

28 April 2025

Our Ref: Air/1164/3545/GH

**By Email Only**

Planning & Development Control  
Ribble Valley Borough Council  
Church Walk  
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Dear Sirs

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**Re: Our clients – G E Airey and Sons, Thornley Hall Farm, Up Bedlam, Thornley, Longridge. An outline planning application for the erection of a permanent farm workers dwelling on land at Thornley Hall Farm, Thornley, Longridge.**

I write further to your email of 17 April 2025 in connection with the above-mentioned planning application which requested additional information as follows:

1. The proposed dwelling will be two storeys in height with an anticipated eaves height of 5.2m and a ridge height of 7.85m. We would expect the length to be approximately 12m and the width to be approximately 9m and for the dwelling to have a garage which will have a length of approximately 6.7m and a width of approximately 5.6m. Please accept this letter as confirmation of this additional information.
2. The work associated with the creation of the visibility splay will require the hedgerow to be trimmed back and reduced in height for a relatively short length of 14m, the hedge is between 3m and 4m wide and the cutting back would at most involve 1m of this width tapering to nothing. There will be no need to remove the hedge and therefore there should be no need for an ecology report.
3. You have requested a Heritage Statement based on the information set out in paragraph 1 above, presumably the only purpose of the requested Heritage Statement is to assess the impact of the proposed dwelling on Thornley Hall. I would be grateful for confirmation of this.

I would also ask that further consideration is given to the need for a Heritage Statement given the fact that the proposed dwelling is sited very separately and away from Thornley Hall. When approaching the farm from the east, because of the existing mature hedges and trees it will not be possible to see the proposed dwelling in the same view as Thornley Hall. It is in fact unlikely that the proposed dwelling will be seen at all by motorists passing the farm heading east to west. There is an existing dwelling immediately to the east of Thornley Hall which is a two storey stone built dwelling under a blue slate roof which is similar in look and materials to what

is anticipated for the proposed new build dwelling, this dwelling is immediately visible to motorists as it is much closer to the roadside than Thornley Hall it has the effect of screening views of Thornley Hall such that anyone passing has to look north to see Thornley Hall which is set well back from the roadside.

The proposed dwelling will be visible to motorists passing the farm heading from west to east, however when it is visible motorists will not have sight of Thornley Hall which is set well back from the road and will only be visible to motorists if they look north as they pass the property.

It will be possible from the footpath to the south to see the proposed dwelling in the same view as Thornley Hall and the adjacent cottage. However, there are a number of mature trees which are situated between the two properties and the proposed dwelling will simply screen the existing view of the farm buildings. The proposed dwelling will be constructed of traditional materials and will be some distance from Thornley Hall, and it will not have any real impact upon Thornley Hall or on views of it from the wider landscape. The attached photograph shows clearly the separation of the two properties and the trees that will separate them.

It does not appear to me that a Heritage Statement is necessary, and I would be grateful if you could reconsider your request that one is provided.

I look forward to hearing from you at your earliest opportunity.

Yours faithfully

*G Hoerty*

Gary Hoerty  
Encl'

CC. Mr and Mrs Airey