

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 December 2025 09:56
To: Planning
Subject: Planning Application Comments - 3/2025/0889 FS-Case-770264549

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0889

Address of Development: Higher Road , Knowle Green

Comments: I understand that [REDACTED] has sent in an appeal against the refusal to grant planning permission for the new modern build on this site.
I strongly feel that building on greenfield sites in a National Landscape creates a dangerous precedent. It will mean that any bullish, wealthy , unscrupulous developer can buy a field with a great view , and build on it.
I know the site well, as [REDACTED].
This field , amongst monocultures of rye grass, is a haven for biodiversity , with many grasses and wild flowers, and home ,consequently, to a wide variety of insect life, hare, deer, hedgehogs , badger and fox. Its bordering woodland creates a special combined habitat with wildlife moving between the two.
Any development would destroy and disrupt this unique ecosystem for ever.

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 November 2025 20:08
To: Planning
Subject: Planning Application Comments - 3/2025/0889 FS-Case-769621304

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0889

Address of Development: Land at Higher Road, Longridge, PR3 2YX

Comments: The application is supported by a large amount of supporting documentation which seeks to justify the construction of a new , large, detached property within the Area of Outstanding Natural Beauty. The development is made under the paragraph 84 exception which I understand allows the construction of new isolated properties in rural areas providing the properties are of exceptional quality and enhance the local environment in which the house is being built. With this in mind I would make the following observations ;

I do not believe the proposed property is in an isolated location. 10 adjacent properties have been approached to comment on the application. The proposed property will be visible from all 10 properties as well as being visible from both Higher Road and Clitheroe Road. Especially visible will be the large rectangular box which represents the second floor to the property. The photos included in the application suggest the property is largely hidden from the surrounding properties but this is only because the photos are taken from a very low ground level.

The proposed site currently represents open fields which are typical of this particular area. I would expect the landscape to have been unchanged for centuries. As such it is hard to imagine a scenario where the construction of a large residential property and supporting infrastructure will be able to enhance the local environment which already supports a diverse ecological habitat.

I am not sure of the criteria that allows a design to be considered exceptional. I would suggest the proposed design is not in keeping with the local aesthetic. Equally I am concerned that the 'growing house' elements of the design which are claimed to make the design exceptional may not materialise leaving in effect a large concrete development on the site.

I remain concerned about the likely impact of the creation of a visitor car park. Traffic flow and congestion would both be increased on an already narrow country lane.

I am also concerned about the potential precedent that allowing this development would have in the local area which is characterised by green fields.