

From: [REDACTED]
Sent: 22 March 2026 12:20
To: Planning
Subject: Planning Application No: 3/2026/0159 FAO Maya Cullen

⚠ 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.

Dear Maya,

Planning Application No: 3/2026/0159 Proposal: Permission in principle for up to 3 no. self-build dwellings to include 1 bungalow for over 55's on land on Shire Lane, Hurst Green.

We are writing to object to this proposal. We are writing on the basis that this would allow three dwellings on this site. Should this be turned down, and should the applicant then come forward with a proposal for permission in principle for one dwelling, residents could then assess that on its merits. We are ignoring the implied threat of 'backstop' actions by the applicant should permission not be granted. We are also ignoring the attached plan of a proposed sizeable dwelling near Clitheroe as there would clearly not be room for three such dwellings on the site, and yet we note that the applicant has not made any suggestions as to the building styles should there be three dwellings.

A primary objection is on Highways grounds. The site access is onto a single-track road, already with 'Access Only' restrictions, a 1 in 4 hill, a weak bridge, a notoriously bad junction with poor sight lines near the Punch Bowl, a sharp V exit near the Bayley Arms, or the use of an unadopted, narrow lane by the church, which is already in poor repair and where the junction onto the main road itself has very poor sight lines. No matter the size of the three dwellings, this would be a considerable increase in traffic on a very difficult, narrow single-track road.

The suggestion of a possible bungalow for older people, whilst laudible in itself, suggests no account has been taken of the site. Anyone who had to give up driving would have a considerable walk down and up very steep hills to the village, which has no shops. Similarly, the nearest bus stop on the main road is some considerable distance, again with a steep climb either way.

We note that 'the site will be cleared and tidied up'. The landowner did tidy the site significantly on purchase, however then had tipped a number of heaps of rubble. We are disappointed that this tactic, so frequent in such planning applications, is once again being deployed here. As for the 'odours' of a few sheep: we do live in the countryside!

We believe this application should be refused. Any later application for one dwelling on the site could then be considered separately.

Best regards,

A solid black rectangular redaction box covering the signature area.

[REDACTED]

From: [REDACTED]
Sent: 23 March 2026 11:36
To: Planning
Subject: Planning Application No: 3/2026/0159 Proposal: Permission in principle for up to 3 no. self-build dwellings to include 1 bungalow for over 55's on land on Shire Lane, Hurst Green.

⚠ 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.

Dear Maya,

Planning Application No: 3/2026/0159 Proposal: Permission in principle for up to 3 no. self-build dwellings to include 1 bungalow for over 55's on land on Shire Lane, Hurst Green.

Since writing our previous comments outlining our reasons for objecting to this proposal, we note that the applicant has submitted amended proposed elevations.

In the brief planning statement, the applicant refers to a need for 'one-bedroom dwellings for first-time buyers, starter homes and retirement homes as well as average dwellings'. The amended elevations are clearly none of these. They are substantial, premium dwellings. Furthermore, they have a garage and a twin car port, suggesting at least three vehicles per dwelling. Even with a bungalow, and many older couples still have two cars, the applicant is inferring at least 8 extra vehicles onto a very narrow and restricted single-track road.

The site clearly could not accommodate three such dwellings, and any attempt to accommodate them would certainly not enhance the view or improve the landscape within the Forest of Bowland AONB.

Our other objections to this proposal remain, and our objections are only reinforced by these amended elevations.

Best regards,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 March 2026 19:09
To: Planning
Subject: Planning Application Comments - 3/2026/0159 FS-Case-816922793

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0159

Address of Development: Land off Shire Lane, Hurst Green, BB7 9QR

Comments: I am writing as a local resident to object to the proposed housing development off Shire lane which lies within the Area of Outstanding Natural Beauty (AONB).

The proposed development would have a serious impact on traffic and road safety in our area.

The only access proposed to the new development is from Shire Lane which is a narrow single-track lane and is already used by residents, farm vehicles, delivery vans, walkers, and cyclists. There are very few passing places, visibility is limited, and there are no pavements or streetlights. Even with current traffic levels, the lane can be difficult and access onto Longridge road can sometimes be dangerous to use due to lack of visibility.

Building additional houses would mean a significant increase in daily vehicle movements — cars from the new dwellings, delivery drivers, visitors and ongoing service traffic afterwards

This extra strain would make Shire Lane and the junctions to and from Longridge road more hazardous.

It would harm not only road safety but also the peaceful and rural nature of this AONB, which residents and visitors greatly value. I believe the location and access are simply unsuitable for a development of this kind.

For these reasons, I ask the council to refuse the application.