

[Redacted]

From: Planning
Subject: FW: Letter Elmridge - RVBC - Planning and enforcement - 10.04.2025

From: [Redacted]
Sent: 24 April 2025 16:28
To: Lyndsey Hayes [Redacted] Planning <planning@ribblevalley.gov.uk>; Environmental Health <EnvironmentalHealth@ribblevalley.gov.uk>
Subject: RE: Letter Elmridge - RVBC - Planning and enforcement - 10.04.2025

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Dear Lyndsey, Planning and Environmental health

Thank you for individual communications. I have attached a letter for consideration regarding the current planning applications. However, I ask you to also observe that there appears to still be no work taking place to meet the previous agreed approvals in relation to landscaping and the buildings that have utilised materials that are unsuitable for use in this regard, especially the roofing systems.

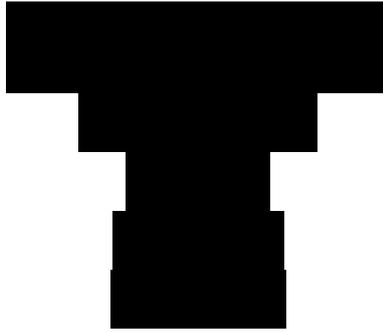
I have attached a nuisance record form showing records of the light disturbance and commented accordingly (apologies for the handwriting) for the past 14 days as requested. I have also attached photos of the disturbances showing the offending white and red lights.

Please let me know if you need any further information.

Many thanks

Best Regards

[Redacted signature block]



24.4.2025

Attn Planning & Enforcement
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB&2RA

RE: Blackmoss Farm - planning ref applications 3/2024/0943 (farm buildings) and 3/2024/0942 (holiday cottages) –

Dear Sir, Madam

We set out below some of our concerns and observations regarding the current situation with Black Moss Farm.

General Observation and Queries

The roof detail and materials used on the farm to date do not adhere to the current planning approvals.

No tree planting or screening has taken place. This appears to be a breach of the planning permission

We are experiencing severe light disruption in the evening, in the night and early mornings with constant bright red and yellow light on throughout the night.



Further development will make this worse.

The size of the farm today from 2 years ago has grown substantially. The valley, part of the AOB had clear and unencumbered views. We are located very close to 4 dark sky resorts. The current massive structures that block the view across half the valley mean it is no longer a dark sky resort and affects the future of RV dark sky resorts. If more planning is allowed. This will not only damage the sky in the region with pollution, but the noise and spread will continue to affect wildlife in the valley which is home to populations of wild deer, owls, hare populations and is after all supposedly an area of



outstanding beauty. Already the noise and lighting has affected the animal populations. Please see photo images attached to show the before view and the current view. Any further planning will completely fill the valley.

In addition, intensive farming in the valley will create water pollution, soil degradation, loss of wildlife and air pollution. The size of Black moss is not sustainable and is damaging to the whole community.

Construction traffic and farm traffic constantly blocked the lane which is very narrow in many places and it is a danger with large tractors and trailers already hurtling around the lanes. There have been many near misses already since the farm has grown in size. We believe that highways need to be involved in any planning discussions.

We [REDACTED]. We frequently get large tractors, trailers and heavy goods vehicles [REDACTED]. There is no place for them to turn around and their weight is [REDACTED]. In addition, this occurs very early in morning disturbing the peace. Any further construction will repeat this.

Whilst we understand farming has a large sway with erecting buildings, this has dramatically changed the landscape and we feel it has affected our own enjoyment of living in our own home and the occupants of the entire valley, from the blot on the sheer scale and spread and colour of the buildings, to the night disturbance that is we endured.

The new planning application is vast and will change this AOB dramatically again from miles around. The natural elevation of Elmridge Lane, means any property's further up the hill looks directly down onto this massive development. There seems no concern of any Neighbour views on the landscape, with even more night disturbance and further buildings on this stunning view, no landscaping and further postcode confusions.

We question why would holiday accommodation be allowed converting existing stone buildings, when there is a shortage of accommodation for farm staff.

The sheer scale, design and colour of these newly proposed buildings will cause serious night issues for local residents. No dark sky will be possible. The current planning consent has not been followed and the addition of further night disturbance from the existing new buildings by light and day disturbance by noise and traffic would damage the community. If viability is required for farming purpose, then another existing site with suitable buildings should be utilized as this completely will fill and overdevelop this valley.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]