



Planning Application No: 3/2026/0159

Grid Ref: 367808 437946

Proposal: Permission in principle for up to 3 self-build dwellings on land off Shire Lane, adjacent to Shire Lane House.

Dear Nicola Hopkins / Maya Cullen,

Thank you for your letter reference the above application. We, 
 are writing to formally object this application.

You will be aware that this is not the first application submitted by Mr David Warbrick. Access to the site for housing purposes should not be granted from Shire Lane. Shire Lane is a single-track, narrow lane with very limited passing opportunities. A development of three dwellings would likely result in at least six additional vehicles (based on an average of two cars per household). If one dwelling were approved with four or more bedrooms, this would require parking provision for at least three vehicles, in addition to potential visitor parking.

The junction off Shire Lane with Longridge Road is particularly tight, with even small vehicles often having trouble turning right into the lane from Longridge Road. The left turn from Shire Lane towards Hurst Green is similarly constrained, and vehicles frequently must reverse while undertaking this manoeuvre. This, combined with regular use of the lane by agricultural vehicles, already presents a significant safety concern. The addition of further residential traffic would exacerbate these issues.

If the site were to be developed, access should instead be provided from Longridge Road rather than Shire Lane, including for construction traffic during the development phase.

The application refers to Ribble Valley Borough Council's five-year housing supply targets. In our view, this appears to be cited in support of the proposal; however, the dwellings proposed are unlikely to meet the needs typically associated with these targets, such as homes for first-time buyers or retirement accommodation. Instead, they appear to be premium dwellings which would not fall within the affordable housing category.

We strongly object to the statement that: *'any housing will certainly enhance the view from public roads and neighbouring properties while enhancing their enjoyment of their properties without the odour and mess from animals'*. We are extremely fortunate to live within an Area of Outstanding Natural Beauty (AONB), and we welcome local farming and livestock as part of the natural character of the landscape. As the , we entirely disagree with this assertion.

This AONB is enjoyed by both residents and visitors alike. In our opinion, any development in this location would result in a significant and harmful change to the landscape. For these reasons, we respectfully request that this application be refused.

Yours faithfully,

