**Sent:** 09 June 2025 18:08

To: Planning

**Subject:** Planning Application Comments - 3/2025/0414 FS-Case-721661016

Lancashire

Planning Application Reference No.: 3/2025/0414

Address of Development: Land to the south of Chatburn Old Road Chatburn

Comments: Planning application 3/2025/0414

- 1) Adverse environmental impact and loss of habitat.
- 2) Loss of Open Countryside. Proposed construction site is on land designated as Open Countryside, which as the Applicant's report rightly points out, is a technical breach of RVBC planning policy.
- 3) Access via Old Road is not suitable. It is narrow and overgrown with no pavement and with children walking to schools from existing Old Road and Hare Hill Croft properties. Poor access for bin wagons (aren't able to collect several times per year) and emergency vehicles.
- 4) The majority of the proposed access road to the new development off Old road has already been excavated without planning permission.
- 5) Loss of amenity and overlooking of nearby houses as a result of the new development, which was one of the main reasons the Applicant's previous application was refused at Appeal.
- 6) Public right of way footpath location through the Applicant's site area is still unresolved.
- 7) Previous application for up to 9 dwellings was refused at appeal due in part to non-viability of the project in terms of cost and finances. The same logic would apply to the new application.
- 8) The red line boundary encroaches within areas of the fill material to the southern and eastern boundaries of Hare Hill Croft (HHC). This fill material was allowed to remain in place as a result of the HHC Appeal decision, subject to compensatory habitat being provided. This fill material should not be removed or altered in any way.
- 9) There should be no need for further housing given the large ongoing development off Crow Trees Brow by Pringle Homes for 37 affordable homes (due to complete in 2026), which will stretch village resources and amenities even further.
- 10) Incorrect mention of lack of five years of land supply. The Applicant's report claims 4.6 where as RVBC have stated on the record that this is 5.3.
- 11) Hare Hill Croft development is still not complete in accordance with planning requirements.
- o Large volume of excavated arisings from both the HHC development and the proposed future development road access (Point 4 above) deposited as waste on Open Countryside within the proposed red line boundary for this application.
- o Landscaping is incomplete.
- o The existing compound for the HHC development still exists and has never been cleared. More cabins and materials have been added since HHC construction was actually completed.
- 12) No compensatory land area completed in the southwest corner of the field (outside the

mported fill material to remain in place beyond the HHC planning red boundary line.						

Applicant's red line boundary) as part of the Hare Hill Croft Appeal decision that allowed the

**Sent:** 09 June 2025 21:13

To: Planning

**Subject:** Planning Application Comments - 3/2025/0414 FS-Case-721694286

Lancashire

Planning Application Reference No.: 3/2025/0414

Address of Development: Land to the south of Old Road, Chatburn

**Comments:** RE: 3/2025/0414 PIP for 9 Dwellings on Old Road, Chatburn. Pleaseaccept this letter as an objection to the planning application 3/2025/0414PIP for 9 Dwellings on Old Road, Chatburn. We stronglyobject to the planning application on the following grounds:

- 1. The application states that the proposed development is on scrub land. This is not, and never has been, scrub land but has been grazing land as recently as last year and an environment for wildlife including deer and hare. The current condition of the land is entirely due to the inconsiderate and disrespectful attitude of the developer, MrJackson. There have been requests from the planning department that Mr Jackson reinstates the destroyed habitat but this has never been done. We have concern that he will further destroy this area and leave it in an unfinished state like Hare Hill Croft.
- 2. A previous planning inspector calledthis space a 'green lung' between the houses on Crow Trees Brow and Old Road, and the quarry. It is important to theresidents that we maintain this 'green lung' for our wellbeing.
- 3. The land that Mr Jackson proposes tobuild on, has a footpath which he moved in building Hare Hill Croft. What is the plan for reinstating the original footpath, which would go through the middle of this proposed development. The rerouted footpath has been neglected and has now overgrown with limited access. This used to be a very popular and well-usedroute.
- 4. Mr Jackson's previous development on the adjacent land at Hare Hill Croft took a ridiculous length of time to complete (starting in March 2016 and rumbling on for many, many years and the site has been left unsightly and unfinished with litter and building debrisleft lying around). This upsets us because it was a beautiful habitat and nowwe look out onto a mound of rubble.
- 5. The houses on Hare Hill Croftalready dominate the houses below on Crow Trees Brow and we are very concernedthat similar sized houses in the new application would take away some of ourlight (and also that we would lose furtherprivacy. We appreciate that nospecification has been given on the type of houses Mr Jackson proposes to buildbut with Hare Hill Croft, endless amendments were granted after the initial planningin principle was awarded which resulted in much taller houses with secondfloor balconies and picture windowswhich all adds to the dominating size of these buildings and their impingement ourprivacy. We are concerned that this willhappen again should permission be granted, with even greater impact on ourprivacy and light as these would be much closer to us.
- 6. Residents on Crow Trees Brow have endured relentless building works allgranted by RVBC. This includes the development of Hare Hill Croft which took many years to complete, alterations to the

frontand driveway of no that took 3 years to complete, and now the development of 37 houses on Ravenswood development directly opposite us. All the noise, disruption to utilities (numerousgas and waterpipe damage in the process which left homes without these amenities) and the dirt and dust have become unbearable and is impacting on our mental health and wellbeing. In addition to the above, we are also going to suffer further noise and traffic issues from the HARP program which is scheduled to bring heavy vehicles regularly down Crow Trees Brow.

7. We feel that Chatburn does not needany more houses. Certainly, no more expensive houses like Hare Hill Croft whichtook a long time to sell the properties. Mr Jackson already has planning permission fora large house (marketed at £845,000 but initially marketed for over £1m) at thetop of Old Road on infill land. This hasbeen on the market for at least 12 months with little interest. The Ravenswooddevelopment of 37 social housing satisfies this element of the market. We hopethat you will take our objections into consideration of this application.

From:

Sent:

09 June 2025 07:05

To:

planning@ribblevalley.gov.co.uk

**Subject:** 3/2025/0414



Dear Sir/Madam,

# Re: Objection to Planning Application No: 3/2025/0414 – Land to the South of Chatburn Old Road, Chatburn

I am writing to formally object to the above planning application. As a nearby resident, I have serious concerns regarding the proposed development and its potential impact on both our immediate environment and the wider community. My objections are as follows:

# 1. Privacy and Overlooking

The proposed site is situated at a higher elevation relative to other property, which would result in significant overlooking and a severe loss of privacy. This would have a detrimental effect on our quality of life and enjoyment of these homes.

# 2. Inadequate Access

The existing access road is steep, narrow, and only accommodates one vehicle at a time and has no pavements. This raises serious concerns about safety for both local residents and emergency service access. Increased traffic from construction and future use would exacerbate these risks.

# 3. Environmental Impact

This land has long been a peaceful, natural space valued by our family for quiet reflection and spiritual well-being. The proposed development would not only disrupt this practice but also pose a threat to the area's wildlife. Deer were seen this week and badgers are frequent visitors. We feel a moral responsibility to protect this habitat from unnecessary destruction.

# 4. Previous Development Issues

The land has already been affected by earlier development, resulting in environmental degradation and took over 10 years to complete. Further construction risks compounding this harm and could leave the area in a long-term state of disrepair, particularly if the developer becomes bankrupt, as many of his previous business ventures seem to have failed.

# 5. Pressure on Local Infrastructure

The proposed scale of development does not align with the character or capacity of the local area. It risks putting unsustainable pressure on roads and services which are already limited.

In summary, this development would negatively affect residents' privacy, safety, environmental well-being, and local infrastructure. We strongly believe it does not serve the best interests of the local community and respectfully urge the planning authority to reject the application.

Thank you for considering this objection.

From:

07 June 2025 15:22 Sent:

To: Planning

Ref: 3/2025/0414 Subject:

## **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.

## FOR THE ATTENTION OF STEPHEN KILMARTIN

I would like to comment on the above application

will be

- 1. 2. I am and the only pleasure is my garden and if the application is successful and
- 3. The mound of earth in the field has been there ever since the last development was completed and despite Mr Jackson being told to remove it, it is still there a complete eyesore.
- 4. Also the illegall soil which he dumped in the field some time ago he was also told by Lancs County to remove this has not happened.
- 5. The current prime minister has stated that that we require low cost housing and currently we are having 37 built in the village so how many more houses do we
- 6. This application states nine dwellings and I am sure if given permission in principal they wiil NOT be low cost as the land is full of rock and as before we will be hounded with noise and dust and wagons delivering building materials,
- 7. the footpath which crosses the field as still to be resolved.
- 8. The old road is not suitable for wagons as it is very narrow and has no pavements for pedestrians to walk up it.

**Sent:** 08 June 2025 09:55

To: Planning

**Subject:** Planning Application Comments - 3/2025/0414 FS-Case-721253718

Lancashire

Planning Application Reference No.: 3/2025/0414

Address of Development: land to the south of old road Chatburn

#### Comments: 1.

Traffic and Road Safety

Our village infrastructure is not equipped to handle the increase in traffic this development would bring. The local roads are narrow and often congested, especially during peak hours. Additional vehicles from the proposed development would significantly increase the risk of accidents, create bottlenecks, and reduce the safety of pedestrians, particularly children and the elderly.

2.

Strain on Local School and Services

Our local primary school is already at or near capacity. An influx of new families would put unsustainable pressure on school places, likely leading to oversubscription and potential disruption to children's education. Similarly, local GP services and other amenities are already stretched thin and would be unable to accommodate the increased demand without significant investment.

3. Impact on Village Character and Community

The proposed development is out of keeping with the traditional character of our village. It threatens to erode the rural charm and close-knit community spirit that defines our way of life. A development of this size would change the demographic makeup of the village and risks turning it into a commuter settlement rather than a living, breathing community.

In conclusion, while I understand the need for housing, this development is neither sustainable nor appropriate for our village. I urge the planning authority to reject the application and consider more measured, community-led solutions that respect the village's character and capacity.

**Sent:** 08 June 2025 10:38

To: Planning

**Subject:** Planning Application Comments - 3/2025/0414 FS-Case-721253882

Lancashire

Planning Application Reference No.: 3/2025/0414

**Address of Development:** Land to the south of Old Ro.ad Chatburn.

Comments: Dear Sir

I would like to object to Application 3/2025/0414 for the following reasons.

Old Road Chatburn is very narrow with no public footpath. Due to very little car parking space in Chatburn, residents who live in terraced properties off Old Road have little choice but to park on this very tight road. Since the development of Hare Hill Croft increased traffic movements have become a problem and a concern for local residents. Delivery vehicles and service wagons have had difficulty on many occasions to access the road due to very limited space. Speeding is also a problem and it is the view of many residents that it is only a matter of time before there will be a serious accident. This small road cannot accommodate and service any further housing development.

The land identified in this PIP Application is set in open countryside with a public footpath running through it. The land also sits above the properties on Crow Trees Brow and if the application was allowed it would have an overbearing and detrimental effect on the residents who occupy these properties. Chatburn currently has a good housing mix and with The Ribble Valley Borough Council having a proven 5 year building land supply there is no need for further development outside of the village settlement boundary.

**Sent:** 08 June 2025 11:17

To: Planning

**Subject:** Planning Application Comments - 3/2025/0414 FS-Case-721262573

Lancashire

Planning Application Reference No.: 3/2025/0414

Address of Development: Land to the south of Old road Chatburn

Comments: Dear Sir

I would like to object to Application 3/2025/0414

Old Road Chatburn is a very narrow road with no pedestrian footpath. Delivery wagons and service vehicles regularly have difficulty accessing the road. Since the development of Hare Hill Croft traffic movements have greatly increased. Speeding is a major problem and many residents agree that it is only a matter of time before their is a serious accident. This small road which is in a very poor condition cannot service another housing development.

The proposed land for this development sits high above Crow Trees Brow housing and this will have an overbearing and detrimental impact on residents who live in these properties.

The proposed site is in open countryside with a public footpath running through it. The site is also outside the village settlement boundary. Ribble Valley Borough Council has a current 5 year building land supply and with already a good mix of housing stock and a new supply of housing which far exceeds the Chatburn housing target within the RVBC Core Strategy there is no proven need for this proposed development.

Yours sincerely

**Sent:** 09 June 2025 12:23

To: Planning

**Subject:** Planning Application Comments - 3/2025/0414 FS-Case-721516966

Lancashire

Planning Application Reference No.: 3/2025/0414

Address of Development: Land off Old Road, Chatburn

Comments: I object to the application for the following reasons: -

# **Application Form**

Existing Use. It is not 'vacant' it is currently an unsightly building site holding building materials and waste products visited regularly by the developer. It is also used for occasional grazing of sheep. Photo evidence is available of all if required.

#### Planning Statement

The site is a modest walk from the services and facilities at the foot of Old Road' - It is in fact an extremely steep hill with no footpath on either side which families with push-chairs, cyclists and anyone unfit, disabled or elderly find extremely difficult to negotiate. Plus, it is constantly lined with parked cars and suffers from delivery vans racing up and down. Although highways is noted as a consideration for part 2 it needs to be addressed at this stage as it has a direct impact on the location. A current evaluation of the traffic situation on Old Road, particularly at times of school buses and deliveries to the shops are around, needs to be done. Since the last 10 houses were built at Hare Hill Croft the amount of traffic on a single lane road has become extremely difficult. The site traffic when building Hare Hill Croft damaged the surface considerably and it remains in a poor state of repair. Not only do most houses have two or more cars, the amount of deliveries significantly adds to the problem. Further site and ordinary traffic added to this would make it very difficult for the residents. It would also contribute to the regular congestion at the junction of Old Road and Ribble Lane. This extended congestion has been caused by the site traffic on Crow Trees Brow whilst another 37 houses are being built. Another 9 houses would create a hazardous situation. It will be 10 houses as the developer has permission to build a 5 bedroom house with double garage on Old Road.

# Development Plan

The proposals would conflict with the development plan in that the site lies within the open countryside adjoining but beyond the settlement boundary of Chatburn. Areas in Northwich etc stated as sites where this has been overridden are not little villages with village character like Chatburn. Further new housing like Hare Hill Croft will diminish the character of the village.

'The site is surrounded on all sides by housing' This is not true. On one side the site adjoins a Nature

Reserve with wildlife and significant ecological value and on another there is the storage compound, beyond which, is the edge of the quarry. It is only bounded by existing housing on two sides.

# Zones of Visual Impact.

The impact of the view of Chatburn from half way up Pendle (a tourist attraction and popular walking route) has not been taken into account. I have images of how the site looks from that point on Pendle and Hare Hill Croft is the only housing in the village clearly visible. The rest of the village blends invisibly into the surrounding trees and countryside. The proposed site is the only remaining visible area of green in the village from that viewpoint. Additional development will add a further adverse impact.

# Privacy and Overlooking.

A selling point of any new houses on that site will be the view to Pendle Hill due to the height and position of the site. In order to capitalize on the view, the main windows would have to be on the side overlooking the houses on Crow Trees Brow and will have a direct view into the rear bedrooms and gardens of the family houses. It was for this reason the last PIP application was refused.

'This scheme is intended to complement the existing scheme' ie Hare Hill Croft. That development still has not been fully completed after more than 10 years. The style of Hare Hill Croft does not fit in with the village genus loci. Also, the village does not want to be left with another incomplete site surrounded by building materials, waste products and burned-out bonfires.

Chatburn may have been noted as a Tier 1 site but perhaps that is why permission was granted this year for another 37 new houses on Crow Trees Brow. Traffic in the village is already to capacity and will be totally saturated by the traffic from another 37 affordable houses and the village does not need any more. There is one house on Hare Hill Croft that has remained unsold for almost a year which illustrates the lack of demand.

## Relevant Planning History.

Outline planning was approved for 10 new houses in 2013. However, it was suggested by the local MP that if at that stage, an application for 19 new houses was submitted it is unlikely to have been approved. This is using planning approval by stealth instead of stating from the outset the long-term intention.

The current site of 10 houses still has not had all the conditions met and the area of landscaping surrounding the site as part of that application remain outstanding.

## I refer to the statement of 'no protected assets':-

There is a history of the public footpath across the site. The footpath inspector at LCC is still to make a decision on the DMMO. A footpath closed by the applicant. More than 15 objections were lodged by those who had used the path for more than 20 years with access to the adjacent nature reserve. The current footpath indicated on the proposal was re-routed by the applicant without authority or notification to the public. This issue is outstanding under the DMMO. The existing footpath is overgrown with pernicious weeds and brambles, has an exposed open drain and is hazardous to use (as witnessed by LCC footpath officer and Councilor Ged Murfin)

Another historical issue with this developer is the outstanding mitigation area. During an appeal hearing concerning this site, there was a signed agreement by the developer and landowner to create an area at the top of the field. This was in order to mitigate the destruction of a protected area of unimproved calcareous grassland whilst building Hare Hill Croft. This area should have been completed in October 2022 and no attempt has been made yet to create it. This is a breach of contract.

Drainage. Assurance that the proposals will not cause drainage problems? Something disregarded in the statement but of concern to the village and presumably comes under 'land use'

Unresolved Existing drainage problems:- Since Hare Hill Croft was built this has caused flooding problems for the houses on Crow Trees Brow. Also, the Hare Hill Croft development has also caused problems of surface water flooding down Old Road and the drains at the bottom are often blocked causing a further problem on Ribble Lane

In order to drain the proposed site a drain would have to be constructed to go through the length of the garden and driveway of which will cause considerable disruption for them. The fall from the top of the site to where it meets that drain is at least 15m. That means the force of the water flow from the proposed additional 9 houses will be extremely high. The existing drainage on Crow Trees Brow cannot cope with heavy rainfall and as the frequency of heavy rainstorms seems to be increasing annually, I cannot see how the drainage will cope with extra pressure. If it does fail, it will affect all houses on Crow Trees Brow, the gardens of the houses on Old Road and the houses and shops on Ribble Lane.

# Viability.

A final point is viability. In the last PIP appeal RVBC were concerned about the viability of the 9 houses. Surely 9 affordable houses would have even less viability?

Our computer nor working so posted a letter last These which you say you not received so that is another one so disgregard the last one y it ever reached you. (post not good at the mo)

Dear Sir

.1 0 JUN 2025

Regarding the application 3/2025/0414

Land of the South of chatburn old Road chatburn

permission in principle of Repidential ring dwellings

we again strongly object to the proposed 9 houses that you actually failed and failed again when it went to apeal. nothing has changed from last time - The footpath has not been resolved - mounds of soil still not removed - So now ETHI planning has gone on about other parts of the country not having problems due to howing chisis and affordable houses. Hus were not bette case on this site - The removing of Rock - pulling - etc. they was not be affordable houses we ourselves were very much overlooked and headlights from cars well be strining into our bedroom - which were be at least 18 cars 2 per household. The old road is not Suitable for xtra cars and will cause more congestion down in the village- you have passed 37 houses how cost accross from us so chatburn does not need any more houses or traffic - we will have houses - cars in front of us and same behind us we strongly object to thus and hope the council wu have regard for our privacy being prioriy. EMMI also say thus land is not get for aggrealture use. The only reason is because the developers own vandalism of this site which was the developers intension after have hill was finished

From:

Sent: 10 June 2025 21:23

To: Planning

Cc:

Planning No. 3/2025/0414: OBJECTION to the "proposal for nine dwellings on the land to the south of Chatburn Old Road, Chatburn".

# $\wedge$

#### **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.

Good evening,

I am writing to object to the planning application named above. We at this proposal and our objection is based on the following:

- 1. The proposed site sits at a higher elevation to us and we believe this would mean we were completely overlooked severely impacting our privacy.
- 2. Old Road is an already busy road for the amount of properties here. It is only wide enough for a single car and has no footpaths either side. We are a and I already have safety concerns with the traffic and parking situation. Adding in an additional 9 properties would only make the road busier with the resident traffic and things like delivery vans etc. We can barely enter our drive at the moment because of the parking situation on the single car road and are having to spend a considerable amount of money to get our driveway widened to enable us to access it.
- 3. The junction at the bottom of old road where it meets ribble lane is already very congested. There are often cars parked on both sides of the road at the bottom of old road which can prevent things like bin wagons and emergency vehicles entering the road a further 9 properties would only exacerbate this sitation.
- 4. The village is very quikely becoming overrun with more and more hosues with the latest permission granted for the 37 new dwellings on crow trees brow. I think it is very important that we protect the natural environment and remianing countryside and moreover protect the wildlife currently inhabiting the area. Further, overall traffic in the village is already saturated once these additional 37 houses are erected it will be even worse so we certainly dont need any more properties adding to this problem.
- 5. We are aware of the previous development issues at hare hill croft and are very concerned about the state of disrepair that has been left currently surrouding the development and predict further developing would make this worse.
- We do not feel the scale of the proposed development is in keeping with the character of the village.

We respectfully request this application be refused to protect the interests of existing residents and the village community.

Kind regards,

From:

**Sent:** 11 June 2025 08:06

To: Planning

**Subject:** Objections to Planning application 3/2025/0414 FOA Stephen Kilmartin

**Importance:** High



# **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.

Good morning Mr Kilmartin

Objections to Planning application 3/2025/0414 FOA Stephen Kilmartin

We are objection to the Planning application 3/2025/0414 for land

and would like to put forward our

Planning application 3/2025/0414

Please find below our Comments/objections to the application

- 1) Adverse environmental impact and loss of habitat.
- 2) Loss of Open Countryside. Proposed construction site is on land designated as Open Countryside, which as the Applicant's report rightly points out, is a breach of RVBC planning policy.
- 3) Access via Old Road is not suitable. It is narrow and overgrown with no pavement and with children walking to schools from existing Old Road and Hare Hill Croft properties. Poor access for bin wagons (aren't able to collect several times per year) and emergency vehicles.
- 4) The majority of the proposed access road to the new development off Old road has already been excavated without planning permission.
- 5) Loss of amenity and overlooking of nearby houses as a result of the new development, which was one of the main reasons the Applicant's previous application was refused at Appeal.
- 6) Public right of way footpath location through the Applicant's site area is still unresolved.
- 7) Previous application for up to 9 dwellings was refused at appeal due in part to non-viability of the project in terms of cost and finances. The same logic would apply to the new application.
- 8) The red line boundary encroaches within areas of the fill material to the southern and eastern boundaries of Hare Hill Croft (HHC). This fill material was allowed to remain in place as a result of the HHC Appeal decision, subject to compensatory habitat being provided. This fill material should not be removed or altered in any way.
- 9) There should be no need for further housing given the large ongoing development off Crow Trees Brow by Pringle Homes for 37 affordable homes (due to complete in 2026), which will stretch village resources and amenities even further.
- 10) Incorrect mention of lack of five years of land supply. The Applicant's report claims 4.6 where as RVBC have stated on the record that this is 5.3.
- 11) Hare Hill Croft development is still not complete in accordance with planning requirements.
- o Large volume of excavated arisings from both the HHC development and the proposed future development road access (Point 4 above) deposited as waste on Open Countryside within the proposed red line boundary for this application.
- o Landscaping is incomplete.
- o The existing compound for the HHC development still exists and has never been cleared. More cabins and materials have been added since HHC construction was actually completed.
- 12) No compensatory land area completed in the southwest corner of the field This is outside the Applicant's red line boundary as part of the Hare Hill Croft Appeal decision that allowed the imported fill material to remain in place beyond the HHC planning red boundary line.

We feel, that considering the above details, that planning should not be granted and refused.

Thank you and kind regards

Sent from Outlook for Mac