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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 May 2026 00:09
To: Planning
Subject: Planning Application Comments - 3/2026/0260 FS-Case-838479681

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Address:

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Planning Application Reference No.: 3/2026/0260

Address of Development: Land at The Warren, Warren Fold, Hurst Green.

Comments: Dear Case Team

I am writing to formally object to the above planning application due to:

1. Conflict with Development Plan Policies (Settlement boundary and countryside Protection)
The site lies outside the defined settlement boundary of Hurst Green. Previous applications for similar residential development on this site (e.g., 3/2022/0469 and 3/2023/0671) were refused, primarily on the basis of conflict with Policies DMG2 (Strategic Considerations) and DMH3 (Dwellings in the Open Countryside) of the Ribble Valley Core Strategy.

While the applicant argues that the Council's housing land supply position renders these policies out-of-date, the principle of development in this location remains contrary to the adopted development plan. The tilted balance under the NPPF does not automatically override all locational concerns, particularly in a sensitive edge-of-settlement context within the Forest of Bowland National Landscape (AONB).

2. Impact on the Forest of Bowland National Landscape (AONB) and rural character
Even small-scale development here can cumulatively harm the scenic beauty, tranquillity, and open character of the area. The proposal would represent an encroachment into open land that contributes to the rural setting of Hurst Green and the wider landscape. It would erode the distinct transition between the village and the countryside rather than constituting a genuine "rounding off."

Development here would be detrimental to the character and amenity of the locality, as noted in existing objections.

3. Highway safety and access concerns

Warren Fold is a narrow cul-de-sac/private access track with limited capacity, restricted passing places, and visibility constraints. Additional dwellings (even 1–3) would increase vehicle movements, parking pressure, and risks to pedestrians, children, and existing residents in this constrained environment. While Lancashire County Council (as Highway Authority) has not raised an outright objection at this principle stage, detailed matters (including safe access, manoeuvring, and

cumulative impacts) must be carefully scrutinised. Previous refusals and the site's history highlight ongoing concerns about the suitability of the access.

4. Residential amenity, privacy, and overdevelopment

The site is in very close proximity to existing residential properties. Any new dwellings (particularly if two-storey) would likely cause significant overlooking, loss of privacy, increased noise and disturbance, and reduced quiet enjoyment of gardens for neighbouring occupiers. The scale of development risks overdevelopment of a plot that already forms part of an existing residential curtilage.

5. Other material considerations -

Infrastructure: The local road network and services in this part of the village have limited capacity for additional housing.

Precedent and planning history: Approving this would undermine previous refusals and could lead to further incremental development in sensitive locations.

Sustainability: While Hurst Green is a Tier 2 village, modest growth should be directed to more appropriate sites within or adjacent to the settlement boundary in line with the development plan.

This proposal is unsuitable for the location due to its conflict with core planning policies, potential harm to the National Landscape and rural character, highway and access limitations, and adverse impacts on residential amenity. The benefits of 1–3 dwellings do not outweigh the harms in this specific context.

I strongly urge the Council to refuse permission in principle for this application.

Thankyou

