



16th December 2022

Our Ref:

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire BB7 2RA

Dear Sir/Madam

CROW TREES FARM, CHATBURN BB7 4BA APPLICATION FOR 39 RESIDENTIAL UNITS ETC. 3/22/0966 : LETTER OF OBJECTION

I write on behalf of to object to this application. is and is served by the access track running through the application site.

The objection relates to the proposed residential development of 39 new build dwellings only. No comment is made in relation to the proposed works to the listed building.

Contrary to the views of the applicants, it is considered that the proposal does not comply with the development plan and there are no overriding material considerations that suggest the provisions of the development plan should be set aside.

Housing Requirements

The Core Strategy housing requirement is for 5600 dwellings between 2008 and 2028.

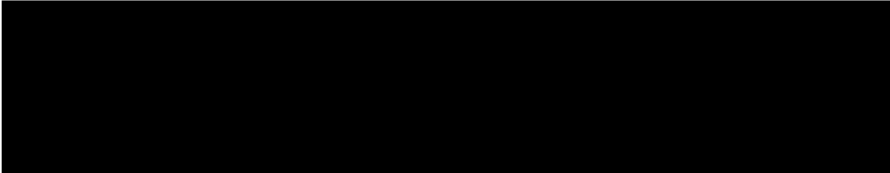
The Housing Land Availability Study 2021 indicates:-

	No. of Dwellings
Completions 2008 to 2021	3594
Planning permissions at 2021	2931
TOTAL	6525

The local planning authority has met its Core Strategy housing requirement.

The 5 Year Supply Statement as at 31st March 2021 concludes that a five year supply can be demonstrated.

There is no need to release additional land at this point in time to meet housing requirements.



Settlement Boundary

The application site is outside the settlement boundary as defined by the Districtwide Local Plan. By definition the land is in the open countryside where major housing development is not appropriate. The new build housing would represent an inappropriate incursion into the open countryside.

Heritage Impact

The application site is within the Chatburn Conservation Area. The new build housing is principally outside of the Conservation Area except for the back gardens to plots 1-4.

The Chatburn Conservation Area Appraisal indicates that the special interest justifying the designation as a conservation area includes:-

- 17th and 18th century farmhouses and barns as evidence of the agricultural origins of the village;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village.

The Appraisal, under the sub-title **Key views and vistas**, says: *“From the fields and lanes behind Downham Road and from Crow Trees Brow, the south-easterly view takes in the unmistakable shoulder and scarp of Pendle Hill.”*

The Appraisal goes on to say under the sub-heading **The Character of spaces within the area**

The conservation area is notable for the fields and paddocks that lie between Downham Road and the A59, and between the village and the Ribble on land that falls away to the north from the church and school. Although these fields are outside the conservation area boundary, they form an important component of views in to and out of the conservation area and contribute to the sense of Chatburn as a rural village rather than a densely developed urban landscape.

The text refers to the paddocks between Downham Road and the A59 but the same significance must apply to the fields and paddocks between Crow Trees Brow and the A59, including the two fields forming part of the application site.

Crow Trees Farm is Grade II listed building. The fields to the south of the listed building form part of its setting and the Heritage Statement submitted by the applicants acknowledges this fact when it states:-

3.23 Although the agricultural use of Crow Trees Farm has ceased and the buildings remain vacant, there is a historic association between the fields of the application site and the listed farmhouse and adjoining barn and former dairy building.

3.24 The fields also allow, to a varying extent, the architectural interest of the house and the ‘group value’ with the barn and former dairy building to be appreciated. The principal elevation of the farmhouse faces south towards the eastern field and can be appreciated from that part of the application site. The detail of the architecture is less discernible from the western field; however, the cluster of farm buildings is still, partially, visible.

3.33 *The significance of Crow Trees Farmhouse is principally derived from the following attributes: ...*

- *The agricultural setting of the two fields that comprise the application site.*

4.15 *The proposed development would have a direct impact on the Crow Trees Farmhouse (Grade II Listed) and the Chatburn Conservation Area and would also cause indirect impacts by virtue of change proposed within the setting of the identified heritage assets.*

So very clearly the applicants agree the fields form part of the setting of the listed building and the Conservation Area.

With the above in mind, the only concession the new build housing scheme makes to the presence of the listed building is to step the housing down to one storey close to the listed farmhouse. The suggestion made in the Planning Statement that this *"would enable views from the farmhouse to be largely maintained looking outwards 'over' the land"* is not agreed **because the view would simply be of further houses to the south.**

The 39 new dwellings is a high density (39 dwellings/1.3ha =30 dwellings per hectare) standard housing scheme which does not preserve or enhance the conservation area as required by Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. In addition, the proposed new build housing would have an adverse impact on the setting of the listed building, contrary to Section 66 of the Act. **As a result planning permission should be refused.**

Conclusion

There is no need to bring forward additional housing at this point in time to meet housing requirements.

The new build housing would be a significant and inappropriate incursion into the open countryside.

The new build housing scheme would have a detrimental impact upon the setting of the listed building and the Conservation Area.

Planning permission should be refused.

Yours faithfully

