

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 September 2026 20:33
To: Planning
Subject: Planning Application Comments - 3/2026/0482 FS-Case-871997553

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0482

Address of Development: Pewter House Farm Commons Lane Balderstone BB2 7LN

Comments: I would firstly like to point out an error on this application. [REDACTED]
[REDACTED]. They are [REDACTED], which is a very small single track road. I would ask that this is corrected, as it is important when considering the impact of this application and the access to the proposed development.

My comments are very similar to the comments I made on the previous application and I strongly object to this application.

[REDACTED], who are [REDACTED]. Before the sale, I specifically questioned them about a notice I had seen regarding development because I was concerned about what could happen in the future. I was assured by them, before I purchased the property, that there would be no development and that [REDACTED] rather than pursue further development.

Unfortunately, what has happened since does not reflect those assurances. Shortly after the sale was completed, an application for five dwellings was submitted. That application was refused and there is now a further application for three dwellings.

I appreciate that previous conversations or assurances made during the [REDACTED] are not, in themselves, a planning reason to refuse an application. However, I do believe the previous application and the planning history of the site are relevant when considering this current proposal, particularly as this is not simply a one-off proposal but a further attempt to develop the site after the previous application for five dwellings was refused.

The access and Carr Lane

Three additional houses at the end of our tiny single track lane would have a significant impact.

This is not a normal residential road. Carr Lane is extremely narrow and is already difficult when vehicles meet. Adding three houses could mean at least six additional cars using the lane on a daily basis. If the properties are occupied by families with older children who eventually drive, the number

of additional vehicles could potentially be considerably higher.

There is also nowhere for traffic to safely pass in many parts of the lane. The increase in vehicles would inevitably mean more reversing, vehicles mounting verges or pulling into unsuitable areas and increased conflict between vehicles and pedestrians.

This is particularly concerning because school children walk home along Carr Lane and the surrounding roads.

There is also already a problem with deer being hit by vehicles in the area because some drivers travel too quickly along the narrow roads. Adding more traffic onto an already unsuitable rural lane cannot simply be dismissed as a small increase in traffic.

I would ask the Highway Authority to properly consider whether Carr Lane is capable of safely accommodating the additional traffic from three new dwellings, rather than looking at the number of houses in isolation.

The passing place and loss of hedgerow

I am also extremely concerned about the passing place that was created for the previous application.

An established mature hedgerow was cut back/ripped out to create what appears to be a makeshift passing place on land belonging to [REDACTED], which I believe is around 1 or 2 Carr Lane.

As far as I understand it, this is not a formal adopted passing place. It relies on privately owned land being used by vehicles to pass each other. If that property is sold, the new owner would quite reasonably be entitled to stop allowing their private land to be used in this way. The area is also not being properly maintained.

This means that the access arrangements cannot, in my opinion, be treated as though there is a permanent, established passing place available to serve the proposed development.

I would also ask the Council to establish exactly what permission, if any, was obtained for the removal or substantial cutting back of the established hedgerow to create this passing area.

There are specific protections for countryside hedgerows under the Hedgerows Regulations 1997. Depending on the length, location and characteristics of the hedge, removal may require consent from the Local Planning Authority.

The Regulations are intended to protect important countryside hedgerows from removal.

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I therefore ask that the Council checks the history of the hedgerow removal and whether the correct permissions were obtained before relying on this area as part of the access arrangements for the current application.

Impact on the countryside and landscape

This is a quiet and beautiful rural area with open fields, mature hedgerows, cows, sheep, deer and a wide range of wildlife.

Three additional houses would change the character of this area. This is not simply a matter of adding three houses to an existing residential street. These would be further houses at the end of a very small rural lane and would push residential development further into an established countryside setting.

The existing hedgerows and fields are an important part of the character of the area. Removing or cutting back mature hedgerows and introducing additional houses, vehicles, driveways, lighting, fencing and domestic activity would have a cumulative impact on the rural character of the area.

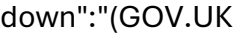
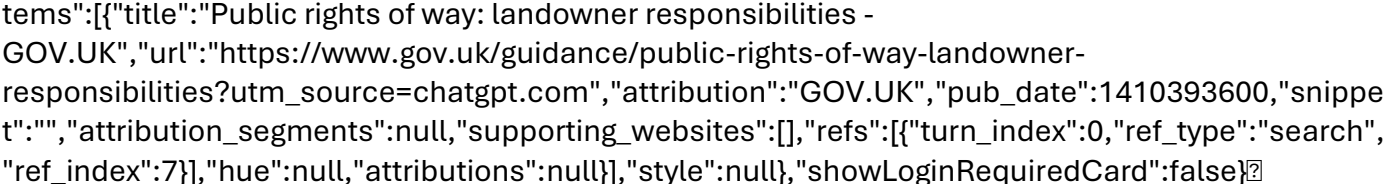
Hedgerows are also important for wildlife. Government guidance recognises that hedgerows provide habitat and wildlife corridors, help with water run-off and soil erosion, support pollinators and contribute to the landscape. <https://www.gov.uk/guidance/hedgerow-management-rules-cutting-and-trimming> (GOV.UK), "reference": {"matched_text": "", "prefix": null, "start_idx": 6897, "end_idx": 6917, "safe_urls": ["https://www.gov.uk/guidance/hedgerow-management-rules-cutting-and-trimming?utm_source=chatgpt.com"]}, "refs": [], "alt": "(GOV.UK)", "prompt_text": null, "type": "grouped_webpages", "status": "done", "fallback_items": null, "error": null, "items": [{"title": "Hedgerow management rules: cutting and trimming - GOV.UK", "url": "https://www.gov.uk/guidance/hedgerow-management-rules-cutting-and-trimming?utm_source=chatgpt.com", "attribution": "GOV.UK", "pub_date": 1716422400, "snippet": "", "attribution_segments": null, "supporting_websites": [], "refs": [{"turn_index": 0, "ref_type": "search", "ref_index": 10}], "hue": null, "attributions": null}], "style": null, "showLoginRequiredCard": false}

I do not believe that the impact of three additional dwellings can be considered in isolation from the previous application and the changes that have already taken place around the site.

Public rights of way and walkers

There is a public right of way through the farm and across the surrounding fields and this is a popular area for people to walk.

The additional houses would bring increased vehicle movements, domestic activity, lighting and general disturbance into an area which is currently enjoyed as a quiet rural walking area.

Public rights of way are an important consideration, and the Council should consider how the proposed development and increased vehicle movements would affect people using the surrounding paths.  <https://www.gov.uk/guidance/public-rights-of-way-landowner-responsibilities>, https://www.gov.uk/guidance/public-rights-of-way-landowner-responsibilities?utm_source=chatgpt.com  

Wildlife and road safety

There is already wildlife moving between the fields and hedgerows, including deer. The fact that deer are already being hit by vehicles in the surrounding area is particularly concerning.

Increasing traffic on narrow rural roads will inevitably increase the potential for conflict between vehicles, walkers, cyclists, children and wildlife.

I believe the application needs to properly consider not just vehicle numbers but the actual nature of the road, its width, visibility, passing opportunities and the fact that it is a rural single track lane rather than a normal residential access road.

Planning history

I also ask that the Council gives proper consideration to the planning history of this site.

An application for five dwellings was previously submitted and refused. The current proposal for three dwellings is therefore not unrelated to what has happened previously. It is a further attempt to develop this site, albeit with a reduced number of houses.

The fact that the number has been reduced from five to three does not remove the underlying problems with the location, the access, the character of the lane or the impact on the surrounding countryside.

I would ask the Council to consider whether reducing the number of houses actually resolves the reasons why the previous proposal was unacceptable, rather than simply assuming that three houses would have an acceptable impact because it is a smaller number.

Overall objection

I strongly object to this application.

I do not believe three additional houses are appropriate at this location. The combination of the extremely narrow single track access, increased traffic, lack of suitable permanent passing

arrangements, impact on school children and pedestrians, existing problems with speeding and deer being hit, impact on public rights of way, loss/damage to established hedgerows, wildlife and the wider rural character of the area all need to be considered together.

This is a quiet rural area which already has a very different character from a normal residential development. Adding three houses at the end of this lane would cause a significant change to that character and would place additional pressure on an access which is already very limited.

I therefore respectfully ask that the application is refused.

I would also specifically ask the Council and Highway Authority to investigate:

The incorrect road/address information in the application.

Whether Carr Lane is genuinely suitable and safe to accommodate the additional traffic.

Whether the proposed access and passing arrangements are actually available on a permanent basis.

The circumstances surrounding the cutting back/removal of the established hedgerow and whether the necessary permissions were obtained.

The impact on pedestrians and school children using the lane.

The impact on wildlife, including the existing problem with deer being hit by vehicles.

The impact on the public right of way and the surrounding walking routes.

The cumulative impact of this proposal alongside the previous refused application and the changes already made to the site.

For all of these reasons, I strongly object to the proposed three dwellings and ask that planning permission is refused.