

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 19 November 2025 14:35  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0317 FS-Case-766890870

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2022/0317

**Address of Development:** Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe

**Comments:** On the original plans there were no properties directly backing on and facing [REDACTED] [REDACTED]. They were cited across a road leaving more green space and landscaping. The addition on plot 220, 221 and beyond now shows gardens [REDACTED] which will be in my [REDACTED] rather than greenspace and the SUDS feature that was on the original outlined plans. I oppose this amendment. On this amendment the village is completely surrounded which will make me feel closed in and will take away from the listed status in place to protect the village. There should be more green space allowed to protect the area of Littlemoor so that it continues to enjoy the village status that has been protected. Littlemoor Road also is starting to be very dangerous with the increase in traffic with cars cutting through to reach the other phases of this development. I regularly hear car horns as the road is very narrow and hard to get two cars along particularly at peak times. It says buses will be able to pass through the entrance but has consideration been made to the road which will be taking the buses to such entrance it simply isn't wide enough. There are no pavements towards the bottom as you head towards the exit onto Whalley road nr Aldi. It is dangerous. Has consideration been put in place for the wildlife disruption. [REDACTED] they bulldozed through the hedges and fields to put in the sewage pipes in for the school. It was harrowing listening to all the foxes and Badgers howling for their babies as they had obviously been bulldozed along with hedges and soil. There are lots of wildlife including many dears that reside where plots 5 & 6 are proposed. These need to be carefully considered. I oppose the

alterations made

it is far too crowded and imposing and will negatively effect the beauty of Littlemoor and the peace and tranquility

of the area. I oppose the removal of the Bothy as this is an integral part of what Littlemoor once was and where the farm once stood. Why is this allowed to be reduced to a maze surely this should be restored to its former glory as it must be listed as all of Littlemoor is. It makes a mockery of why Littlemoor is listed if you can simply remove parts just because of the expense of making them back to what they were. the whole development is too imposing and will dramatically change the tranquility history of the area

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 19 November 2025 14:25  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0317 FS-Case-766887340

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2022/0317

**Address of Development:** Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe

**Comments:** On the original plans there were no properties directly backing onto the boundary of Littlemoor village. On this amendment the village is completely surrounded which will make me feel closed in and will take away from/ make a mockery of the the listed status in place to protect the village. There should be more green space allowed to protect the area of Littlemoor so that it continues to enjoy the village status that has been protected for many many years. Littlemoor Road also is starting to be very dangerous with the increase in traffic with cars cutting through to reach the other phases of this development. I regularly hear car horns as the road is very narrow and hard to get two cars along particularly at peak times. It is very difficult to pull out at times too. The road is very narrow. There are no pavements towards the bottom as you head towards the exit onto Whalley road nr Aldi. It is dangerous. Has consideration been put in place for the wildlife disruption. [REDACTED] when they bulldozed through the hedges and fields to put in the sewage pipes in for the school. It was harrowing listening to all the foxes and Badgers howling for their babies as they had obviously been bulldozed along with hedges and soil. There are lots of wildlife including many dears that reside where plots 5 & 6 are proposed. Also, why is the Bothy being reduced to a maze. Why is this listed building not being restored to its former glory so that it is still recognised as part of the listed village of Littlemoor. How is this being allowed to be demolished? This was an integral part of the working village in the past, yet it is more or less being destroyed and omitted from the legacy of Littlemoor. This should be kept as a reminder of what once was instead of being swallowed up in a concrete jungle of soulless new build houses. It is part of Clitheroe's

history. Please

can I ask that these points are carefully considered. I oppose the alterations made it is far too crowded and

imposing and will negatively effect the beauty of Littlemoor and the peace and tranquility of the area.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 20 November 2025 12:47  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0317 FS-Case-767164924

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2022/0317

**Address of Development:** Standen Hall Farm (Residential phases 5 & 6 Reserved Matters)

**Comments:** Revised representations 20 Nov 2025 (update of reps made previously today 20/11/25)

I have previously made representations (3 June 2025) on behalf of [REDACTED] in respect of potential incompatibility of uses (having regard to the siting of dwellings closer to the common boundary than was originally proposed in the OPP), to the risk of complaints in respect of existing operational noise and floodlighting, to the need for adequate security and soundproof fencing to be erected along the common boundary by the applicants and to the inclusion of land owned by [REDACTED] included within the landscape management plan and the associated red edge boundary. No notice has been served upon [REDACTED] in that respect.

The latest amended drawings do not appear to have taken any of those points into consideration which concerns [REDACTED] and could give rise to future complaints from new residents living close to the common boundary. Should such complaints arise, [REDACTED] will defend their position, if necessary through the Courts, and make reference to their representations to application 3/2022/0317.

Is it the intention of the local planning authority to ignore the points put forward by [REDACTED], or has the Council taken up these matters with the applicants?

I appreciate that this is a major application with a considerable documents package and involving many associated issues, but the close relationship of the new dwellings to a busy and noisy industrial operation does give rise to concern. [REDACTED] this site for several decades and is a substantial local business and employer. The company believes that its concerns should be recognised by the Council and are all resolvable through adjustment of the application boundary and inclusion of adequate perimeter fencing.

The latest drawings include details of fencing, but only in respect of boundary fencing for the individual dwelling plots. There are no details of site boundary fencing, which is a significant omission, in my view. Perhaps the Council intends to impose a condition on any Reserved Matters approval but surely it would be better for all concerned for perimeter fencing to be dealt with at this stage.

Will the Case Officer please take these points into consideration? I would welcome clarification of any related revisions which can (or reasons why they cannot) be made.



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 20 November 2025 10:38  
**To:** Planning  
**Subject:** Fw: Matters of concern wishing to be noted for application 3/2022/0317 - re. Reserved Matters application in respect of Phase 5 and 6

**⚠ 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 Sir / Madam

Having received notification of the amended information for this planning application (3/2022/0317) and having looked through the proposed amended plans, our previous comments (see emails below) remain both pertinent and relevant. We would like these previous comments still to be read and taken account of by the planning committee for this application.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, June 05, 2025 10:40  
**To:** 'Planning' <planning@ribblevalley.gov.uk>  
**Subject:** Matters of concern wishing to be noted for application 3/2022/0317 - re. Reserved Matters application in respect of Phase 5 and 6

Dear Sir / Madam

Now that amended plans for this application have been submitted by the developer, we wish to comment further on this application. Please note that many of our previous comments on this application (sent via email dated 19<sup>th</sup> May 2023 & 30<sup>th</sup> July 2024) are still relevant and we would like these comments still to be read and taken account of by the planning committee despite them being submitted before the recent amendments.

Our matters of concern regarding the amended plans are:

1. We do not believe the proposed buffer zone on the amended plans, which runs in front of 1-15 (odd) Littlemoor, is in accordance with the conditions 21 & 22 of application 3/2012/0942 (which was approved in April 2014; see page 7) and then amended via the more recently approved application 3/2022/1174 (approved Feb 2023). They are now proposing to **reduce the width of the buffer zone** to 5m from at least 12m in places, which will mean pulling trees out and the fence and so looks to breach these earlier approval conditions.

These are Grade II listed properties and the wider buffer zone approved for this border was part of the original conditions of approval to distinctly separate them from the new development. This proposed reduced buffer zone width diminishes this condition and the purpose of the buffer zone.

2. Unlike the border of the proposed development with Hillside Close and Lingerfield Avenue properties, we will have **seven** properties surrounding [REDACTED] whereas most properties along their row have only two properties at most impacting them. And unlike [REDACTED], all their properties are bungalows, whereas [REDACTED] the **seven** properties are at least 2 storey houses, with one being a 2.5 storey house (plot 263).

The rising elevation of the field means that some of these properties will 'tower' over us, creating a natural 'amphitheatre' resulting in both loss of privacy and enhanced noise issues coming from their gardens. To mitigate this please could consideration be given to replacing plots 259, 260, 262 & 263 with bungalows and so reducing the 'wall height' of some of these **seven** semi-circular positioned properties.

3. That no due consideration has been taken account of in the amended plans of the elevation of the field, rising up from the top boundary wall of [REDACTED]. To mitigate this, then as well as reducing the height of the proposed houses, as already suggested in point 2, please could:
  1. The buffer zone be widened at the corner point of [REDACTED] to keep a consistent width of buffer zone between [REDACTED] and the proposed properties, rather than narrowing it up at the corner as it currently does. It currently measures 3.6m at the corner which is less than the 5m proposed and certainly less than the 12m (10m + 2m maintenance path) which was approved as part of application 3/2022/1174.
  2. Plant conifer trees in the buffer zone around 1-15 (odd) Littlemoor properties to create a year-round natural barrier to improve privacy and reduce noise. At present only a few broadleaf trees are planted in the buffer zone which means that during the autumn / winter months they will have no leaves on them and they do not fill in all the gaps. We note that the buffer zone between Standen Hall and the development had conifer trees planted within it. Please could this be done for the small area of buffer zone adjacent to the Littlemoor Grade II listed properties.
4. There is a barn owl nesting in The Old Bothy and possibly bats too. You may already be aware of this - however will an alternative nesting site be provided before work begins on site?

We would also like the planning committee to see that [REDACTED] carried out on behalf of Taylor Wimpey (as per letter sent to us by them dated 17<sup>th</sup> March 2025). We sent them two emails - which we include below. We did not receive a response to either of them and it seems as if our concerns have not been taken into account now we see the amended plans. Especially, that the buffer zone width is being proposed to be reduced and the houses have got taller! We therefore question what was the point of their consultation if not to listen to those residents impacted by this development and take into consideration their concerns.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 23 April 2025 14:51

To: [REDACTED]  
Subject: RE: Matters of concern wishing to be noted for application 3/2022/0317 - re. Reserved Matters application in respect of Phase 5 and 6

Dear Sir / Madam

Further to our email sent in March (see below) we had a further thought regarding the six proposed properties which would look directly [REDACTED]. Please could you make them all bungalows and the problem would then be resolved?

Along with other mitigating actions we suggested before, such as planting conifer trees in the buffer zone, this should significantly reduce the impact on us, both from a privacy and noise point of view. Privacy because they will not be as high up looking into [REDACTED]. Noise, as by reducing the height of the surrounding properties to one storey, it should reduce the possible "amphitheatre" effect which is likely to occur as a result of placing six two storey properties in a semi-circle [REDACTED]

Thank you

[REDACTED]

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From: [REDACTED] >  
Sent: 27 March 2025 14:33  
To: [REDACTED]  
Subject: Matters of concern wishing to be noted for application 3/2022/0317 - re. Reserved Matters application in respect of Phase 5 and 6

Dear Sir / Madam

Following receipt of a letter dated 17<sup>th</sup> March 2025 from Taylor Wimpey outlining the new proposals for this application we wish to raise the following matters of concern with you.

Although we welcome the reduction in the number of properties surrounding us [REDACTED] we are still going to be surrounded by six properties. That's six families in their property or gardens with additional noise this will generate, the proposed 'semi-circle of houses' could potentially act as a natural amphitheatre for sound. We note that a couple of the proposed properties have been turned to avoid [REDACTED] however there are two which remain with a direct view [REDACTED]. These two properties will be on a higher elevation than [REDACTED], they are also positioned at the closest point to [REDACTED] where there is very little to no screening (the buffer zone being no more than 2m at that point with little to no planting) so it will be like having two 'watch towers' looking [REDACTED] with no privacy. This loss of privacy and increased noise is our main concern.

Security lights will also no doubt become an issue, along with less privacy and noise issues. We are in a [REDACTED], [REDACTED] and cannot do anything to mitigate sound. My [REDACTED] from [REDACTED] doesn't have the option of changing to a different room to avoid the sounds. We have a large first floor window which will make privacy an issue for us all, we cannot put curtains on this type of window. We also have a [REDACTED], to move would be to lose the security we have, should we be prepared to attempt such a thing, as [REDACTED]. Therefore, these plans are of great concern to us. To mitigate the impact would you be willing to consider one or all of the following suggestions:

1. Reduce the number of houses yet further which surround us? By removing one of the houses on the corner of the garden and then altering the angle of the remaining house adjacent to the corner of our garden.

- b) Widen the buffer zone at the corner point of our garden ( [REDACTED] on the old proposed plan for phase 5) to keep a consistent width of buffer zone between our garden and the proposed properties, rather than narrowing up at the corner.
  
- c) Plant conifer trees in the buffer zone to create a year-round natural barrier to improve privacy and reduce noise? At present only a few broad leaf trees are planted in the buffer zone which means that during the autumn / winter months they will have no leaves on them and they do not fill in all the gaps. We note that the buffer zone between Standen Hall and the development had conifer trees planted within it. Please could this be done for the small area of buffer zone adjacent to us.

On another matter we thought we best inform you that there is a barn owl nesting in The Old Bothy. You may already be aware of this, however will an alternative nesting site be provided before work begins on site?

Finally, thank you for giving us this opportunity to comment on your revised plans.

Best wishes

[REDACTED]

[REDACTED]