hedgehogs amongst others.
- The impact on the private water supply and any underground streams or other sources.
- Drainage issues as there are no public sewers, specifically the swimming pool & location of septic tank (also implications relating to the proposed sunken car parking area).
- Privacy issues - location, proximity to existing properties, and dimensions of the building.
- Planting issues – tree type, height, overhang, root spread.
- Lack of sustainability in design.
- The dominant and incongruous development (in terms of the prominent roadside location in a rural community, the installation of garden structures etc).
- Access issues via Further Lane which is unsuitable for the current volume of traffic.
- A full examination against NPPF & Core Strategy policies including safeguarding against future change of use applications.

### **KEY POINTS**

In relation to the National Planning Policy Framework (NPPF), the key issues are:

### **USE OF PARAGRAPH 80**

Counsel advice provided with the application relies on a May 22 Design & Access Statement as the basis for his advice. It makes reference to case law concerning the term 'isolated'. He suggests that the proposed dwelling can be considered isolated, notwithstanding it's proximity to Woodfold Park Farm and the Huntsman's Cottages. It is not clear if Counsel is aware that there are 10 properties at the Farm, and 3 at the Cottages. Nor is it clear if he knows that there are approximately 45 residential family properties within 0.5km of the proposed house. All properties use the same access of Further Lane, and 36 properties use the same drive into Woodfold Park. This proposed development is not physically isolated from a settlement in terms of Braintree – it is very obvious that it is part of a longstanding linear settlement, sits within a thriving community and does in fact

nestle directly between the 13 premises immediately adjacent. The Bramshill decision does not seem to make a difference here.

The Character Study references the 'hamlet of Shorrock Green', albeit conveniently misplaced in the triangle. The linear settlement associated with Shorrock Green, from Nabs Head to Rose Cottage still exists, with more properties (from barn conversions etc) than there were in Sudell's day, including those within Woodfold.

Importantly, the 39 properties that have been issued with consultation letters underlines the lack of isolation. That this does not include all of those served by the private water supply is an oversight.

It is not "isolated" in terms of employment opportunities (Samlesbury Business Park 1.5 miles), public transport (1 mile), motorway access (3.5 miles) which are all on the doorstep. Unfortunately, the local pub closed 12 months ago, and the local post office a number of years ago.

The recent spike of 7 planning applications within 0.5km of the proposed site along Further Lane indicates it's desirability as a residential location, which is reinforced by the speculative purchase of the field by the applicant.

Whether or not a weekend retreat (see para 18 of Counsel's advice) qualifies as a home is perhaps another issue worthy of consideration. As stated, it is not intended to be lived in permanently, and is not the modest retirement property one might expect.

In any event, it is by no description 'isolated', either historically or today, and so the exemptions from other NPPF and Core Strategy policies do not apply, and the policies relating to Green Belt and the Conservation of Heritage Assets are engaged in full.

#### **USE OF PARAGRAPH 134**

Paragraph 134 includes a proviso whereby outstanding designs should be given weight 'so long as they fit in with the overall form and layout of their surroundings'. For the reasons set out below that cannot be true.

#### **USE OF PARAGRAPH 147**

Inappropriate development is de facto harmful to the environment. Counsel contends that the exception of 'very special circumstances' applies here because of the TAG concluding the house is exceptional under paragraph 80(e). This would be negated if TAG had relied on false information, and because in terms of paragraph 134 it does not fit in the rural location. As it harms the setting of the heritage asset, does not lie within a settlement boundary, is green belt and does not fit it with the rural surroundings, the fall back would be that it is inappropriate.

#### **PARAGRAPH 201**

Paragraph 201 however is engaged: **'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless**

- it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or
- All of the following apply:
  - The nature of the heritage asset prevents all reasonable uses of the site;
  - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable it's conservation;

- Conservation by grant-funding or some form of not for profit or charitable or public ownership is demonstrably not possible, and
- The harm or loss is outweighed by bringing the site back into use’.

None of the exceptions apply in this case, but as described below considerable harm to the setting of the RPG arises from the proposal..

### **HISTORICAL ‘CHARACTER DEFINITION STUDY’, ‘DESIGN AND ACCESS STATEMENTS’ AND ‘PLANNING STATEMENT’**

There are many errors, omissions and contradictions in the submitted documents, far too many to address here, not least the Character Study favours McNiven as the architect, and the D&A Statement, Wyatt. Properties are variously mis-described, including in the Planning Statement Woodfold Hall (which is not visible from Further Lane); Cooks Farm (which is not on the same side of the road as the development site or part of it). The numerous discrepancies are carried from one document to the next without challenge. Whilst the story told is a good one, it simply does not stand up to scrutiny when examined in detail against the maps and historical records (Lancs Archives and Abram, History of Blackburn 1877).

The following factual errors fundamentally undermine the proposition that this development enhances the Heritage Asset of the Registered Park and Garden (RPG), and instead supports the argument that the proposal causes substantial harm to the RPG. The Character Study either misunderstands the historical context of Woodfold Park, or, worryingly, misrepresents it. These discrepancies do not seem to have been scrutinised to any extent by the Traditional Architecture Group Peer Review (TAG) which instead seems to have focussed on the design of the building.

TAG, it seems, would endorse this development in ANY isolated location.

#### **1. “Shorrock Green Hall”**

The application puts Shorrock Green Hall at the centre of Sudell’s plan for his north entrance. A property of this description is neither noted on maps nor mentioned in historical records. It does not seem to have existed. Whilst David Crossley may have preached at Shorrock Green in 1736, there is no mention of Shorrock Green Hall. In fact the house of Thomas Butterworth of Shorrock Green is registered as a dissenter’s meeting place at the Quarter Sessions circa 1735. As we will evidence there were many properties located around Shorrock Green at this time.

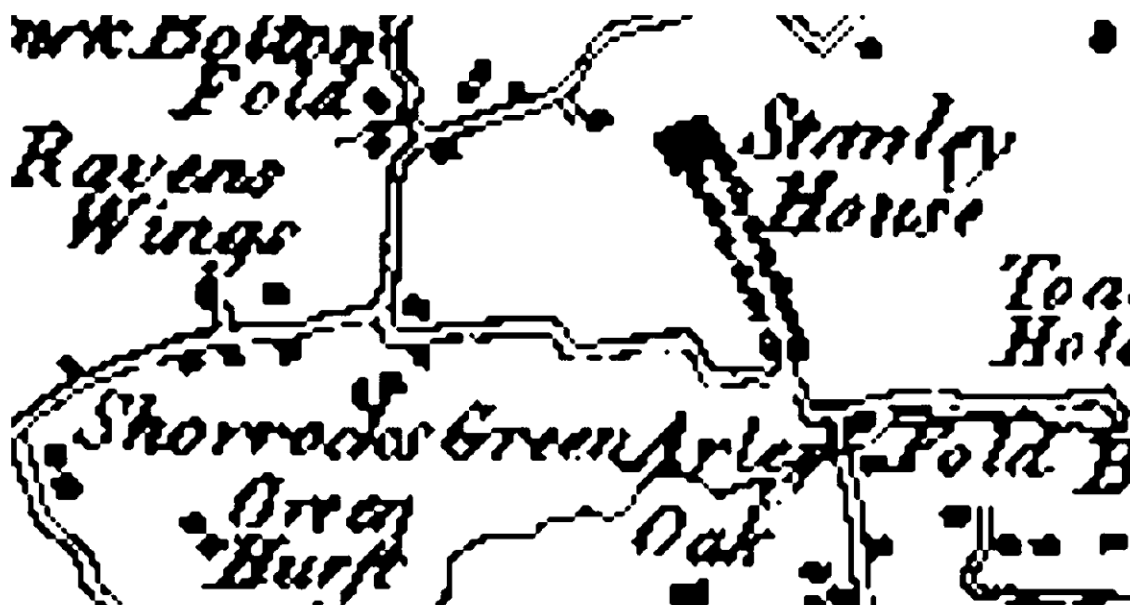
The property referred to at this location is in fact Withalgh House, or Whithalgh Tenement. This is corroborated by:

- The name given to the road in front of it on the 1831 sales plan.
- Blackburn Grammar School records that describe it as a house, barn and 29 acres that was gifted to them in 1625 by James Withalgh, a governor of the school. It was then let as a farm tenancy and provided the school with income for many years.
- There are records of various leases over the next 100 years or so, until around 1726.
- There are two leases of particular interest which confirm a joint tenancy between two school governors - Yates (Stanley House) and Clayton (The family of the Blackburn Parish Church vicar). In 1666 it is noted that Leonard Clayton, clerk, of Shorrock Green had 7 hearths taxed, as the occupier of the house. In 1673 it is noted that Yates Stanley House estate at Mellor was contiguous with the school land, indicating it ran to the east from Whithalgh House. The arrangement seems to have been that the land was worked as an extension to the Yates estate, but the house occupied by the Claytons.

- In 1793, whilst assembling the land for his new home, Sudell acquired Whithalgh's Great Meadow and part of the Barn Field from the Grammar School, in an exchange for some of the land he already owned. The land Sudell gave in exchange was Nearer Green Meadow, Further Green Field, Shorrock Green Croft, and part of Meadow Field. All clearly associated with Shorrock Green. These were fields in front of Whithalgh House and forming part of the site of this proposal.
- In 1801 Sudell bought the exchanged fields back from the school.

## 2. The diversion of Further Lane

Despite being highlighted in the 19/5/22 TAG note supplied by the applicant, Sudell's diversion has not been dealt with in the Character Study. Yates 1786 map presented below is, however, very helpful in understanding Sudell's intentions for his newly acquired land.



The road situated above the area noted on the map as 'Shorrock Green' takes a flat route from Ravens Wings to Sugar House. (Cooks Farm 'hangs' above the road.) At Sugar House the road heads north-east towards a T-junction at Withalgh. The remnants of hedges along this stretch of road are what the applicant refers to as 'The Avenue' on 'The Green'. A left turn at Whithalgh takes the road to Mellor, a right turn, the road to Blackburn. The Blackburn road turns left at the Deer House before falling to Arley Fold. Here it meets the bottom of the Avenue from Stanley House. This last section of the old road, as it approaches Arley Fold, meanders consistent with the descent, and would have been difficult for carriages to negotiate.

Sudell had in mind a new route for his carriage journey to Blackburn. (Note, the New Turnpike Road was not constructed until much later in 1827/8, when Sudell had left Woodfold after becoming bankrupt).

By 1801 Sudell owned all the land he needed to implement his plan. Sometime after Yates 1786 map, but before Greenwood's 1818 map, Sudell closed the old road at Ravens Wings and rerouted it north re-joining the road above Whithalgh at a new cross roads. Here he constructed a new, flatter carriage track that connected with the Stanley House Avenue much closer to the top. He built the

park wall alongside the new carriage road and imparked the land behind Whithalgh that he had previously acquired from the school by exchange. The wall extended as far as the Deer House before turning to Ravens Wings. Greenwood's map below illustrates this point well:

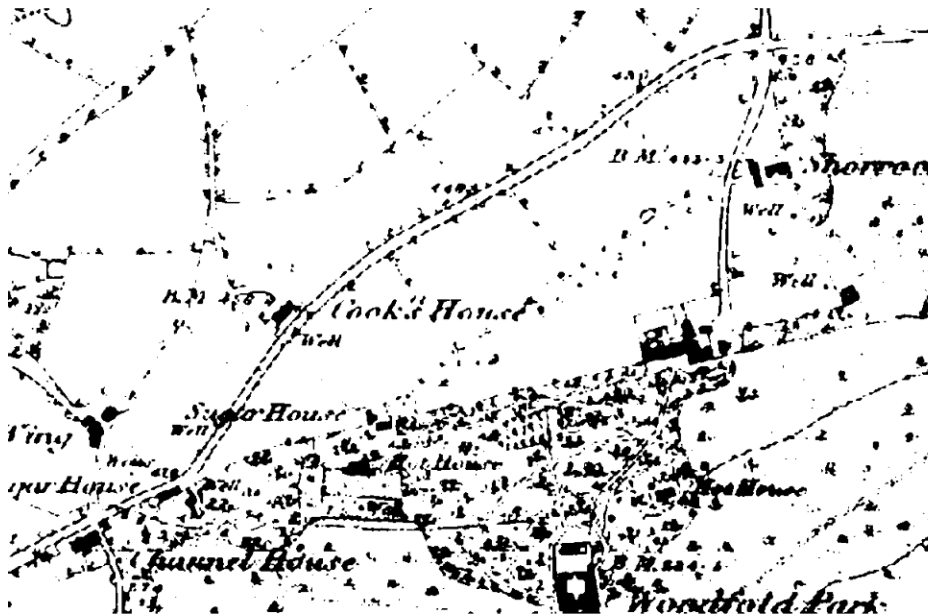


Sudell did this deliberately to move the public road further away from the Park, and to create a new, improved route for his carriage drive to Blackburn. He had created space to construct his offices, stables and a gatehouse in the right-angle formed by the new park walls.

Most significantly in terms of the current Woodfold Villa proposal, he applied a design master-stroke. By moving the road north, beyond the ridge, he screened the stables and parkland from view from the new Further Lane using the topography of the land. This is evidenced in a Character Study photograph that shows the view from Further Lane with just the top of the stables visible above the ridge. From the new Further Lane the rural community looked much as it always had. He had hidden the park in plain sight.



Image showing the remnants of the old road (not an 'avenue') between Sugar House and Whithalgh are evident on the 1840s OS map (below).



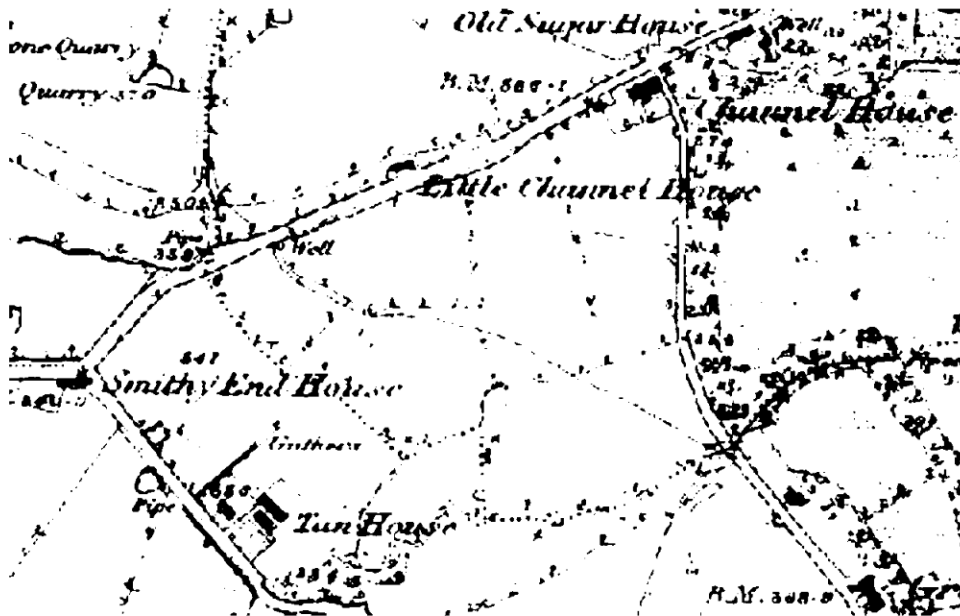
Until 1827 Sudell deliberately and purposefully implemented his scheme. The 1831 sale plan evidences that scheme. The area behind the stables/farm was exactly how he envisaged it, marked out as paddocks to turn out his horses, totally consistent with it's use today. The striking southern elevation of the stables was designed to be seen from within his parkland, standing proud above the pleasure gardens.

### 3. Shorrocks Green

The application erroneously describes the hamlet of Shorrocks Green as sitting on the triangular application site between the park walls and Further Lane. Yates map below shows the area of Shorrocks Green stretching across from Alum Scar Lane in the west to Arley Fold in the east, and bounded to the south by Arley Brook. On the other side of the brook, to the south, the area is known as Shorrocks Hey.



All properties on the road bounding the site north of the brook are likely to have been known as Shorrock Green throughout the seventeenth and eighteenth centuries, particularly because the premises have significant relationships between them. The 1840 OS map shows a number of wells in the vicinity of Ravens Wing and on higher ground. Water flowed via Channels House & Little Channels to the Tun House (tannery) on Alum Scar Lane. 'Pipes' are also indicated at Wallbanks House. Green Hurst Farm is also associated by name with the area of Shorrock Green, meaning wooded hill on the green (see below).



The areas of Shorrocks Green and Shorrocks Hey became (what is now known as) Woodfold Park. After this "imparkment" it is likely that the inhabitants of premises on the road lying above the Park still regarded themselves as living at Shorrock Green, explaining the name sitting further north on the 1841 OS map.

#### **4. Situation of The Villa**

No examples are provided where such a villa has been added to an existing country estate outside of the parkland. Quite why the proprietor of such a grand estate would choose to place the villa between the farm and workers' cottages is unclear. It's location here is inconsistent with an entertainment villa as it is not part of the imparked land and does not benefit from any of the splendid views on offer. It is also inconsistent with Sudell's lifestyle, supported by the D&A Statement which questions his absence from the Guild.

It is also disingenuous to suggest this would be a natural extension of the work of the landscape designer, because the successors to the Estate were wealthy people who continued to add to the Park. Notably there is an entertainment venue at the White House, a two-storey bay windowed banqueting house. Perfectly situated, sitting just above the lake near the pheasantry, with fantastic views across the parklands to the mansion house, aviary and pleasure gardens beyond.

The use of the triangle of land behind the farm has always been functional. Sitting above the northern slopes of the Park, only the ornate southern elevation of the stable block was visible from the Park. The main entrance to the Mansion was from the south and this northern gateway was a service entrance. Sudell purposefully created it the way it was, and in later ownership the triangle

behind remained integral to the running of the Estate. Fowden Hindle built the workers' cottages at Huntsmans, and the Thwaites' installed the Estate Water Supply towards Cooks Farm.

Sudell's design very deliberately used the ridge in the triangle to screen the stable block from the public road. The Park was not intended to be visible from outside its walls, and the views from within the walls were focussed on the designed landscape. The site was carefully chosen to create a masterpiece, carefully crafted using the topography, tree planting and walling to limit views and keep the deer inside the Park. People who lived close to Woodfold for many years did not know it was there. It was designed as a hidden gem.

Contrast that with this proposal. The speculative purchase of part of a field, the engagement of a specialist team of experts tasked to design a house with the best chance of getting through the planning process, a belated right to buy arrangement with the neighbour in order to complete the design concept, and a resulting scheme that puts this imposing building on full view to those within the imparked area and from outside of it. Ostentatious in it's extreme. This was never Henry Sudell's intention for his park.

### **CONCLUSION**

Paragraph 80 is not engaged because the site remains part of the long-established linear settlement that bounded Shorrock Green, and is connected to Nabs Head.

Paragraph 134 is not engaged because the development does not fit in with its surroundings.

Paragraph 147 is engaged because there are no special circumstances.

In summary, the application does not stand up to scrutiny. It is what it appears to be, a fanciful and brazen attempt to obtain permission to build a new weekend retreat in a desirable location (or perhaps a future hotel/wedding venue?).

The proposal does not enhance the setting, because the historical character of the setting has been misinterpreted and misunderstood in the preparatory work completed on behalf of the applicant. This work has been used by the TAG and by Counsel to draw flawed conclusions. Examples of those errors are:

- Shorrock Green Hall is apparently a fabrication, absent from any map submitted with the application (1786 to 1910) indicating that the applicant was also unable to place it. This is in contrast to many lesser properties being named on maps consistently throughout the period.
- Whithalgh House was not 'designed into' Henry Sudell's scheme; it just happened to be there. By 1800 it was no longer a grand house, having been a tenanted farm since 1625. There was no 'avenue' between the House and Sugar House, just the remnants of the roadside hedge to the old road. The House was demolished by 1860 to make way for the Huntsmans Cottages.
- Sudell's diversion of Further Lane is strangely omitted from the Character Study, yet is the most striking evidence of the intention to naturally screen the stable block and parkland from the public road (the view from the ridge of the imaginary Avenue on the triangle is irrelevant). The view from the new Further Lane remained largely the same, and the rural settlement from Nabs Head to Bolton Fold was left very much unaltered by Sudell's scheme.
- Shorrock Green was mis-located, and the settlement that had assembled around it was overlooked.

The area between the farm and Further Lane has always been used as part of the Park, and possibly should be considered for inclusion within the RPG to protect the natural screening and its relationship with the setting, and also to recognise its purpose in servicing the Estate, but not to justify further development.

The applicant's case for enhancement rests in placing the Villa between Further Lane and the Huntsmans Cottages & Stable Block to conceal it. It therefore relies on replacing the natural screening provided by the ridge and tree lined drive, with an elaborate Villa and associated garden ornaments. This is damaging to a key design principle of the Park, and has a detrimental impact on the rural feel of the Nabs Head to Bolton Fold settlement.

Whilst some of the 21<sup>st</sup> century enabling development may itself have caused harm, that is not justification for further harm. To obscure the open views of the tree lined drive from the gates, the stable block roof and Huntsman's Cottages would be harmful to the setting and detract from the deliberate simplicity of the designed approach in anticipation of the magnificent descent to the mansion house and parkland from the gatehouse at the park wall.

To obscure those views by erecting a second, faux principal building, set within its own parklands, would be [REDACTED] To permit this dwelling, in this location, would cause significant change and cause considerable harm to the setting of the Park.

For the reasons outlined above, Paragraph 201 applies and permission should be refused.

The Planning Authority may also wish to consider if certificates have been received from all owners of the site, and whether the application includes misleading information. This may be grounds, in itself, for refusal, or indeed legal action.

Finally, it should be noted that Woodfold residents are currently working with Lancashire Gardens Trust to implement a Conservation Management Plan to prevent further harm to Woodfold Park.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 04 January 2023 15:37  
**To:** Planning  
**Subject:** Re : Planning Application No: 3/2022/0988 - Attention Kathryn Hughes  
**Attachments:** Woodfold Villa response submission.pdf



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Kathryn,

Further to our correspondence on December 22<sup>nd</sup> 2022, please accept my representations below within the 21 day prescribed period. Also attached is a combined response from residents within Woodfold Park across the various composite parts of Woodfold Park Farm, Woodfold Hall, Walled Garden and the Huntsman's Cottages which we have all contributed to and which you will also receive as part of their individual representations.

In opening, as [REDACTED] Woodfold Park Farm, I wish to confirm my objection to the proposal in the strongest possible terms and take this opportunity to reset the various inaccuracies that the detailed application content [REDACTED] My objections at a high level are centred around the 3 main arguments of isolation, Green Belt and the flawed interpretation of Henry Sudell's objectives.

To purport it to be isolated is [REDACTED] and [REDACTED] inaccurate and whilst different definitions of isolation may be referred to they are merely playing with words. It is a stones throw from the Farm and Huntsman's Cottages; indeed, the photograph View 7 in the Character Statement clearly shows how close it is to the farm. That view in reverse means [REDACTED]

[REDACTED] of the Ribble Valley and Longridge Fell which as referenced will be totally obscured by the development. My contention is not about the loss of view but if it was, in reality, isolated it would hardly be obscuring such a view. Indeed, that the consultation letter has been sent to 39 neighbouring addresses in itself confirms it is not isolated and that it is hardly remote or cut off.

This proposal is nothing more than an attempt to devise a tenuous link between Shorrock Green and Henry Sudell's plans and aspirations for Woodfold Park and everything they represented. It has been well documented and long established that the route to and from Woodfold Hall via Pleasington Lodge and Arley Bridge ( both listed ) was the grandest of all routes and one that was specifically designed to show off all the glories along the way. This is supported by the Hall being positioned to face that way and therefore it is fanciful to suggest that Henry Sudell viewed any entrance from the rear to be of such importance and therefore to try and claim that the proposed Woodfold Villa is in line with his wishes is not just disrespectful to him but factually incorrect. The folly of this proposal is that it would represent an arrival sequence of Grand Residence, unsightly modernised Farm then another Grand Residence before reaching the Hall from the side and rear which is totally contrary to what was designed. A catalogue of inaccuracies in the submission and their understanding of the history are suitably captured in the attachment so will not repeat here, aside of highlighting that they raise serious questions about the [REDACTED] of this application that require further investigation and corroboration prior to any decision being made.

The immense body of work concerning Green Belts, Core Strategy, NPPF etc have been commissioned for a whole host of good reasons and their integrity should be respected and not allowed to be undermined and abused by the conjuring up of such a far fetched scheme to create and exploit a loophole. As planning authorities I urge you to stand firm against this challenge as it makes a mockery of the aforementioned planning regulations and their very purpose and would only pave a way for other such schemes in the future. This brings with it the real danger of such regulations being considered subject to an inverted means test whereby if the applicant can afford a design of 'exceptional quality' they are exempt from the basic rules and understanding on Green Belt that are shared by everybody else. The positioning of it in a field on Further Lane is firmly in Green Belt, regardless of interpretation and definitions and no 'design of exceptional quality' should be a reason to portray otherwise.

In recognition of the immense detail in both the application and subsequent objections, I would strongly suggest that your learned colleagues, as appropriate, undertake a site visit and please allow me to offer any hosting or facilitating that maybe required.

Yours sincerely,



**From:** [REDACTED]  
**Sent:** 04 January 2023 20:37  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Application No: 3/2022/0988  
**Attachments:** Woodfold Villa response submission.pdf



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

**Application No: 3/2022/0988**

**Re: Land Adj to Further Lane and Woodfold Park Mellor BB2 7QA**

I object to this planning application for the reasons outlined in the attached document but also wish to add the following specific comments in relation to [REDACTED]

- The 'Villa' will directly block [REDACTED] being visible from every point. These rooms are [REDACTED] limited light already.

- The proximity [REDACTED] suffer noise from the plant works and reduced levels of privacy.

- Untold damage to the ancient trees and wildlife will occur – it's heart-breaking to think [REDACTED] and future generations won't wake up to see the deer grazing anymore.

- The Woodfold Park community is a close group of people who have invested a huge amount of time, effort and money over the years to care for and conserve this wonderful historical estate. For the applicant to use this solely as a 'weekend' home is not an asset to our community.

- The land has already been subject to some level of 'creep' planning (3/2018/0262), retrospectively changing from meadowland to equestrian despite the previous owner having no horses and subsequently selling the land.

- The water supply to Woodfold Park has always been an issue with outages occurring far more frequently than the norm (several times a year). Additional pressure on the system will not help this.

- The water table is always very high and drainage an issue. Where will the excess water be absorbed without the field?

- Further Lane is a narrow lane with several blind bends that is also designated as a national cycle way. The lane is already becoming busier with traffic to Stanley House and those using it as short cut when Preston New Road is busy. There are points where the lane isn't wide enough for 2 vehicles and reversing is necessary. Exiting onto Preston New Road will be problematic for these vehicles, causing issues for existing residents. Construction traffic will cause no end of inconvenience, damage, pollution and danger to walkers and cyclists for years.

- This is the 3rd application in 3 months that [REDACTED] I am literally being bombarded from [REDACTED] with vanity projects that will cause upset, inconvenience and upheaval for years to all those with Woodfold Parks best interests at heart.

- I feel the timing of the consultation letter is cynical arriving on 21 Dec and causing no end of additional anxiety and concern to all residents at a time when we'd all love just to be having a quiet time with our families.

In summary, I hope and would expect that the Council will take a firm and robust stance on this, and any future planning applications that so blatantly disregard the historical integrity of this beautiful, peaceful, unique and precious jewel in Ribble Valleys Crown. If any development at all is allowed to take place on this land, it will set a precedent for development here that will ruin Woodfold Park forever.

Yours Faithfully



**From:** [REDACTED]  
**Sent:** 04 January 2023 21:11  
**To:** Planning  
**Subject:** Objection to Planning Application 3/2022/0988 - Woodfold Villa  
**Attachments:** Woodfold Villa response submission.pdf; Woodfold Villa Boundary.pptx



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir or Madam,

I'm writing to register our formal **objection** to Planning Application 3/2022/0988 - Woodfold Villa. The residents of Woodfold Park have collaborated to produce the attached response to the proposal for a single domestic house on the field at Further Lane, which we now submit as part of our objection. dealing with certain, specific issues in detail that are central to the planning application.

In addition, we would like to highlight the following points that more directly affect us:-

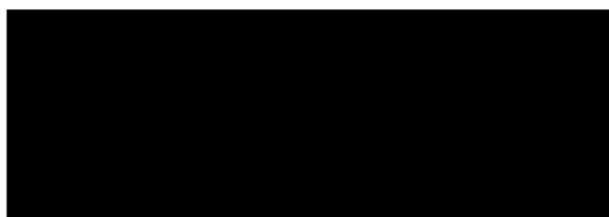
- Why is this new build residence, which is stated in the submission as being intended as a weekend retreat only being proposed for construction on greenbelt agricultural land. Isn't green belt what it says on the tin GREEN BELT?
- We live at [REDACTED] which is located at the [REDACTED] of Woodfold Park. The courtyard within the farm complex is situated in close proximity to the proposed new build mansion & site boundary shown in red on page 1 of the 2<sup>nd</sup> attachment. Which is of major concern for the following reasons:-
  - The architect's representation of the Villa's South Elevation would be 11,7 metres high to the roof ridge line as shown on the "proposed elevations 1" document & page 2 of the 2<sup>nd</sup> attachment. This is likely to [REDACTED] & potentially impact the valuation of [REDACTED]
  - The red boundary line of the Villa site suggests that we will no longer [REDACTED] for maintenance purposes etc & could restrict access to existing water metres / associated pipework?
  - Likelihood of excessive noise during construction work such as pile driving to accommodate the basement structures.
- The "Landscape & Visual Appraisal" document submitted with the proposal contains some "inaccuracies". They appear to be intending to downgrade the quality of the existing properties in order to make a better case to build a mansion (that would not be out of place in Beverly Hills) to hide existing buildings away from view:-
  - Pages 25, 26, 28 & 35 refer to "apartments" in Woodfold Park Farm. There are no apartments or rented accommodation in the WPF

development. There are however 10-well appointed large family homes ranging from 2 to 5 bedrooms.

- Page 35 contains an out dated photograph stating *“the character & quality of the view is reduced by the presence of domestic paraphernalia around the edge of the apartments”*. In reference to the west facing elevation of WPF. Are children’s play equipment, garden sheds & raised decking areas now not considered part & parcel of a regular English garden layout?
- The photographs contained between pages 32 – 45 make multiple references to *“any new development being seen against a backdrop of mature woodland”*. This appears to be a bit disingenuous considering that trees don’t have any foliage for half the year!
- The mains water supply to WPF & some nearby residencies can be a little unreliable at times. With the supply from United Utilities being offline all day, as recently as the 13<sup>th</sup> September last year. Has suitable consideration been given to any potential mains water upgrade that such a large multi bathroom property with swimming pool may require?
- We have very serious road safety concerns regarding the transport of heavy construction equipment along Further Lane from the A677. At many points the road can only accommodate single file traffic. Whilst a right-angle bend near Stanley House can be a dangerous undertaking to existing traffic.
- Finally, we hope & expect that RVC will consider the welfare of the many animals that currently live in the vicinity of Woodfold Park Farm. Not only farm animals, but also the widespread wildlife that we are so lucky to have around us such as deer, badgers, bats, butterflies, bees, hedgehogs, toads and a large variety of birds.

We would also like to express our exasperation that RVC sent out the notification letter on 15<sup>th</sup> December with a stipulation that any representations must be returned within 21-days! Especially given the recent postal strikes that resulted in the letter not being received until shortly before Christmas. It is unreasonable to expect all affected residents to be either available, or aware of such a major development being proposed on their doorsteps over the Christmas period! As it feels like this may have provided the applicant with some form of advantage from the outset.

Yours faithfully

A large black rectangular box redacting the signature of the sender.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 04 January 2023 13:44  
**To:** Planning  
**Subject:** Comments on planning application number 3/2022/0988  
**Attachments:** Woodfold Villa response submission.pdf

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Sir

My name [REDACTED] Mellor, Blackburn [REDACTED] I enclose a statement of rejection which [REDACTED] on the subject of Planning Application 3/2022/0988 Land Adjacent to Woodfold Park. Please take the comments into consideration when reviewing the application.

Yours sincerely,

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 04 January 2023 13:29  
**To:** Planning  
**Subject:** Objection - Planning application 3/2022/0988  
**Attachments:** Woodfold Villa response submission.pdf



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[REDACTED]

Hello,

*The residents of Woodfold Park have collaborated to produce the attached response to the proposal for a house on the field at Further Lane, which I now submit as an objection. It deals with issues central to the submission.*

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 January 2023 13:49  
**To:** Planning  
**Cc:** Kathryn Hughes  
**Subject:** Planning Application Objection - Woodfold Villa  
**Attachments:** Woodfold Villa response submission.pdf



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Good afternoon,

Please see the attached objection to application number 3/2022/0988

This is a response prepared collectively by Woodfold Park residents in respect of the central issues arising from the application.

In light of the proposal to include a stream & lake, and be partially constructed underground there are a number of additional concerns that indicate consultation with other agencies may be appropriate, particularly in respect of the private water supply, the interruption of land drains, springs etc and also the waste water arrangements (including pool) to septic tank within the catchment area of the supply.

Regards,

[REDACTED]

[REDACTED]

4<sup>th</sup> January 2023

By email to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

For the attention of Kathryn Hughes

Planning Application No: 3/2022/0988

Proposed erection of one private dwelling with landscaping and demolition of equestrian development; adjacent to Further Lane and Woodfold Park, Mellor, BB2 7QA

[REDACTED] and have observed the restoration of the Woodfold Estate.

The proposed development site was owned by Reilly Developments, sold to residents, used for equestrian purposes and was always seen as part of Woodfold Park; the adjacent field was sold as Woodfold Forge with a livery, this complemented the setting. The site is a beautiful natural habitat for deer, nesting birds, bats and hedgehogs, [REDACTED] to the proposed development site, the proximity would be detrimental to [REDACTED] and the sheer size of the proposed structure would obscure [REDACTED] harm the setting.

The section below has been produced by residents of Woodfold Park and concentrates on the general concerns. [REDACTED] document and support its contents which I submit as an objection.

Yours Sincerely  
[REDACTED]

#### **OBJECTIONS TO THE PLANNING APPLICATION AT WOODFOLD VILLA.**

This application could not have been advertised at a worse time. Hundreds of pages of submissions, the letters late due to postal strikes and with Christmas and New Year bank holidays. Many of our neighbours have been away. In these challenging circumstances as full a response as possible is now provided.

The numerous documents lodged in support of this application, offer two main planks to their argument to suggest compliance with the relevant policy framework, that being: a) isolation &

b) historical context with the Registered Park & Garden (RPG).

Each of these are dealt with in more detail below.

There are also other issues, listed here, that are potential objections and indicate applicant oversight, each of which may be dealt with under separate cover following this initial objection note, namely:

- Construction issues.
- Incomplete information for the larger plot, i.e. including “The Forge”.
- Authority of the third landowner, i.e. water reservoir.
- Damage to habitat and support for wildlife including wild birds, amphibians, bats, owls, badgers, deer, hares, hedgehogs amongst others.
- The impact on the private water supply and any underground streams or other sources.
- Drainage issues as there are no public sewers, specifically the swimming pool & location of septic tank (also implications relating to the proposed sunken car parking area).
- Privacy issues - location, proximity to existing properties, and dimensions of the building.
- Planting issues – tree type, height, overhang, root spread.
- Lack of sustainability in design.
- The dominant and incongruous development (in terms of the prominent roadside location in a rural community, the installation of garden structures etc).
- Access issues via Further Lane which is unsuitable for the current volume of traffic.
- A full examination against NPPF & Core Strategy policies including safeguarding against future change of use applications.

### **KEY POINTS**

In relation to the National Planning Policy Framework (NPPF), the key issues are:

### **USE OF PARAGRAPH 80**

Counsel advice provided with the application relies on a May 22 Design & Access Statement as the basis for his advice. It makes reference to case law concerning the term ‘isolated’. He suggests that the proposed dwelling can be considered isolated, notwithstanding its proximity to Woodfold Park Farm and the Huntsman’s Cottages. It is not clear if Counsel is aware that there are 10 properties at the Farm, and 3 at the Cottages. Nor is it clear if he knows that there are approximately 45 residential family properties within 0.5km of the proposed house. All properties use the same access of Further Lane, and 36 properties use the same drive into Woodfold Park. This proposed development is not physically isolated from a settlement in terms of Braintree – it is very obvious that it is part of a longstanding linear settlement, sits within a thriving community and does in fact nestle directly between the 13 premises immediately adjacent. The Bramshill decision does not seem to make a difference here.

The Character Study references the ‘hamlet of Shorrock Green’, albeit conveniently misplaced in the triangle. The linear settlement associated with Shorrock Green, from Nabs Head to Rose Cottage still exists, with more properties (from barn conversions etc) than there were in Sudell’s day, including those within Woodfold.

Importantly, the 39 properties that have been issued with consultation letters underlines the lack of isolation. That this does not include all of those served by the private water supply is an oversight.

It is not “isolated” in terms of employment opportunities (Samlesbury Business Park 1.5 miles), public transport (1 mile), motorway access (3.5 miles) which are all on the doorstep. Unfortunately, the local pub closed 12 months ago, and the local post office a number of years ago.

The recent spike of 7 planning applications within 0.5km of the proposed site along Further Lane indicates it's desirability as a residential location, which is reinforced by the speculative purchase of the field by the applicant.

Whether or not a weekend retreat (see para 18 of Counsel's advice) qualifies as a home is perhaps another issue worthy of consideration. As stated, it is not intended to be lived in permanently, and is not the modest retirement property one might expect.

In any event, it is by no description 'isolated', either historically or today, and so the exemptions from other NPPF and Core Strategy policies do not apply, and the policies relating to Green Belt and the Conservation of Heritage Assets are engaged in full.

#### **USE OF PARAGRAPH 134**

Paragraph 134 includes a proviso whereby outstanding designs should be given weight 'so long as they fit in with the overall form and layout of their surroundings'. For the reasons set out below that cannot be true.

#### **USE OF PARAGRAPH 147**

Inappropriate development is de facto harmful to the environment. Counsel contends that the exception of 'very special circumstances' applies here because of the TAG concluding the house is exceptional under paragraph 80(e). This would be negated if TAG had relied on false information, and because in terms of paragraph 134 it does not fit in the rural location. As it harms the setting of the heritage asset, does not lie within a settlement boundary, is green belt and does not fit it with the rural surroundings, the fall back would be that it is inappropriate.

#### **PARAGRAPH 201**

Paragraph 201 however is engaged: **'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless**

- it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or
- All of the following apply:
  - The nature of the heritage asset prevents all reasonable uses of the site; ○ No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable it's conservation;
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  - The harm or loss is outweighed by bringing the site back into use'.

None of the exceptions apply in this case, but as described below considerable harm to the setting of the RPG arises from the proposal..

#### **HISTORICAL 'CHARACTER DEFINITION STUDY', 'DESIGN AND ACCESS STATEMENTS' AND 'PLANNING STATEMENT'**

There are many errors, omissions and contradictions in the submitted documents, far too many to address here, not least the Character Study favours McNiven as the architect, and the D&A

Statement, Wyatt. Properties are variously mis-described, including in the Planning Statement Woodfold Hall (which is not visible from Further Lane); Cooks Farm (which is not on the same side of the road as the development site or part of it). The numerous discrepancies are carried from one document to the next without challenge. Whilst the story told is a good one, it simply does not stand up to scrutiny when examined in detail against the maps and historical records (Lancs Archives and Abram, History of Blackburn 1877).

The following factual errors fundamentally undermine the proposition that this development enhances the Heritage Asset of the Registered Park and Garden (RPG), and instead supports the argument that the proposal causes substantial harm to the RPG. The Character Study either misunderstands the historical context of Woodfold Park, or, worryingly, misrepresents it. These discrepancies do not seem to have been scrutinised to any extent by the Traditional Architecture Group Peer Review (TAG) which instead seems to have focussed on the design of the building.

TAG, it seems, would endorse this development in ANY isolated location.

### **1. "Shorrocks Green Hall"**

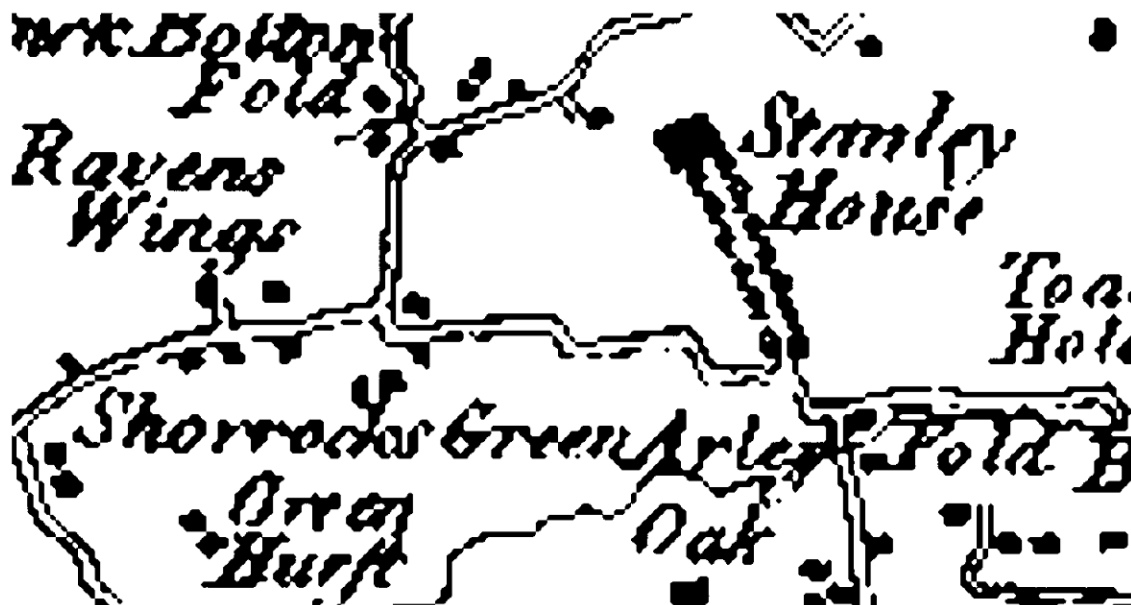
The application puts Shorrocks Green Hall at the centre of Sudell's plan for his north entrance. A property of this description is neither noted on maps nor mentioned in historical records. It does not seem to have existed. Whilst David Crossley may have preached at Shorrocks Green in 1736, there is no mention of Shorrocks Green Hall. In fact the house of Thomas Butterworth of Shorrocks Green is registered as a dissenter's meeting place at the Quarter Sessions circa 1735. As we will evidence there were many properties located around Shorrocks Green at this time.

The property referred to at this location is in fact Withalgh House, or Withalgh Tenement. This is corroborated by:

- The name given to the road in front of it on the 1831 sales plan.
- Blackburn Grammar School records that describe it as a house, barn and 29 acres that was gifted to them in 1625 by James Withalgh, a governor of the school. It was then let as a farm tenancy and provided the school with income for many years.
- There are records of various leases over the next 100 years or so, until around 1726.
- There are two leases of particular interest which confirm a joint tenancy between two school governors - Yates (Stanley House) and Clayton (The family of the Blackburn Parish Church vicar). In 1666 it is noted that Leonard Clayton, clerk, of Shorrocks Green had 7 hearths taxed, as the occupier of the house. In 1673 it is noted that Yates Stanley House estate at Mellor was contiguous with the school land, indicating it ran to the east from Withalgh House. The arrangement seems to have been that the land was worked as an extension to the Yates estate, but the house occupied by the Claytons.
- In 1793, whilst assembling the land for his new home, Sudell acquired Withalgh's Great Meadow and part of the Barn Field from the Grammar School, in an exchange for some of the land he already owned. The land Sudell gave in exchange was Nearer Green Meadow, Further Green Field, Shorrocks Green Croft, and part of Meadow Field. All clearly associated with Shorrocks Green. These were fields in front of Withalgh House and forming part of the site of this proposal.
- In 1801 Sudell bought the exchanged fields back from the school.

## 2. The diversion of Further Lane

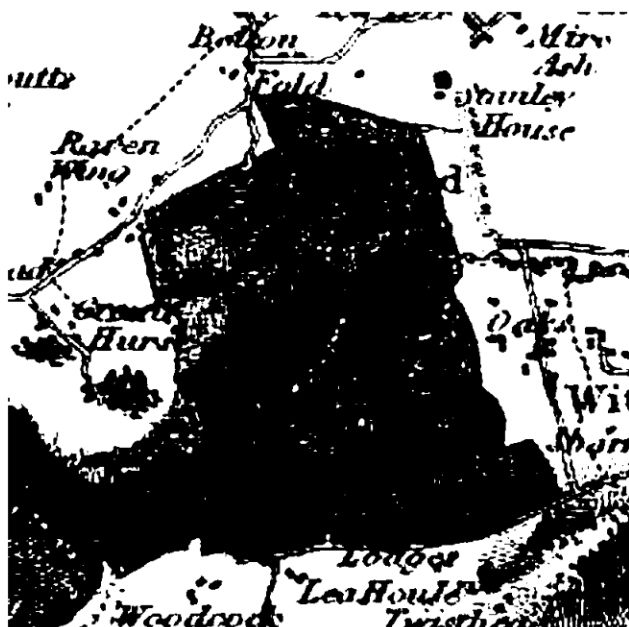
Despite being highlighted in the 19/5/22 TAG note supplied by the applicant, Sudell's diversion has not been dealt with in the Character Study. Yates 1786 map presented below is, however, very helpful in understanding Sudell's intentions for his newly acquired land.



The road situated above the area noted on the map as 'Shorrocks Green' takes a flat route from Ravens Wings to Sugar House. (Cooks Farm 'hangs' above the road.) At Sugar House the road heads north-east towards a T-junction at Withalgh. The remnants of hedges along this stretch of road are what the applicant refers to as 'The Avenue' on 'The Green'. A left turn at Withalgh takes the road to Mellor, a right turn, the road to Blackburn. The Blackburn road turns left at the Deer House before falling to Arley Fold. Here it meets the bottom of the Avenue from Stanley House. This last section of the old road, as it approaches Arley Fold, meanders consistent with the descent, and would have been difficult for carriages to negotiate.

Sudell had in mind a new route for his carriage journey to Blackburn. (Note, the New Turnpike Road was not constructed until much later in 1827/8, when Sudell had left Woodfold after becoming bankrupt).

By 1801 Sudell owned all the land he needed to implement his plan. Sometime after Yates 1786 map, but before Greenwood's 1818 map, Sudell closed the old road at Ravens Wings and rerouted it north re-joining the road above Withalgh at a new cross roads. Here he constructed a new, flatter carriage track that connected with the Stanley House Avenue much closer to the top. He built the park wall alongside the new carriage road and imparked the land behind Withalgh that he had previously acquired from the school by exchange. The wall extended as far as the Deer House before turning to Ravens Wings. Greenwood's map below illustrates this point well:

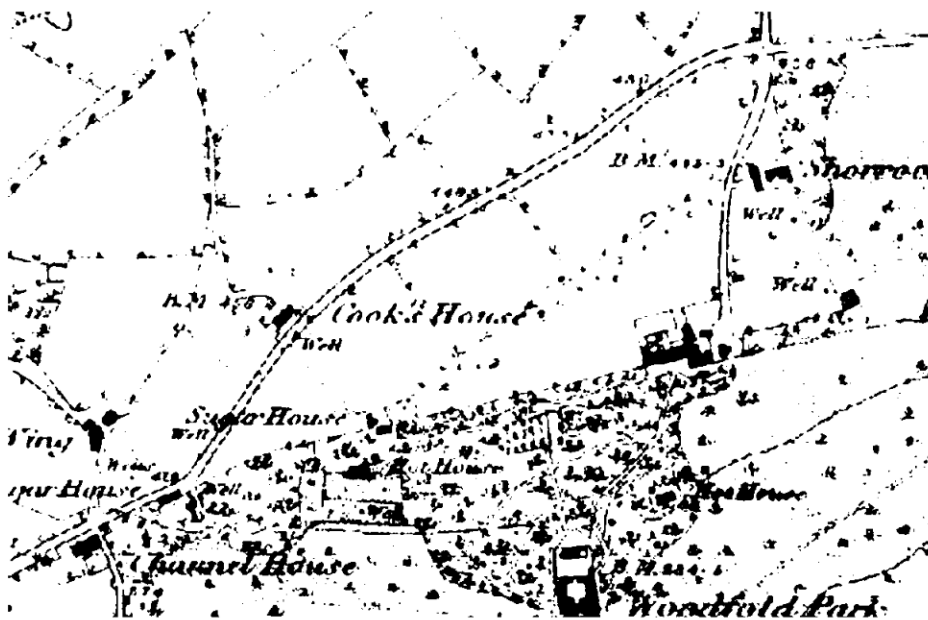


Sudell did this deliberately to move the public road further away from the Park, and to create a new, improved route for his carriage drive to Blackburn. He had created space to construct his offices, stables and a gatehouse in the right-angle formed by the new park walls.

Most significantly in terms of the current Woodfold Villa proposal, he applied a design masterstroke. By moving the road north, beyond the ridge, he screened the stables and parkland from view from the new Further Lane using the topography of the land. This is evidenced in a Character Study photograph that shows the view from Further Lane with just the top of the stables visible above the ridge. From the new Further Lane the rural community looked much as it always had. He had hidden the park in plain sight.



Image showing the remnants of the old road (not an 'avenue') between Sugar House and Whithalgh are evident on the 1840s OS map (below).



Until 1827 Sudell deliberately and purposefully implemented his scheme. The 1831 sale plan evidences that scheme. The area behind the stables/farm was exactly how he envisaged it, marked out as paddocks to turn out his horses, totally consistent with it's use today. The striking southern elevation of the stables was designed to be seen from within his parkland, standing proud above the pleasure gardens.

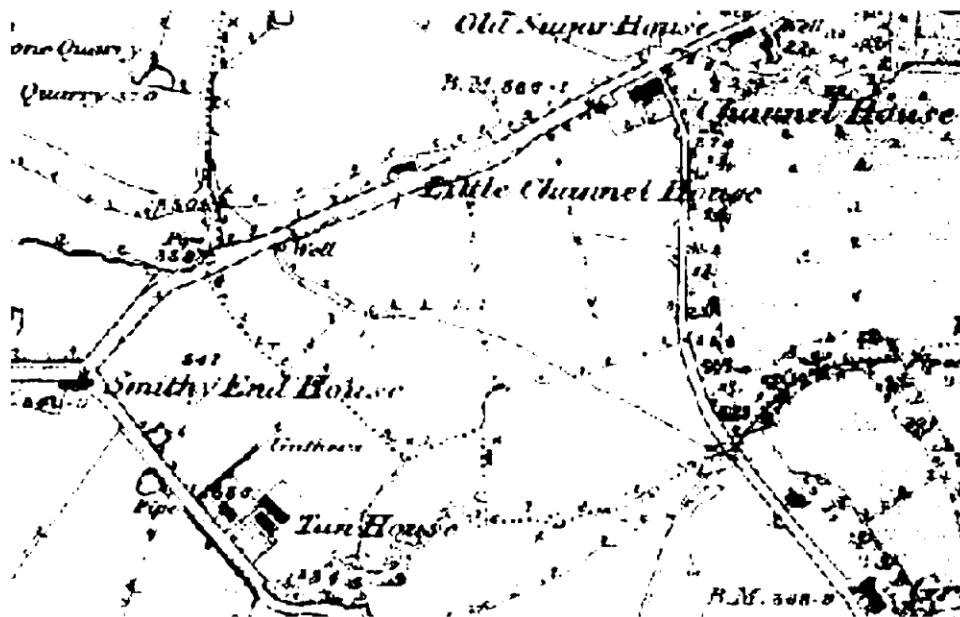
### 3. Shorrock Green

The application erroneously describes the hamlet of Shorrock Green as sitting on the triangular application site between the park walls and Further Lane. Yates map below shows the area of Shorrock Green stretching across from Alum Scar Lane in the west to Arley Fold in the east, and bounded to the south by Arley Brook. On the other side of the brook, to the south, the area is known as Shorrock Hey.



All properties on the road bounding the site north of the brook are likely to have been known as Shorrock Green throughout the seventeenth and eighteenth centuries, particularly because the premises have significant relationships between them. The 1840 OS map shows a number of wells in the vicinity of Ravens Wing and on higher ground. Water flowed via Channels House & Little

Channels to the Tun House (tannery) on Alum Scar Lane. 'Pipes' are also indicated at Wallbanks House. Green Hurst Farm is also associated by name with the area of Shorrocks Green, meaning wooded hill on the green (see below).



The areas of Shorrocks Green and Shorrocks Hey became (what is now known as) Woodfold Park. After this "imparkment" it is likely that the inhabitants of premises on the road lying above the Park still regarded themselves as living at Shorrocks Green, explaining the name sitting further north on the 1841 OS map.

#### 4. Situation of The Villa

No examples are provided where such a villa has been added to an existing country estate outside of the parkland. Quite why the proprietor of such a grand estate would choose to place the villa between the farm and workers' cottages is unclear. It's location here is inconsistent with an entertainment villa as it is not part of the imparked land and does not benefit from any of the splendid views on offer. It is also inconsistent with Sudell's lifestyle, supported by the D&A Statement which questions his absence from the Guild.

It is also disingenuous to suggest this would be a natural extension of the work of the landscape designer, because the successors to the Estate were wealthy people who continued to add to the Park. Notably there is an entertainment venue at the White House, a two-storey bay windowed banqueting house. Perfectly situated, sitting just above the lake near the pheasantry, with fantastic views across the parklands to the mansion house, aviary and pleasure gardens beyond.

The use of the triangle of land behind the farm has always been functional. Sitting above the northern slopes of the Park, only the ornate southern elevation of the stable block was visible from the Park. The main entrance to the Mansion was from the south and this northern gateway was a service entrance. Sudell purposefully created it the way it was, and in later ownership the triangle behind remained integral to the running of the Estate. Fowden Hindle built the workers' cottages at Huntsmans, and the Thwaites' installed the Estate Water Supply towards Cooks Farm.

Sudell's design very deliberately used the ridge in the triangle to screen the stable block from the public road. The Park was not intended to be visible from outside its walls, and the views from within the walls were focussed on the designed landscape. The site was carefully chosen to create a masterpiece, carefully crafted using the topography, tree planting and walling to limit views and keep the deer inside the Park. People who lived close to Woodfold for many years did not know it was there. It was designed as a hidden gem.

Contrast that with this proposal. The speculative purchase of part of a field, the engagement of a specialist team of experts tasked to design a house with the best chance of getting through the planning process, a belated right to buy arrangement with the neighbour in order to complete the design concept, and a resulting scheme that puts this imposing building on full view to those within the imparked area and from outside of it. Ostentatious in it's extreme. This was never Henry Sudell's intention for his park.

## **CONCLUSION**

Paragraph 80 is not engaged because the site remains part of the long-established linear settlement that bounded Shorrock Green, and is connected to Nabs Head.

Paragraph 134 is not engaged because the development does not fit in with its surroundings.

Paragraph 147 is engaged because there are no special circumstances.

In summary, the application does not stand up to scrutiny. It is what it appears to be, a fanciful and brazen attempt to obtain permission to build a new weekend retreat in a desirable location (or perhaps a future hotel/wedding venue?).

The proposal does not enhance the setting, because the historical character of the setting has been misinterpreted and misunderstood in the preparatory work completed on behalf of the applicant. This work has been used by the TAG and by Counsel to draw flawed conclusions. Examples of those errors are:

- Shorrock Green Hall is apparently a fabrication, absent from any map submitted with the application (1786 to 1910) indicating that the applicant was also unable to place it. This is in contrast to many lesser properties being named on maps consistently throughout the period.
- Whithalgh House was not 'designed into' Henry Sudell's scheme; it just happened to be there. By 1800 it was no longer a grand house, having been a tenanted farm since 1625. There was no 'avenue' between the House and Sugar House, just the remnants of the roadside hedge to the old road. The House was demolished by 1860 to make way for the Huntsmans Cottages.
- Sudell's diversion of Further Lane is strangely omitted from the Character Study, yet is the most striking evidence of the intention to naturally screen the stable block and parkland from the public road (the view from the ridge of the imaginary Avenue on the triangle is irrelevant). The view from the new Further Lane remained largely the same, and the rural settlement from Nabs Head to Bolton Fold was left very much unaltered by Sudell's scheme.
- Shorrock Green was mis-located, and the settlement that had assembled around it was overlooked.

The area between the farm and Further Lane has always been used as part of the Park, and possibly should be considered for inclusion within the RPG to protect the natural screening and its relationship with the setting, and also to recognise its purpose in servicing the Estate, but not to justify further development.

The applicant's case for enhancement rests in placing the Villa between Further Lane and the Huntsmans Cottages & Stable Block to conceal it. It therefore relies on replacing the natural screening provided by the ridge and tree lined drive, with an elaborate Villa and associated garden ornaments. This is damaging to a key design principle of the Park, and has a detrimental impact on the rural feel of the Nabs Head to Bolton Fold settlement.

Whilst some of the 21<sup>st</sup> century enabling development may itself have caused harm, that is not justification for further harm. To obscure the open views of the tree lined drive from the gates, the stable block roof and Huntsman's Cottages would be harmful to the setting and detract from the deliberate simplicity of the designed approach in anticipation of the magnificent descent to the mansion house and parkland from the gatehouse at the park wall.

To obscure those views by erecting a second, faux principal building, set within its own parklands, [REDACTED]. To permit this dwelling, in this location, would cause significant change and cause considerable harm to the setting of the Park.

For the reasons outlined above, Paragraph 201 applies and permission should be refused.

The Planning Authority may also wish to consider if certificates have been received from all owners of the site, and whether the application includes misleading information. This may be grounds, in itself, for refusal, or indeed legal action.

Finally, it should be noted that Woodfold residents are currently working with Lancashire Gardens Trust to implement a Conservation Management Plan to prevent further harm to Woodfold Park.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 January 2023 19:06  
**To:** Planning  
**Subject:** Planning Application 03/2022/0988 Objection  
**Attachments:** Woodfold Park 1 (6).docx



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

*The residents of Woodfold Park have collaborated to produce the attached response to the proposal for a house on the field at Further Lane, which I now submit as an objection. It deals with issues central to the submission.*

*In addition I would wish to add the following comments..*

*The proposed residence will be uncomfortably close to all three of the Huntsmans Cottages, which will both [REDACTED] The light pollution from such a large house [REDACTED]. We currently enjoy multiple wildlife, which we fear will no longer be the case if this plan goes ahead. It will be twice the height of [REDACTED] and this seems too imposing for the setting.*

*We enjoy the evening sunsets which will be totally blocked. [REDACTED] cottage understanding that was green belt land and not for development. The water supply to [REDACTED] on Woodfold Park is not reliable so to put more strain on the pumps from Mellor is not acceptable. We strongly object to these plans for development on this area.*

*Regards* [REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 January 2023 22:01  
**To:** Planning  
**Subject:** OBJECTION TO PLANNING APPLICATION No. 3/2022/0988  
**Attachments:** Woodfold Villa response submission.pdf



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FAO Kathryn Hughes

I wish to lodge an objection to the above planning application on the grounds of the attached report which the residents and I at Woodfold Park, have collaborated to produce, which deals with lots of issues central to all residents.

In addition I wish to give my personal thoughts for objecting to the application:-

Firstly [REDACTED] for a garden opening up to the country side and to be [REDACTED] so I went to great lengths to check that there would be no possible building permissions on the surrounding land, this I was assured as it was a Park and the fields were only permitted to be for Equine use!

Also any property on this land would bring more light pollution to what at the moment is quite a good dark sky area. [REDACTED] its privacy and splendid open views.

The Wildlife is amazing and would be severely disrupted or even eradicated ( Deer at the moment have a regular path along the [REDACTED] into the field of proposed development and into the driveway of the Park.

Thanks

[REDACTED]

[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
05 January 2023 07:03

**To:**

Planning

**Subject:**

Planning Application 3/2022/0988 Private Dwelling, Land Adjacent to Woodfold Park

**Attachments:**

Woodfold Villa response submission.pdf



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**Planning Application 3/2022/0988**

The Residents of Woodfold Park are very concerned about this proposed development and the potential damage to our environment by such a highly inappropriate development.

We have collaborated to produce the attached response to the proposal for a house on the field at Further Lane, which I now submit as an objection. It deals with issues central to the submission.

Yours Sincerely

**From:** [REDACTED]  
**Sent:** 05 January 2023 07:55  
**To:** Planning  
**Subject:** Application 3/2022/0988



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Good morning,

**PLEASE FIND BELOW OBJECTIONS TO THE PLANNING APPLICATION AT WOODFOLD VILLA 3/2022/0988**

We feel this application has been advertised at a time where circumstances to respond have been challenging with the hundreds of pages of submissions, the letters late due to postal strikes and with Christmas and New Year bank holidays. Many of [REDACTED] have been away. In these challenging circumstances as full of a response as possible is now provided, however we would welcome more time to substantiate or response further.

The numerous documents lodged in support of this application, offer two main planks to their argument to suggest compliance with the relevant policy framework, that being:

a) isolation &

b) historical context with the Registered Park & Garden (RPG). Each of these  
are dealt with in more detail below.

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None of the exceptions apply in this case, but as described below considerable harm to the setting of the RPG arises from the proposal..

## **HISTORICAL ‘CHARACTER DEFINITION STUDY’, ‘DESIGN AND ACCESS STATEMENTS’ AND ‘PLANNING STATEMENT’**

There are many errors, omissions and contradictions in the submitted documents, far too many to address here, not least the Character Study favours McNiven as the architect, and the D&A Statement, Wyatt. Properties are variously mis-described, including in the Planning Statement Woodfold Hall (which is not visible from Further Lane); Cooks Farm (which is not on the same side of the road as the development site or part of it). The numerous discrepancies are carried from one document to the next without challenge. Whilst the story told is a good one, it simply does not stand up to scrutiny when examined in detail against the maps and historical records (Lancs Archives and Abram, History of Blackburn 1877).

The following factual errors fundamentally undermine the proposition that this development enhances the Heritage Asset of the Registered Park and Garden (RPG), and instead supports the argument that the proposal causes substantial harm to the RPG. The Character Study either misunderstands the historical context of Woodfold Park, or, worryingly, misrepresents it. These discrepancies do not seem to have been scrutinised to any extent by the Traditional Architecture Group Peer Review (TAG) which instead seems to have focused on the design of the building.

TAG, it seems, would endorse this development in ANY isolated location.

### **1. “Shorrocks Green Hall”**

The application puts Shorrocks Green Hall at the centre of Sudell’s plan for his north entrance. A property of this description is neither noted on maps nor mentioned in historical records. It does not seem to have existed. Whilst David Crossley may have preached at Shorrocks Green in 1736, there is no mention of Shorrocks Green Hall. In fact the house of Thomas Butterworth of Shorrocks Green is registered as a dissenter’s meeting place at the Quarter Sessions circa 1735. As we will evidence there were many properties located around Shorrocks Green at this time.

The property referred to at this location is in fact Withalgh House, or Whithalgh Tenement. This is corroborated by:

- The name given to the road in front of it on the 1831 sales plan.
- Blackburn Grammar School records that describe it as a house, barn and 29 acres that was gifted to them in 1625 by James Withalgh, a governor of the school. It was then let as a farm tenancy and provided the school with income for many years.
- There are records of various leases over the next 100 years or so, until around 1726.
- There are two leases of particular interest which confirm a joint tenancy between two school governors - Yates (Stanley House) and Clayton (The family of the Blackburn Parish Church vicar). In 1666 it is noted that Leonard Clayton, clerk, of Shorrocks Green had 7 hearths taxed, as the occupier of the house. In 1673 it is noted that Yates Stanley House estate at Mellor was contiguous with the school land, indicating it ran to the east from Whithalgh House. The arrangement seems to have been that the land was worked as an extension to the Yates estate, but the house occupied by the Claytons.

- In 1793, whilst assembling the land for his new home, Sudell acquired Whithalgh's Great Meadow and part of the Barn Field from the Grammar School, in an exchange for some of the land he already owned. The land Sudell gave in exchange was Nearer Green Meadow, Further Green Field, Shorrock Green Croft, and part of Meadow Field. All clearly associated with Shorrock Green. These were fields in front of Whithalgh House and forming part of the site of this proposal.
- In 1801 Sudell bought the exchanged fields back from the school.

## 2. The diversion of Further Lane

Despite being highlighted in the 19/5/22 TAG note supplied by the applicant, Sudell's diversion has not been dealt with in the Character Study. Yates 1786 map presented below is, however, very helpful in understanding Sudell's intentions for his newly acquired land.

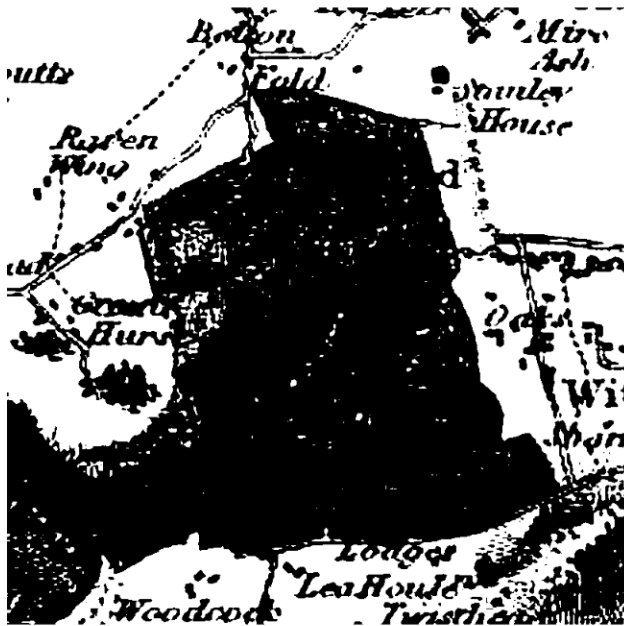


The road situated above the area noted on the map as 'Shorrock Green' takes a flat route from Ravens Wings to Sugar House. (Cooks Farm 'hangs' above the road.) At Sugar House the road heads north-east towards a T-junction at Withalgh. The remnants of hedges along this stretch of road are what the applicant refers to as 'The Avenue' on 'The Green'. A left turn at Withalgh takes the road to Mellor, a right turn, the road to Blackburn. The Blackburn road turns left at the Deer House before falling to Arley Fold. Here it meets the bottom of the Avenue from Stanley House. This last section of the old road, as it approaches Arley Fold, meanders consistent with the descent, and would have been difficult for carriages to negotiate.

Sudell had in mind a new route for his carriage journey to Blackburn. (Note, the New Turnpike Road was not constructed until much later in 1827/8, when Sudell had left Woodfold after becoming bankrupt).

By 1801 Sudell owned all the land he needed to implement his plan. Sometime after Yates 1786 map, but before Greenwood's 1818 map, Sudell closed the old road at Ravens Wings and rerouted it north re-joining the road above Whithalgh at a new cross roads. Here he constructed a new, flatter carriage track that connected with the Stanley House Avenue much closer to the top. He built the

park wall alongside the new carriage road and imparked the land behind Whithalgh that he had previously acquired from the school by exchange. The wall extended as far as the Deer House before turning to Ravens Wings. Greenwood's map below illustrates this point well:

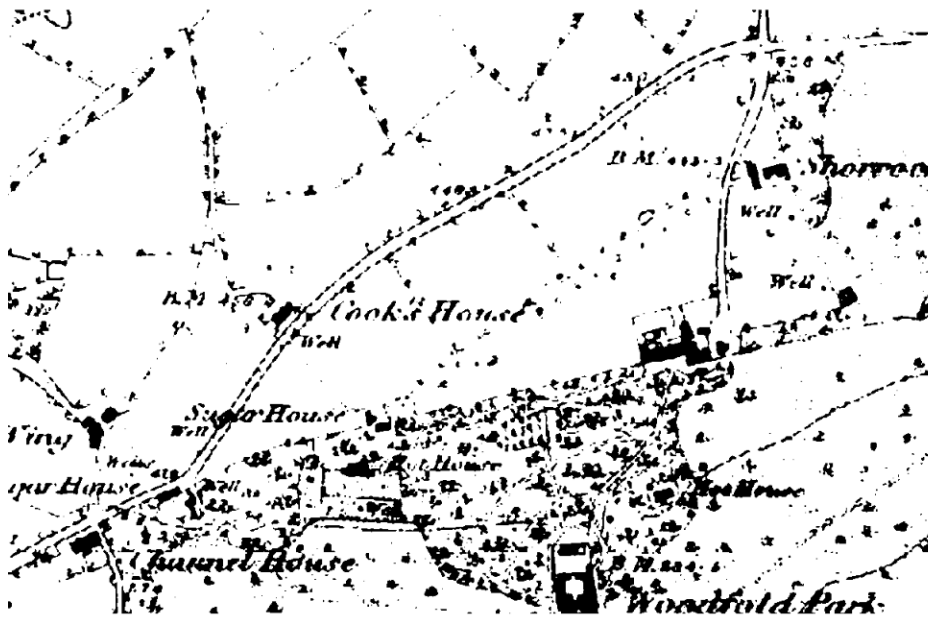


Sudell did this deliberately to move the public road further away from the Park, and to create a new, improved route for his carriage drive to Blackburn. He had created space to construct his offices, stables and a gatehouse in the right-angle formed by the new park walls.

Most significantly in terms of the current Woodfold Villa proposal, he applied a design master- stroke. By moving the road north, beyond the ridge, he screened the stables and parkland from view from the new Further Lane using the topography of the land. This is evidenced in a Character Study photograph that shows the view from Further Lane with just the top of the stables visible above the ridge. From the new Further Lane the rural community looked much as it always had. He had hidden the park in plain sight.



Image showing the remnants of the old road (not an 'avenue') between Sugar House and Whithalgh are evident on the 1840s OS map (below).



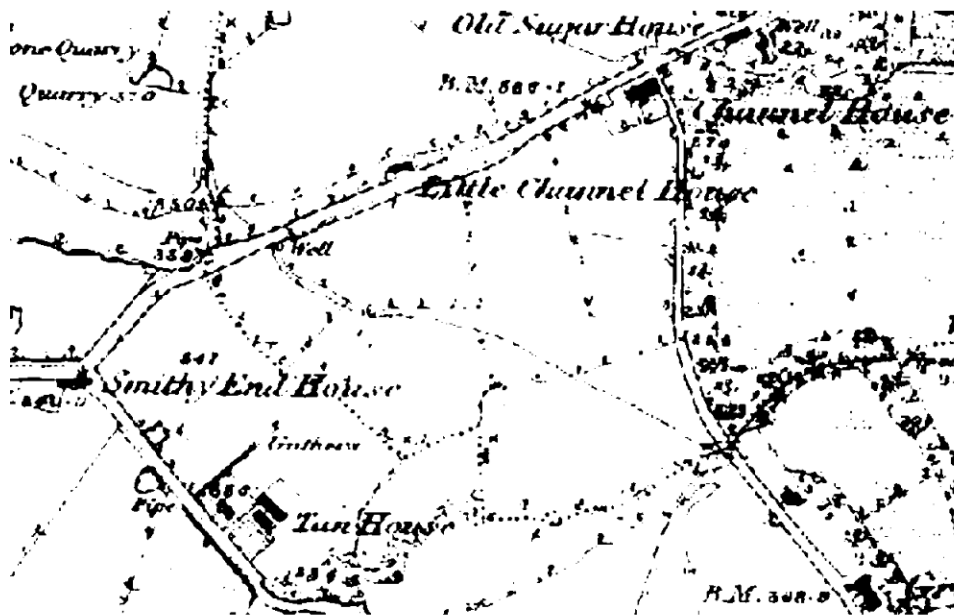
Until 1827 Sudell deliberately and purposefully implemented his scheme. The 1831 sale plan evidences that scheme. The area behind the stables/farm was exactly how he envisaged it, marked out as paddocks to turn out his horses, totally consistent with it's use today. The striking southern elevation of the stables was designed to be seen from within his parkland, standing proud above the pleasure gardens.

### 3. Shorrock Green

The application erroneously describes the hamlet of Shorrock Green as sitting on the triangular application site between the park walls and Further Lane. Yates map below shows the area of Shorrocks Green stretching across from Alum Scar Lane in the west to Arley Fold in the east, and bounded to the south by Arley Brook. On the other side of the brook, to the south, the area is known as Shorrocks Hey.



All properties on the road bounding the site north of the brook are likely to have been known as Shorrock Green throughout the seventeenth and eighteenth centuries, particularly because the premises have significant relationships between them. The 1840 OS map shows a number of wells in the vicinity of Ravens Wing and on higher ground. Water flowed via Channels House & Little Channels to the Tun House (tannery) on Alum Scar Lane. 'Pipes' are also indicated at Wallbanks House. Green Hurst Farm is also associated by name with the area of Shorrock Green, meaning wooded hill on the green (see below).



The areas of Shorrocks Green and Shorrocks Hey became (what is now known as) Woodfold Park. After this "imparkment" it is likely that the inhabitants of premises on the road lying above the Park still regarded themselves as living at Shorrock Green, explaining the name sitting further north on the 1841 OS map.

#### 4. Situation of The Villa

No examples are provided where such a villa has been added to an existing country estate outside of the parkland. Quite why the proprietor of such a grand estate would choose to place the villa between the farm and workers' cottages is unclear. It's location here is inconsistent with an entertainment villa as it is not part of the imparked land and does not benefit from any of the splendid views on offer. It is also inconsistent with Sudell's lifestyle, supported by the D&A Statement which questions his absence from the Guild.

It is also disingenuous to suggest this would be a natural extension of the work of the landscape designer, because the successors to the Estate were wealthy people who continued to add to the Park. Notably there is an entertainment venue at the White House, a two-storey bay windowed banqueting house. Perfectly situated, sitting just above the lake near the pheasantry, with fantastic views across the parklands to the mansion house, aviary and pleasure gardens beyond.

The use of the triangle of land behind the farm has always been functional. Sitting above the northern slopes of the Park, only the ornate southern elevation of the stable block was visible from the Park. The main entrance to the Mansion was from the south and this northern gateway was a service entrance. Sudell purposefully created it the way it was, and in later ownership the triangle

behind remained integral to the running of the Estate. Fowden Hindle built the workers' cottages at Huntsmans, and the Thwaites' installed the Estate Water Supply towards Cooks Farm.

Sudell's design very deliberately used the ridge in the triangle to screen the stable block from the public road. The Park was not intended to be visible from outside its walls, and the views from within the walls were focussed on the designed landscape. The site was carefully chosen to create a masterpiece, carefully crafted using the topography, tree planting and walling to limit views and keep the deer inside the Park. People who lived close to Woodfold for many years did not know it was there. It was designed as a hidden gem.

Contrast that with this proposal. The speculative purchase of part of a field, the engagement of a specialist team of experts tasked to design a house with the best chance of getting through the planning process, a belated right to buy arrangement with the neighbour in order to complete the design concept, and a resulting scheme that puts this imposing building on full view to those within the imparked area and from outside of it. Ostentatious in it's extreme. This was never Henry Sudell's intention for his park.

## **CONCLUSION**

Paragraph 80 is not engaged because the site remains part of the long-established linear settlement that bounded Shorrock Green, and is connected to Nabs Head.

Paragraph 134 is not engaged because the development does not fit in with its surroundings. Paragraph 147 is engaged because there are no special circumstances.

In summary, the application does not stand up to scrutiny. It is what it appears to be, a fanciful and brazen attempt to obtain permission to build a new weekend retreat in a desirable location (or perhaps a future hotel/wedding venue?).

The proposal does not enhance the setting, because the historical character of the setting has been misinterpreted and misunderstood in the preparatory work completed on behalf of the applicant. This work has been used by the TAG and by Counsel to draw flawed conclusions. Examples of those errors are:

- Shorrock Green Hall is apparently a fabrication, absent from any map submitted with the application (1786 to 1910) indicating that the applicant was also unable to place it. This is in contrast to many lesser properties being named on maps consistently throughout the period.
- Whithalgh House was not 'designed into' Henry Sudell's scheme; it just happened to be there. By 1800 it was no longer a grand house, having been a tenanted farm since 1625. There was no 'avenue' between the House and Sugar House, just the remnants of the roadside hedge to the old road. The House was demolished by 1860 to make way for the Huntsmans Cottages.
- Sudell's diversion of Further Lane is strangely omitted from the Character Study, yet is the most striking evidence of the intention to naturally screen the stable block and parkland from the public road (the view from the ridge of the imaginary Avenue on the triangle is irrelevant). The view from the new Further Lane remained largely the same, and the rural settlement from Nabs Head to Bolton Fold was left very much unaltered by Sudell's scheme.
- Shorrock Green was mis-located, and the settlement that had assembled around it was overlooked.

The area between the farm and Further Lane has always been used as part of the Park, and possibly should be considered for inclusion within the RPG to protect the natural screening and its relationship with the setting, and also to recognise its purpose in servicing the Estate, but not to justify further development.

The applicant's case for enhancement rests in placing the Villa between Further Lane and the Huntsmans Cottages & Stable Block to conceal it. It therefore relies on replacing the natural screening provided by the ridge and tree lined drive, with an elaborate Villa and associated garden ornaments. This is damaging to a key design principle of the Park, and has a detrimental impact on the rural feel of the Nabs Head to Bolton Fold settlement.

Whilst some of the 21<sup>st</sup> century enabling development may itself have caused harm, that is not justification for further harm. To obscure the open views of the tree lined drive from the gates, the stable block roof and Huntsman's Cottages would be harmful to the setting and detract from the deliberate simplicity of the designed approach in anticipation of the magnificent descent to the mansion house and parkland from the gatehouse at the park wall.

To obscure those views by erecting a second, faux principal building, set within it's own parklands, [REDACTED] [REDACTED] to permit this dwelling, in this location, would cause significant change and cause considerable harm to the setting of the Park.

For the reasons outlined above, Paragraph 201 applies and permission should be refused.

The Planning Authority may also wish to consider if certificates have been received from all owners of the site, and whether the application includes misleading information. This may be grounds, in itself, for refusal, or indeed legal action.

Finally, it should be noted that Woodfold residents are currently working with Lancashire Gardens Trust to implement a Conservation Management Plan to prevent further harm to Woodfold Park.

Kind regards,  
[REDACTED]

[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
05 January 2023 09:35

**To:**

Planning

**Subject:**

Planning Application 3/2022/0988 objection

**Attachments:**

Woodfold Villa response submission.pdf



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Residents of Woodfold Park have collaborated to produce the attached response to the proposal for a house on the field at Further Lane which we now submit as an objection. It deals with issues central to the submission.

In addition we would wish to add the following comments, put quite simply this project appears to be way too big for the land on which it will sit and far too close to the existing properties long established at Woodfold. [REDACTED]

[REDACTED] knowing this land was greenbelt and afforded long ranging views over the countryside. We have been used to seeing the wildlife especially the deer who regularly pass over this land.

Walking down the drive towards the main secure gates of Woodfold having been used to looking over the fields and seeing only horses it would be a huge blow to have this view blocked by what has been proposed here.

[REDACTED]

**From:** [REDACTED]  
**Sent:** 05 January 2023 10:16  
**To:** Planning  
**Subject:** Planning Application 3/2022/0988 - Woodfold Villa  
**Attachments:** Woodfold Villa response submission.pdf



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

For the Attention of the Ribble Valley Planning Team

[REDACTED] Woodfold Park we have all contributed to the production of the attached document "Woodfold Villa Response Submission" which I now formally submit as my Objection to the proposed planning application 3/2022/0988. In addition I would like to add the following specific comments:

1. This proposed property from my own perspective cannot be considered isolated when it is planned [REDACTED] and Woodfold Farm and only 25 m from the Woodfold Park boundary. In total there are 15 residences very close on the Park and a further 25 dwellings both on the Park and on Further Lane in the immediate vicinity of this proposed country house.
2. It is unclear from the application what will be the final extent of the plot of land and what will be the precise location of the proposed property. This is endorsed by TAG in their peer review of the original proposal where it was indicated the planning proposal would only be valid with the inclusion of the site adjacent which I assume is Woodfold Forge. (not Cooks Farm as stated in various documents as that is on the West side of Further Lane.)
3. The planned property is huge in comparison with the surrounding properties. Its planned construction is not in sympathy with any of the surrounding properties which are largely of a rural nature built in stone with slate roofs to standard 2 storey 5m height.
4. The location of the property, [REDACTED] with a planned height of 10m would dominate the horizon and block light from [REDACTED]
5. The proposed plant room is only a few metres from several Woodfold Park properties and there are no details about noise levels and / or hours of working and what items are being processed in the plant room
6. Woodfold Park has a natural but fragile water table. There is a dew pond close to the Woodfold Park gate and much of the land is very boggy most of the year. The erection of a substantial property close to the said pond and our own properties will upset the natural balance. Little mention is made in the planning application about how the planned pool and lake will be managed and how sewage will be handled.
7. Large windows in the property and lighting for the garden structures would create a level of light pollution in Woodfold Park which would be unwelcome and be a serious risk to the natural habitat and its inhabitants particularly owls, bats and other nocturnal creatures.
8. Henry Sugden introduced deer to Woodfold Park over 200 years ago and they have thrived in this location. The noise and activity caused by this development could make them extinct in the park and any solid structures such as walls would prevent their natural behaviours.
9. Woodfold Park is an existing unspoilt wild life location for deer, hedgehogs, bats, hare, birds, owls, badgers and many other species of wildlife. Many of the residents have been involved in proactive maintenance of the woodland and there has been a tree planting programme to protect the woodland for future generations. Several new species of trees have been planted. The ancient woodland and wildlife could be at risk with such a large property erected so close to this nature reserve.
10. There is no mention of the type / nature of the boundaries to the proposed property. Woodfold Park has natural boundaries and Victorian steel hasp and latch open estate fencing which is unique to

Lancashire. This has contributed to providing wild life, especially deer and hedgehogs, safe, natural corridors and hedgerows to feed within the park and across adjoining farmland. .

11. Woodfold Park has a fragile water supply and all properties are on septic tanks. In fact during 2022 Woodfold Park lost supply for a considerable time and owners were compensated by United Utilities. Little mention is made of water, power and sewage provisions for this property. The land of Woodfold Park, the proposed building plot and its surroundings contain a complex array of underground drainage which maintains the right growing environment for trees and provides water for local farms and some of the housing. A substantial property will put all this eco system at risk.
12. All the surrounding land to Woodfold Park is farmland for sheep, cattle and horses no mention is made of the construction disruption to the animals and the farming community and the ongoing risks of noise in the rural community.
13. Further Lane is basically a single track road, already busy, and regularly used by pedestrians , hikers, dog walkers, horse riders, cyclists, farm machinery and cars. A major construction on Further Lane will create significant traffic disruption and risk to the local community.
14. Little mention has been made in the planning proposal of sustainability. I am surprised that with a proposed project of this nature and investment there is not a sustainability plan to cover both the construction and the ongoing management of a property of this substantial nature. There seems to have been a complete disregard for both Ribble Valley Council's and wider government policies and local inhabitants awareness and commitment to sustainability and protection of the environment.

Regards



**From:** [REDACTED]  
**Sent:** 05 January 2023 12:19  
**To:** Planning  
**Subject:** Planning Application 3/2022/0988 - Woodfold Villa  
**Attachments:** Woodfold Villa response submission.pdf



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For the Attention of the Ribble Valley Planning Team

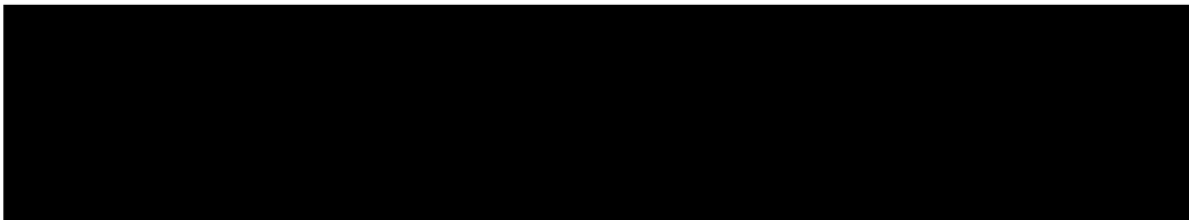
[REDACTED] Woodfold Park we have all contributed to the production of the attached document "Woodfold Villa Response Submission" which I now formally submit as my Objection to the proposed planning application 3/2022/0988. In addition I would like too add the following specific comments:

1. The inaccuracies and vagueness in the application make it unclear and concerning as to what will be the final extent of the plot of land and what will be the precise location of the proposed property.
2. The planned property is not inkeeping with the style of the surrounding properties and will be a tremendous eye sore. The current properties are built largely of a rural nature built in stone with slate roofs to standard 2 storey 5m height, and this will be in complete contrast to that.
3. Large windows in the property and lighting for the garden structures would create a level of light pollution in Woodfold Park which would be unwelcome and be a serious risk to the natural habitat and its inhabitants particularly owls, bats and other nocturnal creatures.
4. Henry Sugden introduced deer to Woodfold Park over 200 years ago and they have thrived in this location. The noise and activity caused by this development could make them extinct in the park and any solid structures such as walls would prevent their natural behaviours.
5. Woodfold Park is in itself nature reserve and home to many species of wildlife including deer, hedgehogs, bats, hare, birds, owls and badgers which would be at risk if a property of this magnitude were to be built in the area. Many of the residents have been involved in proactive maintenance of the woodland and there has been a tree planting programme to protect the woodland for the future.
6. The natural boundaries used on the park is unique and necessary to protect the fragile ecosystem. It has contributed to providing wild life, especially deer and hedgehogs, safe, natural corridors and hedgerows to feed within the park and across adjoining farmland.
7. Woodfold Park has a fragile water supply and all properties are on septic tanks. In fact during 2022 Woodfold Park lost supply for a considerable time and owners were compensated by United Utilities. Little mention is made of water, power and sewage provisions for this property. The land of Woodfold Park, the proposed building plot and its surroundings contain a complex array of underground drainage which maintains the right

growing environment for trees and provides water for local farms and some of the housing. A substantial property will put all this eco system at risk.

8. All the surrounding land to Woodfold Park is farmland for sheep, cattle and horses no mention is made of the construction disruption to the animals and the farming community and the ongoing risks of noise in the rural community.
9. Further Lane is basically a single track road, already busy, and regularly used by pedestrians , hikers, dog walkers, horse riders, cyclists, farm machinery and cars. A major construction on Further Lane will create significant traffic disruption and risk to the local community.
10. Little mention has been made in the planning proposal of sustainability. I am surprised that with a proposed project of this nature and investment there is not a sustainability plan to cover both the construction and the ongoing management of a property of this substantial nature. There seems to have been a complete disregard for both Ribble Valley Council's and wider government policies and local inhabitants awareness and commitment to sustainability and protection of the environment.

Best wishes,



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 January 2023 13:19  
**To:** Planning  
**Subject:** Re: Planning Application 3/2022/0988 objection  
**Attachments:** Woodfold Villa response submission[1].pdf



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

*Residents of Woodfold Park have collaborated to produce the attached response to the proposal for a house on the field at Further Lane, which I now submit as an objection. It deals with issues central to the submission.*

*Kind Regards*

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 January 2023 14:36  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Planning Application 3/2022/0988 objection  
**Attachments:** Woodfold Villa response post consult copy 1.docx



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To whom this may concern

Included is the formal objection to the application mentioned above. Which obviously has been well researched . My own personal objections are that to allow a building in that area is incongruous to the surrounding area. The proposed building , while purporting to be in keeping with the structure and likeness to Woodfold Hall does not follow the ethos of the original concept of Woodfold Park , ie. Looking out onto rolling grassland etc and other visualisations in the original planning, outlined in the objection document .

To build such a large and ostentatious building in this position and in the view of too many long established properties will ruin the whole aspect of the surrounding countryside. "A blot on the landscape"

This new building , which can never be made to blend in, except through age, will resemble a mausoleum and attract unwanted interest , thus causing more traffic problems on an already busy and narrow lane.

I hope that you will give due respect and consideration to all thoughts regarding this application.

Yours faithfully [REDACTED]

If possible could you please acknowledge this email.

[REDACTED]

**From:** [REDACTED]  
**Sent:** 05 January 2023 16:31  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Planning Application 3/2022/0988 objection  
**Attachments:** Woodfold Villa response submission.pdf



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir/Madam

I write to you with regards to the proposed "Woodfold Villa" development (Planning Application 3/2022/0988).

[REDACTED] Woodfold Park, adjacent to the development proposal.

The residents of Woodfold Park [REDACTED] have collaborated to issue the response to the proposal for the named "Woodfold Villa" mansion on the field adjacent to Woodfold Park, on Further Lane, which I now submit as an objection. This is a collective response shared [REDACTED] Woodfold Park and we absolutely support that underpinnings of the history related objections already put forward. However, IN ADDITION, we would like to add further comments, mainly regarding Further Lane from a more practical stance in the event that the development went ahead, which we hope will help you get a more long-term vision of the damage this development would irreversibly cause:

FURTHER LANE is a narrow country lane, not wide enough to cater for traffic of standard cars passing as it is. The development of the Villa will require a large quantity of vans of all sizes and HGVs to use the road up and down, for the many months this development is evidently going to necessitate (drainage, foundations, construction, landscaping, etc).

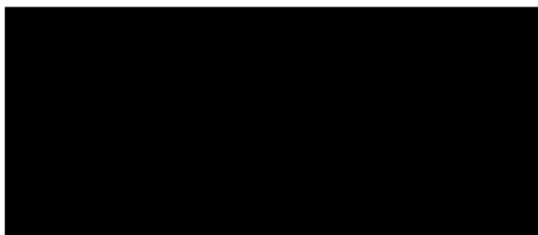
Among the array of consequences, we wanted to raise 5:

1. vehicles will be blocked as it will not be possible for such large vehicles and cars to cross in the lane. As an example of precedent, a few years ago, Barker Lane was blocked for several hours due to an HGV and a car trying (in vain) to cross as one was going down and the other up the lane. This created complete chaos, with 1 large vehicle, one day. Multiply this by the volume of construction and delivery vehicles required for the development, and by the number of days : this will be an impossibly unmanageable and unbearable situation that will unacceptably impinge on neighbourhood residents' and visitors' lives for months or even years.
2. The lane is bound to be damaged by the traffic of heavy construction vehicles (road surface and side vegetation). We know from experience that Further Lane not being a main road, it is not a priority for the Council to repair as budget is dispensed according to criteria that doesn't place Further Lane in a priority position. The users would therefore suffer and pay the consequences of the inadequate usage of this narrow country lane during and well after development works.
3. The fauna and flora present around the lane and in the hedges (birds, deer, rabbits, hedgehogs, insects, etc)
4. The lane, which is enjoyed by many walkers and cyclists (including ourselves and neighbours) on a daily basis, will be rendered dangerous, unsafe, impassable and unusable.
5. With the addition of such a large dwelling and landscaped surrounding, the amount of traffic is bound to increase due to the number of residents and their visitors, as well as support service vehicles that will be needed for the upkeep of the building and grounds, thus further adding to the stress and unsustainable constraints to the lane.

Once again, these are some of the points we wished to voice, in addition to the ones already raised collectively in the attached, in order to support our opposition to the Woodfold Villa development (ref. Planning Application 3/2022/0988).

We remain at your disposal to discuss more in-depth.

Regards



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 January 2023 16:48  
**To:** Planning  
**Subject:** Planning Application 3/2022/0988 objection  
**Attachments:** Woodfold Villa response submission.pdf



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Dear sir/madam,

[REDACTED] Woodfold Park we have collaborated to produce the attached response to the proposal for a house on the field at Further Lane, which I now submit as an objection. It deals with issues central to the submission.

We can be contacted on [REDACTED] if you wish to discuss any of the points raised.

Best regards,

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 January 2023 19:27  
**To:** Planning  
**Subject:** Woodfold Villa Planning Application Objections 3/2022/0988  
**Attachments:** Woodfold Villa response submission.pdf



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Good evening

Residents of Woodfold Park have collaborated to produce the attached response to subject planning application, which I now submit as an objection.

In addition, I would wish to add the following comments:

- Foul Sewage - details of how this is to be disposed of is "unknown" and it's also "unknown" whether they are proposing to connect to an existing drainage system. This information should be established, so we can understand any potential impact on Woodfold Park itself
- New Lake/Stream/Spring - it is unclear where the water to the spring will go. When there is heavy downpour, how will the spring cope with excess water and where will it go to? Will this impact on Woodfold Park?

Kind regards, [REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 January 2023 20:18  
**To:** Planning  
**Subject:** Planning Application - 03/2022/0988 - Objection  
**Attachments:** Woodfold Villa response submission (7).pdf

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*Hi,*

*Please ignore the previous email issued from myself earlier this evening it included an incorrect attachment.*

*The residents of Woodfold Park have collaborated to produce the attached response to the proposal for a house on the field at Further Lane, which I now submit as an objection. It deals with issues central to the submission.*

*In addition I would wish to add the following comments..*

*The proposed residence will be uncomfortably close to all [REDACTED] which will both [REDACTED] privacy. The light pollution from such a large house [REDACTED] too . We currently enjoy multiple wildlife, which we fear will no longer be the case if this plan goes ahead . It will be twice the height of [REDACTED] and this seems too imposing for the setting .*

*[REDACTED] evening sunsets which will be totally blocked . We [REDACTED] understanding that was green belt land and not for development. The water supply to [REDACTED] others on Woodfold Park is not reliable so to put more strain on the pumps from Mellor is not acceptable. We strongly object to these plans for development on this area.*

*Regards* [REDACTED]