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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 05 December 2025 13:10  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0889 FS-Case-771319970

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**Planning Application Reference No.:** 3/2025/0889

**Address of Development:** Land at Higher Road, Longridge

**Comments:** Dear Mr Kilmartin

Thank you for giving me the opportunity to comment on the proposed development on the land at Higher Road, Longridge.

If this building is approved it will set a precedence, whereby anyone with agricultural pastoral land with uninterrupted views will be motivated to put planning applications in, claiming that it is a dwelling of exceptional design quality and has a focus on habitat restoration. Thereby potentially negatively impacting the beautiful, unspoilt nature of this particular area.

To note, the properties that have and are being developed in this locality to date have been respectful of what is in keeping with the rural landscape and architectural integrity.

The application talks about conserving and enhancing the landscape of the Forest of Bowland. I disagree with this statement. This design is stand out in its architectural proposal and the size is not comparable to any other dwelling in this locality. No amount of stone walls, hedges and ageing will disguise this. In fact the first floor box structure with balcony is intrusive to the landscape and will certainly impact on those dwellings to the east, south east and south sides.

I also noted that the properties sitting below the Growing House (Moor Hey) have not been contacted to comment on this application and yet this house will be in their direct eye line and the elevated positioning of the structure will change their outlook and will impact their privacy (especially with the first floor balcony looking down on them). The barn development opposite the New Drop has also not been given the opportunity to comment, and again their outlook will be changed considerably.

The application talks of fleeting glimpses of the property from Higher Road, but from the houses located on Stonegate Lane, and across at the New Drop housing complex, the house will be in full view. Too much in the application is centred around the north of the property and very little is said about the dwellings to the east and south (which will be impacted more greatly).

On the site proposed, trees have already been felled and hedgerows removed over the last few years

by the land owner. So it seems like this latest application is just a ploy to get this application passed by the Planning Dept by claiming that new trees and hedgerows will be planted and that it will become a self sufficient garden providing vegetables, fruit and herbs for the owners. Who would monitor this going forward? We could just be left with a structure which is incongruous to the locality. Besides which, what will be the loss of the biodiversity during this build which has taken hundreds of years to evolve?

Finally, the building of a car park for tourists to view the Roman Road seems to be clutching at straws as a reason merely to create further parking for the residents of this house.