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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 08 December 2025 18:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/08789 FS-Case-772011823

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/08789

**Address of Development:** Land at Higher Road PR3 2YX

**Comments:** The original planning decision was issued on 25 Apr 2025 and the deadline for an appeal was 25 Oct 2025. The applicant's appeal letter was received on 6 Nov 2025, outwith the deadline. It fails to comply with the prescribed appeal timeframe and therefore should be disregarded.

There is photographic evidence of pipistrelle bats and barn owls within proximity of the site. In fact, I can provide an ecological survey showing evidence of pipistrelle bats, a protected species. The information contained in the application is, in my opinion, inaccurate.

The proposal to create a locked car park specifically for viewing of a Roman road, which should ideally be left uncovered, does not specify any details about how the car park can be unlocked for public access. There are Roman roads already nearby for viewing near Ribchester.

This development is for market housing. There are no legal obligations for the buyer to participate in the architect's plan, and minimal chances of enforcement, due to the funding situations of councils around the country. There is also no obligation for the buyer to be contactable to open the locked car park for access to the Roman road.

This development is poorly related to existing services and facilities and will create a dependence on private car use. The location of the nearest bus stop on Lower Road for a single bus that serves Ribchester, Hurst Green and Chipping is not an easily commutable distance on foot due to the steep incline of Stoneygate Lane. This runs counter to wider NPPF objectives to promote sustainable transport. I would invite the planning officer to walk up Stoneygate Lane on foot after work.

There is also conflict with the DMH3 policy. Existing planning applications which have been permitted in North England protected areas include:

1. In the Forest of Bowland Natural Landscape, there is only one planning permission approved on appeal in 2014 as a replacement dwelling near Sawley.
2. In Yorkshire Dales, one planning permission approved in 2011 was for a change of use of agricultural land to domestic use involving the demolition of various chicken buildings and the erection of a single dwelling house.
3. In Nidderdale Natural Landscape, one planning permission approved in 2016 involved restoration

of a historic garden that contributes significantly to Nidderdale AONB, along with conservation of an important heritage asset.

In contrast to these historic approvals, this application is not a replacement dwelling, a conversion of an existing dwelling, does not serve specific categories of workers such as agricultural or forestry workers.

No recent applications have been made in the above areas, and one application refused in the North York Moors. In addition, several applications have been refused in the New Forest, South Downs National Park, High Wealds National Landscape, East Devon National Landscape, Broads National Park, Suffolk and Essex Coast & Heaths National Landscape. This is in contrast to the applicant's evidence of previous approval of planning under Para 84 which mostly depicts planning approval in non-National Parks and non-Natural Landscapes.

With consideration to DMG2, no need has been identified by the applicant for new housing in protected countryside.

Approval of this appeal would set a harmful precedent for unjustified residential development within the Area of Outstanding Natural Beauty (AONB), severely undermining the strong statutory protection afforded to such landscapes. It would encourage speculative land purchases and incremental erosion of countryside protection by inviting similar planning applications for isolated new houses without robust justification. This risks cumulative adverse impacts on the AONB's character, scenic beauty, and the integrity of local planning policy objectives designed to prevent inappropriate development.

The appeal should be invalid as it was lodged outside time limit. For the reasons set out above, the proposal does not satisfy the exceptional design and landscape enhancement requirements of paragraph 84e NPPF and conflicts with the strong national protection afforded to Areas of Outstanding Natural Beauty. The proposal is also contrary to Policies DMG2 and DMH3 of the Ribble Valley Borough Council Core Strategy 2008–2028 and is not in accordance with the adopted development plan for the area. The appeal should therefore be dismissed, and planning permission refused.

Lastly I would urge the planning officer to strongly consider the possibility of a conflict of interest in accepting an invitation to a meeting with the applicant's agents.

Yours sincerely,



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 06 December 2025 20:34  
**To:** Planning  
**Subject:** 3/2025/0889 Grid Ref 364169 438922

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

To Stephen Kilmartin,

I am writing to formally object to the recent planning application as stated above for a proposed building within the Bowland Area of Outstanding Natural Beauty (AONB).

This proposed structure is, in our view, an ill-fitting and incongruous addition to a landscape that should remain preserved and protected. The building does not harmonize with the natural beauty of the area and, frankly, stands out as a visual blight.

Additionally, the plan includes a car park for several vehicles that would overlook what remains of an old Roman road. While the historical road itself is scarcely visible now, the area is a narrow country lane unsuited to increased tourist parking. This development would offer no meaningful benefit to the local community and would simply add unnecessary strain to a rural environment that does not need additional traffic. The reasoning for the project is to enable the owners to benefit from a fantastic view of the Ribble Valley not for consideration of public interest.

I would also like to highlight the disparity in how applications are considered. [REDACTED] further along the same area, [REDACTED] agricultural purposes and designed to be unobtrusive, [REDACTED] that it would be visible from the roadside and might disturb neighbours. Yet here we have a grand, non-agricultural development on purely agricultural land, which will be far more prominent and yet is being considered differently?

In summary, this application does not serve the interests of the local area, does not enhance the landscape, and sets a concerning precedent

for the future of our protected natural spaces. I urge you to reject this proposal and to consider the integrity of the AONB as paramount.

Thank you for consideration.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 December 2025 20:21  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0889 FS-Case-771698815

[REDACTED]

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

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

**Comments:** Allowing this development in my opinion would be setting a precedent of destroying green spaces in a AONB.

I also have concerns over why it is necessary to create the carpark at all, which will only introducing more traffic to a narrow country lane. The carpark has also been positioned away from the proposed new entrance of the dwelling, causing more destruction of the green space and mature hedging. If creating a access point to view the Roman Road is one of the main factors for carrying out this project why are they not proposing to construct the carpark closer to the property sharing the same entrance making it ease for the residents to maintain and report any antisocial activity if it occurs.



8 December 2025

Dear Sir,

Re: Objection to Planning Appeal – Application 3/2025/0889– Proposed New Dwelling on Higher Road Longridge PR3 2YX

This letter is submitted to object to the planning appeal for a large new dwelling at the above site, which lies in open countryside within a designated National Area of Outstanding Natural Beauty (AONB).

The appeal should be dismissed as invalid because it appears to have been lodged outside the statutory 6-month time limit from the date of the original decision notice. The previous planning decision was issued on 25 April 2025, which means any valid appeal should have been received by the competent authority no later than 25 October 2025, unless an alternative deadline was expressly stated in the decision notice or relevant regulations. As the appellant's appeal letter was received on the 6 November 2025 i.e. after this 6-month period, it fails to comply with the prescribed appeal timeframe and should not be entertained, as doing so would undermine the procedural safeguards and certainty intended by the planning system.

The original planning application and the subsequent appeal appears to contain inaccurate ecological information in the Biodiversity and Geological Conservation section. Question (a), which asks whether there are protected or priority species or habitats on or near the site, was answered "no" However brown hares were seen on site and pipistrelle bats, barn owls, curlews and lapwings are known to nest within 300 metres. Common toads and hedgehogs are also known to be present within 500m. These are all priority species.

The proposal involves exposing a section of the Roman road (Margary 7c) on the site and creating a locked car park for public viewing by appointment. The public can already view a nearby exposed roman road at any time without an appointment at Marles Wood or Red Scar.

The proposal conflicts with national policy on isolated homes in the countryside and would cause material harm to the character, beauty, and tranquillity of this protected landscape. The appeal is expressly reliant on paragraph 84e of the National Planning Policy Framework (NPPF), which is a narrowly framed exception allowing new isolated homes in the countryside only in truly exceptional circumstances. Paragraph 84e requires that a proposal must be of exceptional quality, be truly outstanding in design, reflect the highest standards of architecture, significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. In this case the proposed house is large and of an uncharacteristic appearance that does not reflect the local vernacular or settlement pattern, so it clearly fails these stringent tests.

The development is market housing and there is no guarantee that a buyer would share the architects long term vision. The proposed biodiversity net gain that would outweigh the harm to the AONB would be reliant on obligations secured through a Section 106 agreement, raising significant concerns about enforceability and long-term delivery. Without binding and clear mitigation secured and monitored via a Section 106 legal agreement, there is no guarantee that the claimed biodiversity enhancements will be implemented and maintained in perpetuity as required by the Environment Act 2021 and the National Planning Policy Framework.

Furthermore, the dwelling would be located in an isolated rural position, divorced from any existing settlement and poorly related to services and facilities, thereby fostering unsustainable patterns of development and likely dependence on private car use. This runs counter to wider NPPF objectives to promote sustainable transport, support thriving rural communities in appropriate locations, and protect the intrinsic character and beauty of the countryside. In

combination, the failure to meet the strict criteria of paragraph 84e, the harm to the AONB, and the unsustainable, isolated location provide strong policy grounds to dismiss the appeal.

#### Conflict with Policy DMG2: Strategic considerations

Policy DMG2 of the Ribble Valley Core Strategy sets out the overall development strategy and requires new development to be in line with the spatial hierarchy, focused on the main settlements and appropriate smaller settlements, and to protect the character of the open countryside. The appeal site lies outside any defined settlement boundary and therefore forms part of the open countryside, where new housing is only supported in strictly limited circumstances, such as meeting identified local needs or being in accordance with other specific policies. The proposed dwelling represents ad-hoc, isolated development in the countryside, which does not accord with the settlement hierarchy or with the plan-led distribution of growth, and therefore conflicts with DMG2.

Policy DMG2 also requires that development respects local character, environmental features and landscape and avoids unacceptable harm to the visual amenity and identity of settlements and countryside. The proposal would appear as an uncharacteristic new building in an otherwise rural landscape, eroding the open character and visual quality of the area. This is contrary to the requirement in DMG2 to protect the distinct character of the countryside and to ensure that development is compatible with its surroundings.

#### Conflict with Policy DMH3: Dwellings in the Open Countryside and AONB

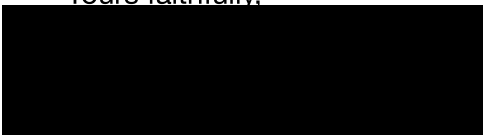
Policy DMH3 sets very tight criteria for allowing dwellings in the open countryside and within the Area of Outstanding Natural Beauty, limiting them to specific categories such as agricultural or forestry workers' dwellings, replacement dwellings on a similar scale, conversions of existing buildings, or other clearly justified local-needs housing that maintains or enhances the character of the landscape. The appeal scheme is for a new market dwelling in the open countryside which does not fall within any of the exceptional categories identified in DMH3 and is not justified by an essential rural workers' need or a proven local affordable housing need. As such, it conflicts directly with the restrictive approach of DMH3.

DMH3 also requires that any development permitted in these sensitive locations should preserve or enhance the character of the landscape and, within the AONB, must recognise the primary purpose of conserving and enhancing natural beauty. The proposed dwelling, by introducing a large, uncharacteristic building and associated domestic paraphernalia into an open rural setting, would neither preserve nor enhance the character and appearance of the countryside, and would undermine the qualities of the AONB. The proposal therefore fails to satisfy the landscape and design expectations of DMH3 and is contrary to the Core Strategy's objective of safeguarding the borough's high-quality environment.

Approval of this appeal would set a harmful precedent for unjustified residential development within the Area of Outstanding Natural Beauty (AONB), severely undermining the strong statutory protection afforded to such landscapes. It would encourage speculative land purchases and incremental erosion of countryside protection by inviting similar planning applications for isolated new houses without robust justification. This risks cumulative adverse impacts on the AONB's character, scenic beauty, and the integrity of local planning policy objectives designed to prevent inappropriate development.

The appeal should be invalid as it was lodged outside time limit. For the reasons set out above, the proposal does not satisfy the exceptional design and landscape enhancement requirements of paragraph 84e NPPF and conflicts with the strong national protection afforded to Areas of Outstanding Natural Beauty. The proposal is also contrary to Policies DMG2 and DMH3 of the Ribble Valley Borough Council Core Strategy 2008–2028 and is not in accordance with the adopted development plan for the area. The appeal should therefore be dismissed, and planning permission refused.

Yours faithfully,



P.S. A whole new branch of architecture appears to have developed advising clients and designing buildings solely to get planning permission for large modern homes in isolated rural areas using paragraph 84e. I noted that the applicant sent a few examples of successful planning appeals in other parts of the country. I suspect that they used the following website where an enterprising architect firm has set up an interactive map with links to both approved and refused planning decisions:

<https://www.google.com/maps/d/viewer?mid=1n8ZJf5fHHdUBQYnjMMIT1WKbxOmhptxr&ll=52.20111258354485,-1.1136597761323053&z=8>

Or search for Studio Bark's Paragraph 84 Survey Map