

Planning Application No: 3/2026/0042

Grid Ref: 367150 433327

Proposal: Outline application for the proposed erection of two dwelling houses with access applied for.

Location: Land adjacent to Fernhill Ribchester Road Clayton Le Dale BB1 9EG

RE: Planning Application No 3/2026/0042 Grid Ref: 367150 433327

Dear Sir/Madam,

I am writing to formally object to the proposed development of 2 dwelling houses on the field immediately adjacent to Fernhill and opposite Rockhaven and Ekuuse on Ribchester Road, BB1 9EG.

We would like to object for the following reasons:

1. The Development is Contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy
2. Road Safety
3. Contribution to Flooding
4. Environmental Impact
5. Impact on Rural Character and Landscape
6. Loss of Privacy

We have outlined each point in detail below:

1. **The Development is Contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy**

The proposal is contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of two new residential dwellings in the defined open countryside, located outside of a defined settlement boundary.

The development is not within either the Tier 1 or Tier 2 villages outlined in the Core Strategy: <https://www.ribblevalley.gov.uk/downloads/file/1700/adopted-core-strategy>

Policy DMG2 states:

WITHIN THE TIER 2 VILLAGES AND OUTSIDE THE DEFINED SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

1. THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.
2. THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.
3. THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED AND IS SECURED AS SUCH.
4. THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
5. THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
6. THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

We believe that the proposed development does not meet any of the considerations as outlined in policy DMG2 of the Ribble Valley Core Strategy.

Policy DMH3 of the Ribble Valley Core Strategy States:

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

10.20 WITHIN AREAS DEFINED AS OPEN COUNTRYSIDE OR AONB ON THE PROPOSALS MAP, RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO:

- 1. DEVELOPMENT ESSENTIAL FOR THE PURPOSES OF AGRICULTURE OR RESIDENTIAL DEVELOPMENT WHICH MEETS AN IDENTIFIED LOCAL NEED. IN ASSESSING ANY PROPOSAL FOR AN AGRICULTURAL, FORESTRY OR OTHER ESSENTIAL WORKERS DWELLINGS A FUNCTIONAL AND FINANCIAL TEST WILL BE APPLIED.*
- 2. THE APPROPRIATE CONVERSION OF BUILDINGS TO DWELLINGS PROVIDING THEY ARE SUITABLY LOCATED AND THEIR FORM AND GENERAL DESIGN ARE IN KEEPING WITH THEIR SURROUNDINGS. BUILDINGS MUST BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT THE NEED FOR COMPLETE OR SUBSTANTIAL RECONSTRUCTION.*
- 3. THE REBUILDING OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO THE FOLLOWING CRITERIA:*
 - THE RESIDENTIAL USE OF THE PROPERTY SHOULD NOT HAVE BEEN ABANDONED.*
 - THERE BEING NO ADVERSE IMPACT ON THE LANDSCAPE IN RELATION TO THE NEW DWELLING*
 - THE NEED TO EXTEND AN EXISTING CURTILAGE.*

THE CREATION OF A PERMANENT DWELLING BY THE REMOVAL OF ANY CONDITION THAT RESTRICTS THE OCCUPATION OF DWELLINGS TO TOURISM/VISITOR USE OR FOR HOLIDAY USE WILL BE REFUSED ON THE BASIS OF UNSUSTAINABILITY.

THE PROTECTION OF THE OPEN COUNTRYSIDE AND DESIGNATED LANDSCAPE AREAS FROM SPORADIC OR VISUALLY HARMFUL DEVELOPMENT IS SEEN AS A HIGH PRIORITY BY THE COUNCIL AND IS NECESSARY TO DELIVER BOTH SUSTAINABLE PATTERNS OF DEVELOPMENT AND THE OVERARCHING CORE STRATEGY VISION

We believe that the proposed development does not meet any of the conditions outlined in policy DMH3 of the Ribble Valley Core Strategy.

2. Road Safety:

Ribchester Road is the main thoroughfare between the town of Blackburn and the villages of Ribchester and Longridge to the North. Pavements are either very narrow, travelling south from Oaks Quarry Garage to Oaks Bar, or **there is no pavement at all**, travelling North from Oaks Quarry Garage to the Bishop of Blackburn's House.

The nearest school, Salesbury C.E. Primary school can only be accessed by pedestrians using either Ribchester Road or Lovely Hall Lane. Both of these roads lack pavements for considerable sections and therefore present a significant danger for children walking to school. This would result in parents driving children to school which reduces the sustainability of the site and increases the overall carbon footprint.

The entrance to Oaks Quarry Garage is less than 50m from the proposed development. Many large articulated lorries enter and exit Oaks Quarry Garage at all times of the day. Visibility for lorries exiting Oaks Quarry Garage is poor and visibility of cars leaving the proposed development is limited by a large stone wall and a large hawthorn tree belonging to 197 Ribchester Road.

This increases the chances of a road traffic accident for cars entering and exiting the proposed development.

3. Contribution to Flooding:

The junction at Oaks Bar and the bridge over Showley Brook on Ribchester Road, flood regularly during periods of heavy rainfall. Ribchester Road, from the proposed development North towards Oaks Bar is a relatively steep road so water runoff is fast and quickly contributes to localised flooding during heavy or prolonged rainfall.

The proposed development is on a site that is currently grassland which absorbs rainfall and reduces the impact on localised flooding during periods of heavy rain. Due to the sloped nature of the site towards Ribchester Road, any building or landscaping, even if they are of a permeable nature, will contribute to additional water entering Ribchester Road, exacerbating the localised flooding at Oaks Bar.

Note that properties on this side of Ribchester Road do not have access to any mains foul drainage. The properties here have septic tanks.

4. Environmental Impact:

Much of the surrounding area is pasture for cows and or sheep. As a result, cover for small mammals and amphibians is limited. The location of the proposed development is currently an unmanaged field that provides cover for small mammals such as field mice, voles, shrews and amphibians such as the common toad and frog.

Due to the presence of small mammals and amphibians, the field is a regular hunting spot for raptors such as Barn Owls, Tawny Owls, Buzzards and Kestrels. Loss of this habitat would reduce the food sources for these raptors and negatively impact the population.

The biodiversity net gain report provided does not take into account loss of habitat.

5. Impact on Rural Character and Landscape:

The site is currently open rural land and contributes significantly to the character, openness, and visual amenity of this part of Ribchester Road.

The introduction of two dwellings would:

- Urbanise a currently undeveloped stretch of countryside
- Erode the rural setting and openness
- Create harmful encroachment into the countryside

This proposal conflicts with local planning policies aimed at protecting the intrinsic character and beauty of the countryside within the Ribble Valley.

6. Loss of Privacy:

[REDACTED] the proposed development. The house was [REDACTED] [REDACTED] the proposed site. One of the houses in the proposed development would be [REDACTED]. This would allow the occupants to have direct visibility [REDACTED], particularly at night. This would result in a significant loss of privacy for the occupants. We would not have specified [REDACTED] [REDACTED].

The residents on this side of Ribchester Road have views across the proposed development site all the way to Ramsgreave and Mellor. Development of this site will remove these views for all.

For the reasons we have outlined above, particularly the harm to rural character, highway safety concerns, and impact on residential amenity, we respectfully request that this planning application be refused

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 March 2026 23:46
To: Planning
Subject: Planning Application Comments - 3/2026/0042 FS-Case-806544429

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0042

Address of Development: Grid Ref: 367150 433327. Land adjacent to Fernhill Ribchester Road Clayton Le Dale BB1 9EG

Comments: Dear Sir/Madam,

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We would like to object for the following reasons:

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We have outlined each point in detail below:

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The proposal is contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of two new residential dwellings in the defined open countryside, located outside of a defined settlement boundary.

The development is not within either the Tier 1 or Tier 2 villages outlined in the Core Strategy:
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We believe that the proposed development does not meet any of the considerations as outlined in policy DMG2 of the Ribble Valley Core Strategy.

Policy DMH3 of the Ribble Valley Core Strategy States:

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We believe that the proposed development does not meet any of the conditions outlined in policy

2. Road Safety:

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The residents on this side of Ribchester Road have views across the proposed development site all the way to Ramsgreave and Mellor. Development of this site will remove these views for all.

For the reasons we have outlined above, particularly the harm to rural character, highway safety concerns, and impact on residential amenity, we respectfully request that this planning application be refused

[REDACTED]

From: [REDACTED] >
Sent: 03 March 2026 18:53
To: Planning
Subject: Objection to Proposed Development on Land Adjacent to Fernhill, Ribchester Rd, Clayton le Dale BB1 9EG

⚠ 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.

RE: Planning Application No 3/2026/0042

Grid Ref: 367150 433327

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sir/Madam

I am writing to formally object to the proposed development of 2 dwelling houses on the field [REDACTED]
[REDACTED].

When we purchased our home, we did so in good faith with the clear understanding that the surrounding area was semi-rural in character, with open grass space [REDACTED]. The presence of this field was a significant factor in our decision to move here, specifically to avoid being surrounded by more houses.

The proposed development would fundamentally alter the nature of the area and undermine the very qualities that drew us here.

This field currently contributes to the open spacious character of the neighbourhood.

Building houses on this land would:

1. Significantly impact the semi-rural character of the area
2. Create an urbanising effect inconsistent with the existing environment

3. Result in a substantial loss of outlook and open views for [REDACTED] and neighbouring homes
4. Diminish residential amenity for surrounding residents.

The development would not simply change the view - it would materially affect the sense of openness, privacy and character that currently defines this location. The cumulative impact on neighbouring properties would be considerable and in our view detrimental to the wider community.

We respectfully ask that the Council carefully consider the effect this development will have on existing residents and the established character of the area.

Preserving green space and protecting the semi-rural nature of this neighbourhood should be given significant weight in the planning decision.

Thank you for taking the time to consider our objection. We trust that these concerns will be fully taken into account.

Yours faithfully

[REDACTED]

[REDACTED]