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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 December 2025 23:34
To: Planning
Subject: Planning Application Comments - 3/2025/0889 FS-Case-773875389

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Planning Application Reference No.: 3/2025/0889

Address of Development: Erection of a part single-storey and part two-storey dwelling on land at Higher Road,

Comments: Dear Sir/Madam,

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 erection of a dwelling claiming exceptional design quality under paragraph 84(e) of the National Planning Policy Framework (NPPF, formerly paragraph 80(e)), including associated landscaping, habitat works, change of land use to residential curtilage, access alterations, and a public visitor car park.

While the application is a resubmission of the previously refused 3/2025/0095, I believe it fails to address the fundamental issues that led to the prior refusal and remains contrary to local and national planning policies.

My main grounds for objection are:

Inappropriate Development in the Open Countryside

The site lies in the open countryside outside the settlement boundary of Longridge, within an Area of Outstanding Natural Beauty (AONB) or its setting (Forest of Bowland). Ribble Valley Core Strategy policies such as DMG2 (Strategic Considerations) and DMH3 (Dwellings in the Open Countryside) strictly limit new residential development in such locations. Isolated new homes are only permitted in exceptional circumstances under NPPF paragraph 84(e), where the design is truly outstanding and groundbreaking. The proposed design, while modern, does not meet this high threshold and would introduce an unjustified dwelling that harms the rural character of the area.

Failure to Demonstrate 'Exceptional Quality' under NPPF Paragraph 84(e)

The NPPF requires such dwellings to be of exceptional quality, significantly enhancing their immediate setting and sensitive to the defining characteristics of the local area. The supporting Design and Access Statement and visuals do not convincingly demonstrate that this proposal reaches the required standard of innovation or excellence. It appears as a contemporary house rather than one that justifies an exception to normal restrictive policies.

Impact on Landscape, Visual Amenity, and the AONB

The development would introduce built form, domestic curtilage, and a car park into an undeveloped site containing archaeological features (a preserved Roman road). This would harm the open, rural landscape and visual amenity. The Landscape and Visual Appraisal may downplay these impacts, but the introduction of a new dwelling and parking area would urbanise the site and detract from its natural and historical qualities.

Archaeological and Heritage Concerns

The site includes remains of a Roman road, which the proposal seeks to preserve in situ while providing public viewing via a car park. This change could disturb or indirectly harm the archaeological asset through increased footfall, parking, and associated works. It raises questions about whether preservation in situ is genuinely compatible with residential development and public access.

Ecological and Biodiversity Impacts

Despite proposed habitat restoration and Biodiversity Net Gain assessments, the change of land use to residential curtilage and construction activities risk net loss or disturbance to local wildlife and habitats. The Ecological Appraisal should be scrutinised to ensure measurable net gain is achievable and enforceable.

Highway Safety and Access

The proposed access from Higher Road and additional visitor parking may increase traffic on a rural road. The Highway Technical Note should be carefully reviewed for adequacy, particularly regarding visibility, safety, and cumulative impacts.

Precedent and Cumulative Harm

Approving this application would set an undesirable precedent for further isolated developments in the open countryside, eroding the borough's protective policies.

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