

From: [REDACTED]
Sent: 04 December 2025 12:18
To: Planning
Subject: FAO Maya Cullen. Application 3/2025/0758

⚠ External Email

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Application number: 3/2025/0758

Proposal: Change of use of agricultural land to four no. 1-bedroom holiday lodges at land off Whalley Road, Hurst Green

Dear Maya,

We wish to object to the above planning application, and refer you to the previous, similar application:

Application number: 3/2018/0685

Proposal: Change of use of agricultural land to D2 (assembly and leisure) and erection of 8 holiday lodges

Decision: Refused 17/12/18 for the following reasons:

The proposed development of this visually prominent site in the open countryside would have a detrimental impact on the visual character of the area and on the setting of the adjacent Area of Outstanding Natural Beauty (AONB).

The proposed access point from Whalley Road would not achieve acceptable visibility splays and was considered dangerous and inadequate for the expected volume and type of vehicles serving the development.

This decision was appealed (Ref: APP/T2350/W/19/3231274) and the appeal was dismissed on 26/11/19. The Inspector identified the main issues as:

- (i) the effect of the proposal on the character and appearance of the area, including the setting of the Forest of Bowland AONB; and
- (ii) highway safety arising from the proposed access arrangements.

With regard to the current application, there is little or no improvement in relation to these two key reasons for refusal.

1. Impact on the setting of the Forest of Bowland AONB

The site's location remains unchanged. The development would still harm the character and appearance of the area and the setting of the AONB. There is no meaningful mitigation that would overcome this fundamental issue.

2. Dangerous access point

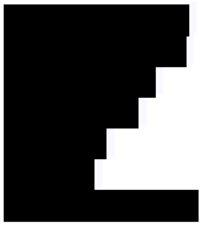
To address previous highway concerns, the applicant proposes relocating the access further east and states that "any part of the boundary hedges that are encroached by the visibility splays will be reduced in height," claiming that these hedges "are currently maintained by a local farmer on behalf of the applicant."

LCC Highways has indicated it has no objection to the proposed access, subject to the applicant managing the hedgerows affecting the visibility splays.

However, the applicant does not own or have full control of the hedgerows along the full length of either the west or east visibility splays. It is therefore incorrect for the applicant to claim that they can guarantee ongoing maintenance or manage growth that impacts visibility. Neither neighbouring landowner has been approached regarding hedge maintenance, nor would they agree to keep hedges cut back solely to facilitate visibility for the proposed development.

For these reasons, we believe the grounds for refusal in 2018—and the subsequent dismissal at appeal—remain fully applicable, and the current application should also be refused.

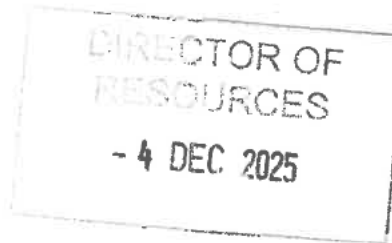
Yours sincerely,



2nd December 2025

Council Offices
Church Walk
Clitheroe
BB7 2RA

5202 030 7 0



Dear Sir/Madam

RE Formal Objection to Planning Application NO: 3/2025/0758, Grid Ref 3689024 438046

I am writing to formally object to the planning application for the proposed holiday lodges at land off Whalley Road, Hurst Green (adjacent to Reed Deep BB7 9QJ). My objection is based on the significant and negative impact this development would have on road safety.

The reason for my objections is the increased risk to road safety.

- **Increased Traffic:** The development of holiday lodges will inevitably lead to a significant increase in vehicle traffic, including guest cars, service vehicles, and potentially delivery vehicles.
- **Dangerous Road Conditions:** Whalley Road already experiences dangers, high speeds, poor visibility, narrow sections, blind bends, heavy traffic, difficult junctions. This is evidenced by the high number of near misses I have witnessed using this stretch of road around the proposed development.
- **Access and egress** from the development and surrounding area will be more hazardous for both residents and emergency services.
- This is not a general objection, but a specific one based on the dangers of this road and the direct, negative impact the proposed development would have on public safety. I urge the council to consider the cumulative effect of this development on the already compromised road safety of Whalley Road, Hurst Green.

The development is also in close proximity to an AONB which would have a visually detrimental effect on the landscape and wildlife which thrives in the area.

Thank you for your time and consideration of this critical matter. I look forward to your decision.

Yours faithfully

