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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 December 2025 23:51
To: Planning
Subject: Planning Application Comments - 3/2025/0758 FS-Case-773876808

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Planning Application Reference No.: 3/2025/0758

Address of Development: Land off Whalley Road, Hurst Green (adjacent to Reed Deep, BB7 9QJ)

Comments: Please kindly accept my late submission of comments for the above Application.

I am writing to formally object to the above planning application for the proposed development on land off Whalley Road in Hurst Green.

As a regular visitor to the area, I am deeply concerned about the potential negative impacts of this proposal on the local environment, community, and character of the village.

My specific grounds for objection are:

Impact on the Rural Character and Landscape of the Area

Hurst Green is a small, picturesque village within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) or its immediate setting. The site is open farmland, contributing to the rural and tranquil nature of the area. Introducing holiday lodges, even on a reduced scale, would urbanise this greenfield site, resulting in visual intrusion and loss of open countryside. This would be contrary to Ribble Valley Core Strategy Policies DMG1 (General Considerations) and DME2 (Landscape and Townscape Protection), which seek to protect the borough's high-quality landscapes.

Unsustainable Location and Increased Traffic

The site is located outside the defined settlement boundary of Hurst Green and is not allocated for development in the Local Plan. Whalley Road is a narrow rural lane with limited capacity, already used by residents, walkers, and cyclists. Additional traffic from visitors to the holiday lodges (including arrivals, departures, and servicing) would increase congestion, noise, and safety risks, particularly near residential properties and the nearby primary school. This conflicts with Policies DMG3 (Transport and Mobility) and national planning policy on sustainable development.

Inappropriate Development in Open Countryside

The proposal represents inappropriate development in the open countryside, where new build is strictly controlled under Policy DMH3 (Dwellings in the Open Countryside) and DMG2 (Strategic Considerations for Development in Open Countryside). Holiday accommodation of this type is considered commercial development and does not meet exceptions for essential rural needs. A

previous larger scheme on or near this site was refused, and this scaled-down version still fails to address those fundamental concerns.

Impact on Local Ecology and Biodiversity

The site is agricultural land that supports a variety wildlife, mature hedgerows and habitats. Development could lead to loss of biodiversity without adequate mitigation. I request that full ecological surveys are required and that the proposal demonstrates compliance with Policy DME3 (Biodiversity and Geological Conservation) and national requirements for biodiversity net gain.

Lack of Local Need and Pressure on Services

There is no demonstrated need for additional holiday accommodation in this location, and it could place undue pressure on local infrastructure, including roads, drainage, and community facilities.

For these reasons, I respectfully request that the planning application be refused.