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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 February 2026 19:11
To: Planning
Subject: Planning Application Comments - 3/2025/0758 FS-Case-802662374

[REDACTED]

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Lancashire

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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: I objected to the previous design on several points which have been mentioned in the design and access statement. The new proposal has addressed some concerns regarding the scale of the site which would affect the traffic coming and going from the lodges. However the distance view from Whalley Road travelling east is taken from the national speed limit sign, 200 metres from the site. This fails to show the dip and then the blind crest in the road that is a short distance from the proposed entrance. Because the entrance is well outside the 30 mph limit, many vehicles especially high performance sports cars, may be travelling at 60 mph when they arrive at the site entrance. At weekends there are also motorcycle clubs who travel through and also accelerate rapidly out of the village. At night there is no street lighting at the entrance to illuminate the approach.

I do not see that there will be a significant economic benefit to the local community. There is a small café and 1 Pub in the village. The pub is already very busy especially at weekends catering for weddings. There is no shop in the village, the nearest convenience stores are Edisford and Whalley both 4.5 miles away.

It is probable that cleaning services will be outsourced to a professional company rather than casual local labour.

Not wanting to be totally negative, the sustainability built into the site is highly commendable.

However I think there is a significant possibility of a road traffic collision with vehicles leaving the site.