Adam Birkett

From: Planning
Sent: 02 September 2020 12:10
To: Adam Birkett
Subject: FW: Application 3/2020/0601

Lynne Calver
PA – Chief Executive

From: [redacted]
Sent: 02 September 2020 08:19
To: Planning <planning@ribblevalley.gov.uk>
Subject: Application 3/2020/0601

Ref: Land at Highmoor Farm Clitheroe BB7 1PN

Dear Sir/Madam,

We would like to address a few concerns over the recent planning application 3/2020/0601 at Highmoor Farm.

Our property backs on to the site and has the most amazing views of Pendle Hill [redacted]. This has obviously upset us a great deal. Whilst the new properties are being built a good distance away, I am worried that the footpath you intend to put directly behind our house will enable walkers to look straight into our living space. We have already had experience of this during lockdown with walkers trying to avoid other walkers and walking right behind our house. Our property seems to be at the end of a road according to your plan which will also mean at night we will have car lights shining directly into our living space as well. The noise, security and privacy to all the properties along Abbot Walk needs to be addressed and we would like to see a 6ft wall added to your plan to protect us. I would also like a few trees planted to give us that extra privacy. If anyone from the council would like to come down and see for yourselves then you are more than welcome.

The site is higher than our property and we are very concerned about flooding. The flood report does indicate that there is a medium risk to surface water flooding. After a downpour there are large areas of standing water and that is obviously very worrying.

There was only ever intended to be 100 houses built on this site. Why have you decided to squeeze another 25 on the site? Clitheroe has already exceeded the amount of new houses required for the area. Why are we building another housing site exactly like all the others that have been built already? Can we not do something different after all this land has been given to the grammar school by Queen Mary.

The junction at the end of Shawbridge street definitely needs addressing. It is completely dangerous and there are so many hazards, I have personally witnessed a few accidents and a few near misses. The report done is out of date and a new traffic report needs to be commissioned. I have complained personally to LCC about that junction [redacted]. Since the report the roundabout on the A59 has been built which means more cars are coming down Pendle Road. The road is not suitable for potentially another 250 cars to be going up and down. Something needs to be done.

We are worried about the wildlife. We have ducks living in the hedgerows which are being removed and come back every year. They often come into our garden. The bats are amazing to watch at night. There is hundreds of them contary to your report?? Deer has been spotted on numerous occasions as well as heghoges.

Over this pandemic this beautiful space has been invaluable to us and many other families. The path has been well used and enjoyed. With the plan including roads leading to "future developments" I envisage the entire green space disappearing right up to the A59. I have lived in Clitheroe all my life and this has affected my family home on Kenilworth Drive as well. Clitheroe is being completely spoilt a[redacted]

Yours Faithfully

[redacted]

Planning Application 3/2020/0601

VH Land Partnership Ltd & Clitheroe Royal Grammar School Foundation

01.09.2020

Dear Mr Birkett

We are writing in relation to planning application ref:3/2020/0601 made by VH Land Partnerships Ltd and The Clitheroe Royal Grammar School Foundation in relation to their proposal to build up to 125 dwellings.

We know this will be passed as you changed the core strategy to allow it but none the less we feel we need to raise our concerns once again on this matter.

The development planned for Highmoor Farm of 125 residential units (and potentially more at a later date) leaves us with 2 major concerns - Access and Loss of Rural Life and Wildlife. As well as those I also have concerns about the future development of suitable infrastructure in Clitheroe to support these further developments and those already in progress.

Access

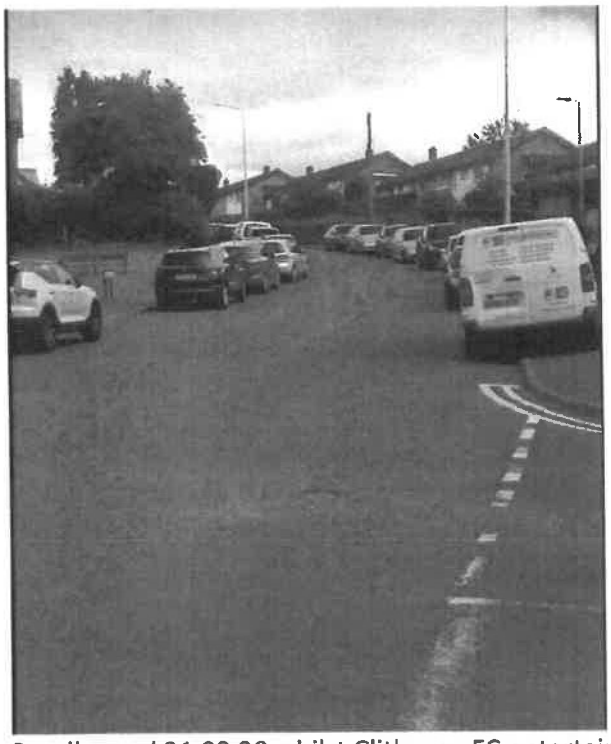
The potential initial development of 125 residential units at Highmoor Farm will mean Pendle Road will have to accommodate, potentially, 250 more cars on numerous journeys throughout the day. With the Standen Development of 1050 residential units already in progress I would suspect most households will have 2 cars. This will mean we will already see a significant increase in cars on that route before any future developments are approved. Personally we don't think the road will cope with this number of vehicles as many pot holes and dips have appeared since the start of this development with the increase in cars and HGVs using the road. In addition to the condition of the road it will cause major traffic congestion on and around Pendle Road. We have already seen a significant increase in this since the start of the Standen Development.

It should also be taken into consideration that the new A59 roundabout at the top of Pendle Road has increased use of the road. Prior to its building cars travelling from the Skipton side were unable to turn right into Pendle Road, now that restriction has been removed traffic has increased significantly. HGV's are using the road all day and often at night to deliver loads to local supermarkets. It is now a faster and easier exit/entrance to town than either Whalley Road or the Link Road. This is making the road dangerous to cross. We need to cross the road a minimum of twice a day wi[redacted]nd have noticed just how much more traffic and the speed of this traffic has increased since the roundabout opened. Cars often get to the top of the brow adjacent to Goosebutts Lane and significantly increase their speed at that point.

As well as HGV's all three emergency services appear to have made Pendle Road the direct route both to and from the A59. Further developments will only add stress to this road.

Only on Monday 31st August 2020 when Clitheroe FC entertained FC Manchester traffic flow issues arose due to the poor parking; turning the road to single file and causing a blockage on the corner, where recently there was an accident resulting in a lamppost being destroyed (see attached picture). Due to poor visibility on this corner it resulted in vehicles needing to reverse and at times chaos ensued. We are hopeful that no emergency service vehicles became entangled in this mess which does happen often when the football or big events happen in Clitheroe, as the ambulance going to a

serious incident on 1st September used that route. Imagine if another 250 cars wanted to make the trip down town.



Pendle road 31.08.20 whilst Clitheroe FC entertained FC United.

As well as vehicles there is already large footfall of people who walk on Pendle Road for a variety of reasons. The number of young families, young people and children using the footpath is significant; with many teenagers walking and cycling up to the Grammar School playing field to play football for Clitheroe Wolves or up to Four Lanes Ends to walk dogs or ride bikes with their young children. The potential significant increase in traffic will see the dangers, particularly as there are no safety crossings anywhere on the road, and pollution to these people increase greatly. Personally while crossing the road to the playing fields [redacted] we spent some time waiting for a safe time to cross. While crossing the road a car came round the corner, heading in to town as such speed that I actually screamed as we were narrowly missed as it braked heavily.

Quite simply Pendle Road is not adequate in its current form to cope with more traffic from this development and the inevitable, subsequent ones which will follow on this land.

The numerous developments that have already taken place around Clitheroe, over the last 5 years, and that continue to be built will need dramatically improved infrastructure to support them. So far none of this seems to be taking place. Schools within Clitheroe are close to full. One was planned to be built as part of the Standen development but so far no signs of it being built. As this planning application is being made in conjunction with Clitheroe Grammar School Foundation perhaps the school should be made to offer a Clitheroe Town child a place each year for each house built before casting its net across the county. The information provided backs up that within the next 4 years there will be too few places for Clitheroe children to attend town schools. This would have a further impact on traffic as families have to travel for school places. Children not being at a local school with friends that live around them also has further impact on their social skills, independence and further implications on the environment, when we are supposed to be encouraging people to walk/cycle more.

The police station is unmanned with officers coming from outside to deal with incidents and the fire station is retained. Both of these things that will need to be addressed as the town is allowed to continue to grow.

Royal Mail also appear to be struggling to keep up to date with deliveries due to the increase in demand. In fact, your letter as you informed me was posted on the 11th of August it took until the 17th to arrive the short distance up from your offices to Pendle Road. We had a significant issue with not having any post delivered for over a week during this summer due to the mail service unable to cope with increased demands; the postmen and women running out of time on a daily basis and so taken mail back to the sorting office. This affected ours, and a number of other properties, for a period of 10 days and lead to some important mail being delivered late.

Wildlife and Loss of Rural Outlook

The fields around the potential site at Highmoor Farm and in particular the meadow between the farm and Pendle Road are a breeding ground for curlews. It is reported that these are in decline with their numbers falling significantly between 1995 – 2008 by 42%. As well as Curlews the fields and hedgerows are home to numerous amounts of wildlife including bats, herons & egrets, sparrow hawks, owls and jays. There are breeding ducks that return each year and use the various watercourses, hedges, fields and ponds at neighbouring properties to bring up their young, as well as toads and frogs. In addition to these there are normal birds including robins, woodpeckers, tree creepers, nuthatches, wagtails and many more. All these animals would be directly affected by the potential 125 residential unit development as they use the areas which are planned to be built on.

Since the development at Standen has begun there has already been a significant impact on the stream running behind our house. The Environment Agency have been out to assess the impact and on one instance he bought the Site Supervisor down to look at the state of the stream. Unfortunately, they have had to visit several times as there are still pollution issues which appear to have been further impacted since other developments begun. This development on Highmoor will heighten the risk of the local watercourse being polluted.

We feel once permission is given to build here it will only be a matter of time before the next application comes for the remainder of the large meadow field (the plans state an access road for future development). Recently Clitheroe town planners have given way to too many large scale housing developments. In the long term the natural beauty and the Lancashire market town 'feel' that Clitheroe has will be lost, that will be a very sad day. It is inevitable, if the rate of these large builds continues and as planner you need to start to make a stand.

Whilst the application acknowledges drainage works need to be carried out how will this be done? Will cross field drains be blocked which will then affect water ways and habitats and wildlife using them or will they be kept totally open meaning flooding to properties? I have attached several photographs to show the effects of significant rainfall on the fields and surrounding streams. If any further development is to take place significant planning will need to place to enable the local watercourses to cope with any rain fall. The field is a natural soak away for a large amount of water. Any building that takes place on it will significantly reduce the natural local soakaway. The water flows from Pendle Hill and already causes issues by the time it reaches the junction of Pendle road and the inner ring road. If the drain is diverted then it will dry up a stream/ditch on neighbouring

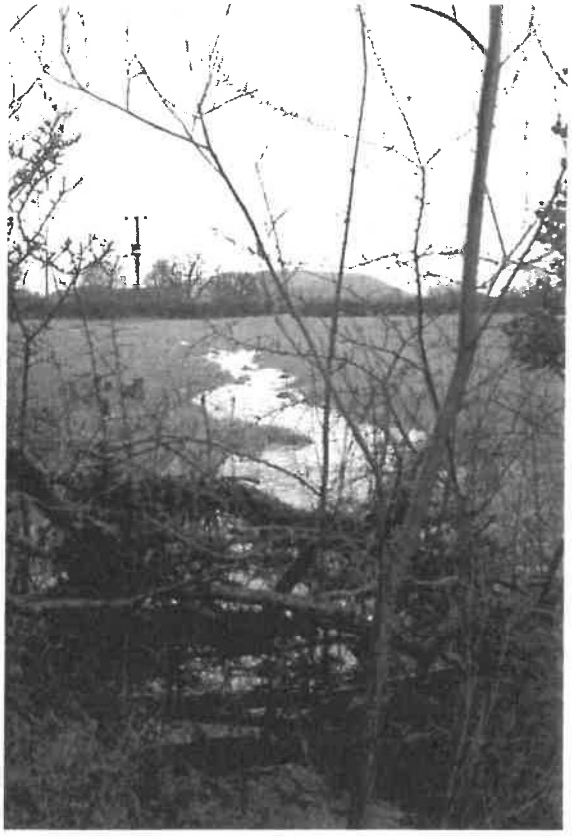
property and if it is left then the increase in water, due to reduced soakaway due to building, will flood the neighbouring property.

The pictures were not taken when the stream was at its highest.

Field where houses are proposed to be built usually no water runs across this meadow.

Meeting point of water from side of the field where houses are proposed to be built. (not at its highest).

Corner of the field where development proposed (not at its highest) and neighbouring property.



Stream running through field which has proposed development within it into neighbouring property.

We appreciate times change and housing is needed however we feel that the way you and your department are going about it across the whole Ribble Valley is failing and will destroy the reason it is such a beautiful place to live. The recent developments and those potential ones in the future are slowly ripping the Market /Country feel Clitheroe once had with no development of the much needed infrastructure to support these developments.

Yours sincerely

[redacted]

Adam Birkett

From: Planning
Sent: 01 September 2020 11:51
To: Adam Birkett
Subject: FW: Form completion: Planning Application Comments Form

Doess this need redacting?

Lynne Calver
PA – Chief Executive

From: webmaster@ribblevalley.gov.uk <webmaster@ribblevalley.gov.uk>
Sent: 01 September 2020 08:07
To: Planning <planning@ribblevalley.gov.uk>
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 21620
Form: Planning Application Comments Form
Completed: 01/09/2020 08:07:24
Status: Pending

USER DETAILS

Site user email: [redacted]

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 10
postAddress: Abbot Walk Clitheroe
postCode: BB7 1JE
refNo: 3/2020/0601
addDev: Land at Highmoor Farm, Clitheroe

comments: [redacted]

[redacted] Loss of privacy inside our home and garden- The implications of the proposed development on our property will directly affect the privacy to the front of our home as we have a large conservatory on the front elevation. Although allowances have been made for a green buffer, which is a very wise and a much-appreciated gesture. A footpath and houses in front of our house would mean that we would no longer be able to use a large area of the houseâ€™ footprint due to loss of privacy both in the conservatory and also in the lounge as we would be extremely exposed. Security concerns from proposed footpath- Due to the loss of privacy mentioned above security within the home would be a constant concern. [redacted] I would not feel that they were safe inside the house from the wandering eyes of strangers. To change the property structurally to avoid this and preserve our privacy would inflict a large financial burden on our family. Increased traffic to the estate- The Highmoor park estate already suffers from excess traffic in term time because of the nearby Brookside primary School. The school can be accessed on foot through the estate but is abused by parents collecting their children in cars. Potential loss of much loved and near extinct local greenbelt- As residents of Clitheroe we have witnessed a lot of greenbelt disappear over recent years. So many lovely short countryside walks have been ruined by large scale developments such as woone lane(green brigg), Edisford, Standen Hall(Four lane ends), Waddington road and eventually the land surrounding Littlemoor is scheduled to disappear. During the covid-19 lockdown when only 1 hours daily outdoor exercise was permitted it became quite clear that the existing population of Clitheroe were forced to use the same outdoor spaces leaving it quite difficult to avoid contact with others. I feel that the local councils have a duty of care to protect the few remaining local green spaces within walking distance of the town and preserve them for future generations. As 2020 has proven nobody knows what could happen next. I understand that in the application it does make clear that this is private land and not recreational ground but that does not mean that the rights of way on this land do not provide much needed escape to local residents who use the green space to boost there mental health and general wellbeing every single day. Finally with regards to the Appendix A Veiwpoints. Veiwpoint No.3 and no. 6 [redacted]) make reference to the view being of a dilapidated sports pavilion detracting from the rural character of the view. I would like to note that the sports pavilion has now been recently renovated. What has not been mentioned in the report is that to the right hand side of this viewpoint is the extremely dilapidated farm buildings at Highmoor farm, which are currently surrounded by unsightly Heras style temporary fencing. These buildings are owned by the CRGS trust and have been deliberately left into disrepair. Despite them not currently being used they do have features that are of local interest such as the large date stone which hints back to by gone days when the grammar school had its own farm. Little things like this should also be preserved for future generations to show the history and prominence of the grammar school in the towns history. I hope that the above comments are taken into consideration and as the positioning of some of the houses on Abbot Walk is quite unusual I would like to invite a representative of the council to come and visit [redacted] to fully appreciate the implications of the planned development.

Dear RVBC Planning Case Officer

We live adjacent to the proposed development site and are writing in regards to the planning application 3/2020/0601 Highmoor Park Farm.

Herein are our comments and objections relating to this application:

The new development site will overlook the front of our property; this will lead to a loss of privacy and will certainly impact on the peaceful enjoyment of our home and garden which will also cause noise pollution, lack of light and dust.

The proposed walkway is straight in front of our property, which will be invasion of privacy, we are having issues with pedestrians walking and climbing the fence into our garden as an exit. If the plans are approved we would ask for a separation along the lines of a wall or a hedge row which will prevent further miss use, and avoid any more damage to the property. If the walkway could be set back further this will help with the privacy.

The buildings will be visually overbearing. It is inappropriate for this part of the town with so many new developments being built and still ongoing. Could this application be re visited once all the other developments are completed and sold, please can you confirm the total number of houses which are yet to be built, as we believe its over the 900 mark.

The traffic report is from October 2019, surely the report should be in the same year,

The time it takes to travel up Pendle Road on a Saturday due to traffic isn't proven on the report.

Clitheroe used to be classed as a market town, a well-dressed society and a proud part of England, one author quoted Clitheroe was half in England and Half in Fairy Land, meaning a wonderful place to be and live.

Personally I think RVBC planning councillors need to be planning new schools, health centres, sports facilities, car parks, the list continues.

We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property.

The original application was for 100 houses, now 125. Why has this changed?

Regards

[redacted]

Adam Birkett

From: Planning
Sent: 01 September 2020 11:49
To: Adam Birkett
Subject: FW: Adam Birkett - Application 3/2020/0601

Lynne Calver
PA – Chief Executive

[redacted]
Sent: 31 August 2020 16:28
To: Planning <planning@ribblevalley.[redacted]
Subject: FAO: Adam Birkett - Application 3/2020/0601

To whom this may concern,

I am writing in objection towards the planning application on High Moor Park farm in Clitheroe.

As I am sure that you are aware, we are currently within an extremely uncertain time and within Clitheroe we already have numerous ongoing sites for housing that not only need finishing but also need selling. These houses aren't selling as quickly as expected, so why do we possibly need anymore?

Clitheroe used to be such a quant, quiet place to live. Now you can't even go out of town without getting stuck in traffic from housing developments and road works that are in preparation for this work. The infrastructure of the town, the one-way systems, the physical amount of time it takes to get from one place to another, and the car park capacity are all aspects that have been affected by the increased amount of housing within the area. As per the traffic report included within the plans this is dated within 2019, surely this needs to be reviewed with the current date of the plans being submitted? Because the amount of traffic coming up and down Pendle Road especially at weekends is defiantly more than what is stated within the report.

Essential resources such as schools and health care, when are these being expanded to meet the increase of the population within the town?

After looking at the plans that have been put in place for the High moor farm development, the walk way that would be put in next to our house, isn't ideal as our privacy is most defiantly exposed, not only that we have already had damage to our property from youths climbing over our fence knocking a gate off the wall and breaking our bench. We also already get people regularly climbing over our fence thinking that it is a footpath or quick way out of the estate. If the plans were to go ahead, I would like to see some sort of divide either by fence, hedge row or wall in order to separate the walkway and our property. This would be set back from our boundary and not compromising any of our land in order for this to be achieved.

Another important impact to our property is the amount of light that will be significantly lost by the overpowering number of houses that will be surrounding us, not only that not the noise coming from an increased number of houses will have a significant impact in the ability for us to enjoy our property and

surroundings to its full potential. The upstanding reputation and the culture that High Moor Park has built over the last 20 years, could be negativity impacted by the joining of additional houses, jeopardising the neighbourhood, the well looked after, safe environment that we love so much about where we live.

There is no need to carry on building more and more homes and ruining the countryside we all so desperately love and would like to cherish. There are plenty of other sites within the area that have already been approved and we don't need anymore!

Regards,

[redacted]

Adam Birkett

From: Planning
Sent: 01 September 2020 09:51
To: Adam Birkett
Subject: FW: Land at Highmoor Farm Clitheroe 3/2020/0601

Lynne Calver
PA – Chief Executive

From: [redacted]
Sent: 30 August 2020 15:33
To: [redacted]
Cc: Cllr [redacted]
Subject: Land at Highmoor Farm Clitheroe 3/2020/0601

This application may have a damaging and irreversible impact on the Ribble Valley's ability to manage Covid19 in the future and therefore put children and elderly residents at risk. The proposal adds density to the school population at a time when not enough is understood of how schools will manage. It is prudent therefore to postpone any decision until more is known and there is certainty about future school capacity.

Adam Birkett

From: [redacted]
Sent: 27 August 2020 16:57
To: Adam Birkett
Cc: [redacted]
Subject: 3/2020/0601 Highmoor Farm

Dear Mr Birkett

Thank you for your letter of 11th August inviting representations on this application.

I note the application is for up to 125 new homes in addition to those already approved on the farmhouse site. The modified HED DPD which included Highmoor Farm (site 13) states the site is suitable for 100 houses.

As well as concerns about the inadequate infrastructure in our town, particularly the greatly overstretched health and education services. When I attended the Gladman appeal about the Henthorn site it was stated that LCC intended to spend the education contribution on Bowland School, adding to bussing and transport problems for parents.

I have specific concerns in 3 areas:

ACCESS: The mini roundabout at Shawbridge is small and poorly marked and frequently ignored by traffic on the inner bypass, particularly from the Peel St (left of Shawbridge) approach. This is already worse since the Lidl store but an additional 200 cars from 100 dwellings on top of 1050 dwellings at Penny Meadow will add to danger and congestion.

FLOODING: There is a drain crossing the meadow just visible on the Proposed Masterplan just west of the proposed hedgerow at the southeast corner of the site. It runs to the farm buildings and can flow rapidly. This comes through the existing hedge into a ditch in my garden and thence into Shaw Brook in my garden. The brook floods to the edge of my tarmac in front of my garage but has never come within 10 metres of my house but a further rise in its flood levels would endanger my property.

WILDLIFE: The ecology survey says little about birds and only references trees and hedgerows for nesting not ground birds.

The meadow between the farm and Pendle Road is a breeding ground for curlews, indeed their call I regard as the first sign of spring (no cuckoos here!) The RSPB estimates 30% of Europe's curlews are in the UK and breed in Scotland and Northern England and between 19 and 27% of global breeding pairs. They are in severe decline with numbers dropping 42% between 1995 and 2008. There are bats, herons, a pair of sparrow hawks and owls. The rookery in the wood between the meadow and the playing field has been shrinking over several years until the last 2 seasons when it has recovered a little with new nest building. There are breeding mallard on the pond in my garden adjacent to the meadow as well as unusual birds including nuthatch, woodpecker and tree creeper which visit from the copse beside Shaw Brook which is directly next to the proposed site.

I note that the RVBC is listed on the RSPB website as a partner in the Bowland Wader Project to protect curlews.

Yours sincerely,

[redacted]

[redacted] Rd.

[redacted]

[redacted]

10 Highmoor Park Clitheroe

Lancashire BB71JB

[redacted]

18/8/2020

To Mr Adam Birkett , Planning depertment, Ribble Vally council

Planning application no. 3/2020/0601 (off Highmoor park development)

I do like to object to this planning on Near Highmoor Park Estate in Clitheroe.

We are already totally over build in Clitheroe. Many things are not function now because

There are too many people moved to Clitheroe for past several years due to many new housing development.

Also new build target has been met. So why more houses?

Green belt has been placed on this land. How could you let these developer to change something

Like this?

I do hope Ribble Valley council will save this area from further development.

We already had way too many new houses in Clitheroe which everybody knows.

Please help the residents and make Clitheroe good place to live.

Best regards,

[redacted]

35 Pendle Road

Clitheroe

BB7 1JQ

31 August 2020

Dear Sirs

Planning Application 3/2020/0601

Thank you for your letter concerning the above planning application which is dated 11 August but was delivered on 17 August.

It would be futile to object to the further destruction of Clitheroe by the building of new homes on greenfield sites in such numbers as to distort fundamentally the nature of the town. However, I live in hope that the very genuine concerns expressed below will be heeded and addressed.

The Travel Plan would seem to show roads devoid of any significant traffic which is certainly not the experience of the local residents. Mention is made of busier traffic in Shawbridge Street and refers to LIDL. This area is often very congested, not due only to the supermarket but by vehicle traffic using the other shops in the area, by traffic using the junction with Taylor Street connecting to the trading estate at Upbrooks, by traffic parked at the junction with Peel Street which is sometimes impassable. The junction with Hayhurst Street also contributes to the problem. Vehicles, including LGVs and large agricultural vehicles, routinely park on both sides of Shawbridge Street leading to and including where Pendle Road begins. Double yellow lines are routinely disregarded and vehicles commonly park at least partly on the footway.

Added to this is the school crossing patrol, whose very existence I would suggest, acknowledges the difficulty of crossing the road safely because of the pressure of traffic. And on match days Pendle Road is parked up to the extent that only single lane traffic can get through.

Throughout the entire length of Pendle Road the speed of the traffic is a significant issue. This is perhaps at its worst from Goosebutts Lane up to the A59. The Travel Plan talks about the importance of walking and cycling. Walking along this section of Pendle Road is really quite intimidating when oncoming traffic is hurtling down the road at breakneck speed. To have to brake hard at the post box demonstrates that these vehicles are not observing the speed limits.

There is much more residential building to come and can only add to the significant existing problem which appears to be downplayed by the Framework Travel Plan.

For the safety and sanity of existing and future residents would the Planning Committee please acknowledge the validity of these issues and work with such other authorities as are relevant to address them. Speed limit and parking regulation enforcement would seem to be an obvious starting point.

My other concern is the existing track which is to be 'upgraded'. This is a popular walking area and gives pedestrian access to other public footpaths. When Taylor Whimpey began their development the public footpath was suspended for a very lengthy period. Although now reinstated and covered in tarmac it is bisected at three points by roads and is no longer a continuous footpath. I would like reassurance that pedestrian access will not be denied in this case and that a suitable alternative will be provided if necessary. As your plan emphasises, the ability to move around the area on foot is very important.

Yours faithfully

[redacted]

[redacted]

[redacted]net

[redacted]

RECEIVED BY
CHIEF EXECUTIVE

01 SEP 2020

FAO

Ref. Land at Highmoor Farm

Dear Sir/Madam

As a resident of Abbot Walk on Highmoor Park I have a few concerns over the proposed construction development to the land at Highmoor Farm.

1. On the original planning proposal the number of houses put forward was 110 which was then reduced to 100 due to a 10 metre flood zone being added. On the new proposal the number of houses has now risen to 125. Why is this?
2. I note that the traffic reports you have used are for the Standen development and were carried out in 2012. This development is nowhere near finished (approximately another 800 homes are yet to be built). To add another 125 dwellings which would enter Pendle Road via the Highmoor Park roundabout would potentially cause congestion at this junction. The added traffic heading towards the Shawbridge junction and the double parking experienced on Pendle Road is only going to make the existing bottle neck even worse.
3. On the proposed plans for the new houses it shows that hedgerow no. 4 will be lost and adequately compensated by planting a new hedgerow. Where is this to be planted? If the plan is to plant it on the boundary of Abbot Walk I would strongly disagree that this would be an acceptable solution.

   Whilst I appreciate the planners have provided a green buffer zone between the existing houses on Abbot Walk and the proposed new development, this also includes a potential pedestrian walkway. During the past months we have experienced many walkers coming straight past our gardens even though there is no public right of way and this has affected our privacy, the planting of a hedgerow would not solve this privacy issue. As a counter proposal may I suggest that the developer build a 6ft stone wall along the boundary separating the proposed development from the existing houses thus giving the residents the privacy and security that seems to be lacking from the plans as they stand?

Yours sincerely

A resident of Abbot Walk

RECEIVED BY
CHIEF EXECUTIVE

01 SEP 2020

FAO	

14 Abbot Walk

Clitheroe

Lancs

BB7 1JE

28th August 2020

Dear Sirs

We would like to register several objections to the proposals submitted under Planning Application 3/2020/0601.

We have viewed the proposals and can see from the outline suggestion there will be a number of issues of concern. Currently we have a security issue with the public often using the fence between house number 12 and 14 Abbot Walk to access the close itself and thereby trespassing on what is private land. This situation has got worse since the farm was abandoned. It is proposed that there will be a footpath behind the current Highmoor estate and the new estate which would run right past the current border of 12 and 14 Abbot Walk. This would only encourage further land transgressions as people would see this as a means of accessing Abbot Walk. We would face not only a privacy problem as the footpath runs only a few metres from the properties but also a security risk. We would request that a substantial stone or brick built boundary is therefore built behind the current properties. The current boundary fence provides no protection from either a privacy or security perspective. There is also a buffer area proposed and we are concerned this does not become an area for anti social behaviour to be attracted to as has been experienced by the residents in the last 12 months due to the abandoned farm. Unfortunately this has become somewhat of a habit in the last year particularly in the evening when there is no security presence on the farm.

Furthermore the current owners will suffer a substantial reduction in their view over the fields which will be another diminishment of life quality as a result of the development. We would recommend the first line of properties on the new estate are bungalows to at least mitigate some of the visual impact of the new development. Two Storey buildings or higher will completely overlook the properties on the existing estate that immediately border the new development.

The proposed entrance to the new estate is a major concern as it exits onto Highmoor estate rather than Pendle Road. Currently at school times the Highmoor Estate experiences major traffic issues as parents park cars to drop off their children to go to Brookside School. A further 125 families from the new estate will only contribute to this problem which will become increasingly dangerous as people move in between the cars parked on the narrow streets of the estate. These cars can sometimes extend all the way up to the entrance of the estate itself. As a result there will be an elevated rick of serious injury at school opening and closing times.

On a broader perspective we also believe that Shawbridge is currently an accident waiting to happen from the Lidl exit to the Highmoor Mini Roundabout as a result of traffic growth over the last several years. Having seen the impact of the town's expansion in this area of town it is only a matter of time before there is a major incident. This new development on top of the multitude of other recent housing developments at the southern end of the town will only make this route into the

town extremely dangerous. This issue combined with the Brookside school risk would suggest to us that the scheme poses a serious health and safety risk to the residents and school users. As such we would recommend the proposal is rejected.

Yours Faithfully

[redacted]

Dorte [redacted]

12 Highmoor Park, Clitheroe, Lancashire BB7 1JB

AB

RECEIVED BY
CHIEF EXECUTIVE

20 AUG 2020

FAO

18 August 2020

Attn. Adam Birkett
Council Offices
Church Walk
Clitheroe
Lancashire BB7 2RA

Ref: Planning Application No. 3/2020/0601

PLANNING
20 AUG 2020
DC
ATTENTION

Dear Director of Economic Development and Planning,

I am writing to object to the above planning application, in relation to the construction of up to 125 dwellings on land at Highmoor Farm.

I set out my reasons below:

1. **Character and Infrastructure**

Development of the land at Highmoor Farm would have a further negative impact on the character of the immediate area and of the town as a whole. We, like so many other Clitheroe residents, are dismayed at the excessive development in Clitheroe that is clearly having a detrimental effect on the character of the town. With the additional development agreed for two further sites off Henthorn Road, and the massive Standen Hall development in progress it is simply time to stop. A Clitheroe Advertiser article earlier this year gave figures published by the Department for Housing, Communities and Local Government, showing that the target for the area has been passed quite substantially: the target number of houses required for '16- '17 to '17- '18 in the Ribble Valley was 428, whereas 1,193 were built. The pressure created by excessive development is having an impact on us all: the difficulty in obtaining prompt medical appointments; the lack of school places for children of families moving into new homes; traffic jams at key points, such as the foot of Shawbridge Street and Henthorn Road; the problems of low water pressure experienced by those living in the vicinity of Woone Lane, following the construction of so many new houses. Surely, we do not need to exacerbate these issues with further housing?

The land at Highmoor Farm, moreover, was bequeathed to Clitheroe Royal Grammar School by Queen Mary in the sixteenth century. The plaque in the courtyard at the farm records the construction of the farm by Clitheroe Grammar in 1860. It is inconceivable that the very special nature of this land should be destroyed by yet more modern houses. This over-development, well in excess of the Council's government target, is changing our beautiful market town into a faceless urban conurbation.

2. **Green Belt and Environment**

Highmoor Farm is part of the green belt surrounding Clitheroe. The proposed development would require building outside the town's boundary and would have an adverse impact

on the environment. Roe Deer are regularly seen on Highmoor Farm as well as hedgehogs (a priority species under the UK Biodiversity Action Plan), voles, field mice, bats, owls and many birds. The erosion of the green belt with even more land churned into mud and concrete, would be a terrible loss for current and future generations.

3. **Traffic and Congestion**

The development of 125 houses on Highmoor Farm, in addition to the 9 already agreed on the footprint of the farm buildings would result in an increase of at least 200 cars coming onto Highmoor Park estate. This, in conjunction with the increased pressure as a result of the construction on Standen Estate, will increase the pressure on routes into town which already suffer from significant queuing and delay during peak times. Congestion on Henthorn Road and the Shawbridge junction, among other places is too high and the additional traffic generated by cumulative developments would result in a severe impact to the road network.

4. **Air Pollution**

The increase in traffic would also increase air pollution, negatively impacting the health of local residents. A BBC News Report in 3 August 2018 informs us that:

> *Experts state that regular exposure to even low levels of air pollution may cause changes to the heart similar to those in the early stages of heart failure.*

The report also explains that a study of 4,000 people in the UK found those who lived by loud, busy roads had larger hearts on average than those living in less polluted areas. This was despite the fact people in the study were exposed to pollution levels below the UK guidelines. A spokeswoman for the Department for Environment, Food and Rural Affairs quoted in the BBC report stated that:

> *Air pollution is the top environmental risk to human health in the UK and requires collective action to tackle it".*

The current proposal ignores this threat.

I trust that you will for once listen to the concerns of Clitheroe residents and reject this application.

Yours faithfully,

[redacted]

12, Highmoor Park,
Clitheroe BB7 1JB

September 6th, 2020

Attn. Adam Birkett
Council Offices
Church Walk
Clitheroe BB7 2RA

Ref: Planning Application No. 3/2020/0601

Dear Director of Economic Development and Planning,

I wish to object to the application to build 125 houses at Highmoor Farm. I object in particular on ecological grounds, and on the grounds of the dangers and noise that the increased traffic from such development would cause.

Firstly, the Ecological Appraisal submitted with the application is weak regarding its analysis of the threat to bird life. The Appraisal was conducted outside the breeding season, which will clearly fail, therefore, to identify sites that are regularly used by birds at that time. The Appraisal states, (1 8.1.2): *"Amphibians, bats, birds, brown hares, badgers, reptiles and water vole have been recorded in the local area; there was however no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed."*

Of course, evidence of birds would not be available if the survey is conducted during their absence! I argue that on that basis a further report should be required during the breeding season before such a conclusion can be made.

The Ecological Appraisal, moreover, does not mention of the potential of the farm buildings, in particular the barns, for barn owls, swifts, swallows, or house martins. Again, this should be investigated; it is highly likely that several, or all of these species nest in the barn.

Regarding the dangers and noise of traffic, the massive over-development in Clitheroe is already having a detrimental effect on the town. There is increasing likelihood of accidents and danger to pedestrians. Only yesterday I saw an elderly lady struggling to cross the road near Lidl almost knocked down by a car approaching from the mini roundabout. This situation can only worsen when the developments now agreed for two further sites off Henthorn Road, and the massive Standen Hall development are completed. Building 125 houses on Highmoor Farm, would exacerbate this situation further.

In terms of noise too, it is time to stop. Pendle Road has become a major road during peak times and traffic noise is noticeably higher. Adding to that will contribute to the deterioration of the air quality and peace in what was once a tranquil town.

I urge councilors to look seriously at their responsibilities to the town, its surrounding green space, and the local people who have voted you into office and reject this application.

Yours faithfully,

[redacted]