

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 June 2025 11:23
To: Planning
Subject: Planning Application Comments - 3/2025/0414 FS-Case-720596463

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0414

Address of Development: Land off Old Road Chatburn

Comments: This development is not required nor wanted by the residents of the whole of Chatburn and in particular residents whose properties are on the boundary of the proposed site.

Access is very poor and Old Road is narrow and with out footpaths. Many properties at the start of Old Road, do not have direct access to their houses, which are "walk up" terraces and so Old Road is choked with cars, day and night. Often the refuse collection wagons, cannot enter Old Road, due to parked cars and the narrow road, similarly ambulances and emergency vehicles have trouble gaining access. More traffic up and down Old Road would obviously exacerbate this issue.

The planning statement says that the previous development (Harehill Croft) has been completed, however this is NOT the case. Landscaping as per the original Planning conditions have not been met and many residents of Harehill croft are chasing the developer for full completion.

The previous development was also the site of extensive damage to plants and landscape of special scientific importance and following a ruling by LCC that the land should be returned to its previous condition, by removing many tons of soil brought in to shore up some houses in the development. However an appeal by the developer resulted in a inspectorate site visited, who ruled that as the damage had already proved terminal for the protected area, the developer should instead, create a similar area in mitigation for the damage.

That ruling was some years ago now, but no mitigation area has been created. The resident have no faith that any promises made by this developer will every be carried out.

The previous application for 9 or 10 houses failed, because in the eyes of the Planning officer, the development was not economically viable, How is the new proposed site supposed to overcome this issue when previous application was for luxury houses, but the new application seems to be for affordable housing. It makes no sense and residents suspect that after PIP is granted, the "affordable" houses will be replaced with expensive properties by the developer varying the Technical details.

RVBC seem to be reluctant to enforce many incidents where this developer has previously failed to

carry out planning obligations, many still outstanding more that 10 years after the Harehill Croft site was started.

Recently some houses on Harehill Croft have come up for sale, but the sales fell through because of buyers concerns about the access via Old Road.

We strongly hope that this latest application is seen for what it is, another ploy by this developer to get away with a poorly thought out scheme. At the very least he should be forced to fully complete the Harehill Croft development and the mitigation area promised to the inspectorate.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 June 2025 21:43
To: Planning
Subject: Planning Application Comments - 3/2025/0414 FS-Case-720797520

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0414

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

Comments: I am very disappointed to see further applications going in for the Village (or what was a village) of Chatburn, having lived in the Village for [REDACTED] years and witnessed property after property being passed i believe enough is now enough. The infrastructure of the Village is at breaking point, the school is full, you struggle parking outside any of the shops and the amount of traffic in the village is ridiculous. The entrance to the Old Rd, road down to Ribble Lane, The road down to Bridge Rd passed the Post Office and the junction coming off Crow Trees Brow is like Spaghetti Junction and you take your life in your own hands when pulling out of it from any direction, these further properties will only add to the issues.

Adding to the above I find the way the previous development off the Old Rd has been left is very dissapointing, behind the houses it is like a dumping site with scrap material and mounds of earth being left behind which all runs alongside a public footpath and is very unpleasant to see.

For the above reasons i believe this application should be refused.