

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 June 2023 12:26  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0966 FS-Case-527429000

**Planning Application Reference No.:** 3/2022/0966

**Address of Development:** Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA

**Comments:** Dear Sir / Madam

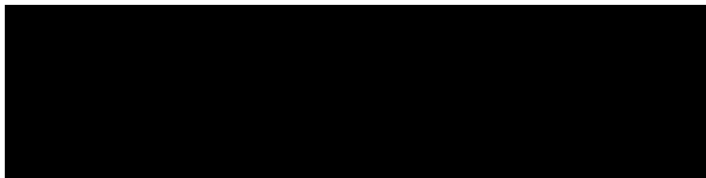
I strongly object to the proposed erection of residential units on what is currently viable farm land. The land is an important ecological resource and home to a wide variety of wildlife. Any development of this land would have a devastating impact on the biodiversity of the area and cannot be justified when we are all supposed to be playing our part in protecting the environment.

The proposed high-density development would be disastrous to what is currently a beautiful rural village. Such a large increase to the population and corresponding traffic congestion would be hugely detrimental to the village as a whole. There is already a serious problem with regard to excess traffic and the availability of parking. Although resident parking may be provided on the proposed plan, any additional visitors would inevitably park on Crow Trees Brow creating a serious danger to drivers, cyclists and pedestrians. Furthermore, I do not believe that Chatburn needs any further affordable housing as there is already a high percentage of such housing in the village. Therefore, the proposal should be refused as the destruction of yet more of our green spaces and wildlife habitat cannot be justified.

I do not have any objection to the proposed refurbishment of the existing farmhouse but urge the planning officer to ensure that this work and any conversion work to the existing outbuildings is carried out sympathetically with regard to the local environment.

I trust this response to the amended planning application will be fully considered prior to any decision being made.

Yours faithfully



28<sup>th</sup> June 2023



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. 3/2022/0966 : LETTER OF OBJECTION**

Further to you letter dated 16<sup>th</sup> June, we have reviewed the revised plans which do nothing more than making minor changes to the original scheme. In my letter dated 16<sup>th</sup> December 2022 I set out fundamental objections to the principle of a residential development on this site. It is noted that the applicants have not responded to any of the issues raised in that letter and simply explain the minor changes to the scheme that are now proposed.

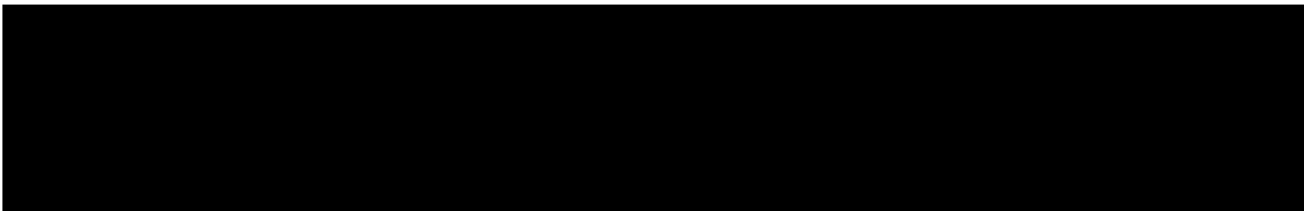
The proposed changes to the scheme do nothing to overcome the fundamental objections to a residential development and therefore those same objections remain.

The local authority has updated its housing figures to a base date of 31<sup>st</sup> March 2022. The Housing Land Availability Study 2022 indicates that the housing land supply position has not changed fundamentally since the first letter of objection.

	<b>No. of Dwellings</b>
Completions 2008 to 2022	4093
Planning permissions at 2022	2399
<b>TOTAL</b>	<b>6492</b>

The local planning authority is meeting its Core Strategy housing requirement.

The 5 Year Supply Statement as at 31<sup>st</sup> March 2022 concludes that a five year supply can be demonstrated, so **there is no need to release additional land at this point in time to meet housing requirements.**



I write to confirm [REDACTED] continues to object to the proposed development, for the reasons set out in the correspondence dated 16<sup>th</sup> December 2022.

It is considered that **planning permission should be refused.**

Yours faithfully

[REDACTED]