11 June 2025 14:02
Planning
Planning Application Number 3/2025/0414

A External Email

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Dear Mr Stephen Kilmartin,

I am writing to you as per the letter dated 28th May 2025 for the above planning application number for Land to the south of Old Chatburn Road.

We would like to object to the planning application on the grounds of:

• The original build of Hare Hill Croft was designed with overly large windows compared to other new build housing in the area, maximising light input and the view of the local area. Our master bedroom in particular has the largest windows. The distance of Crow Trees Brow properties from our property does not overly impact our privacy, however any property being put in between would severely limit the farmer of the protected tree then and the plot directly leading off Old Road

that has been granted permission. We would not

(the same reason Ronald gave for trees not being able to be planted along the boundary to comply with previous

planning).

• The access from Old Road is not structured to support additional vehicles. Each house on Hare Hill Croft has at least 2 cars, taking into account any children then also getting a vehicle and visitors increases the traffic up and down Old Road significantly. The lane is mostly single track due to parked vehicles. There are no passing paces. Vehicles either need to wait in the heavily congested area at the bottom of Old Road or at the top of Old Road. It isn't always visible whether a car is waiting or coming up/ down the road causing congestion issues. As there is no off road parking to the properties at the bottom of Old Road the lane can frequently be blocked by vehicles either delivering, picking people up or dropping off. The way people park on Old Road causes access issues. The corner shop at the bottom of the lane frequently has a large lorry for deliveries which when parked reduces access and visibility for cars coming out of Old Road. We already have had bin collections missed because parking on the lane has obstructed access. We are already concerned about the access for emergency vehicles to our properties before adding more properties in this area. When the road ices over the lane is particularly

dangerous. The lane doesn't get gritted and being on a hill and the parked cars either leads to residents not being able to leave their properties in a vehicle or risk skidding down the lane straight onto the main road or into other vehicles. There is no provision for pedestrians on the lane to avoid vehicles other than ducking in between parked

cars to allow vehicles to pass.	Hare Hill Croft we have seen several near misses, more traffic on this lane will inevita	bly increase the risk of an	
accident occurring.			
• The footpath has been illegally	now since the initial development without any repercussions.	The footpath should be	
reinstated properly before any further permission are	granted.		
The footpath currently goes through the middle of the	e field, we would not be agreeing to a footpath being moved	if we had the choice. The	
attitude of the land owner assuming that the footpath will be moved for his build design shows a complete disregard for rules and that he has an expectation for the			
council to grant all requests. This is also seen in his use of the land since the build at Hare Hill Croft which has been used as a dumping ground again not permitted but			

overlooked. The land has never been put back to its original use and cleared up. The dumping of excess soil on the land from the Hare Hill Croft build has been the excuse for moving the footpath to be 'safer' although it is evident that it allows for the next phase of the build plan if the footpath is moved.

• The field currently supports a variety of wildlife including bats, deer and owls as well as other birds. We have also had common newts and contacted the Environment Agency. It would be a shame to remove an additional green space in the area that supports a variety of wildlife.

• Chatburn is a small village that already has a building development ongoing for new houses. The school is also at maximum capacity without the ability or plan to be increased. Removal of green space in this small village setting would not be in the interest of the community. The size and colouring of Hare Hill Croft is very visible when viewed from Pendle Hill and other local walks. Building more of similar build should consider the views from the surrounding area as the views of the countryside are a critical part of the Ribble Valley considered a lot of the countryside is classed as an Area of Outstanding Natural Beauty.

• We have reason to believe that the build time for Hare Hill Croft was 5 years. This is a long time from people from Hare Hill Croft and Crow Trees Brow to have to live with ongoing noise, dust and vibration of living next to a building site particularly with a young family. This would impact the quality of living of many properties and people living in the community and could have detrimental affects on peoples mental health.

• There has been no allocation of open spaces for either this development or the Hare Hill Croft Development. Under 'Environmental Objective' there is the requirement to 'protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity'. As detailed above there is a range of wildlife seen in the local area particularly on this land and it would be highly detrimental to remove this habitat for the local wildlife. To conclude this paragraph, we don't feel that the development on this land meets the criteria outlined in the National Planning Framework.

Kind Regards,

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10th June, 2025

Re: application 3/2025/0414 Location - Land off Old Road, Chatburn,

I object to the application for the following reasons: -

Highways. (I note the Highways department has been consulted)

I have been at the junction of Ribble Lane, Bridge Road and the bottom of Old Road and have clear views of all the passing and parked traffic. I have noticed, particularly in recent years how that junction has become increasingly congested, particularly since the introduction of Hare Hill Croft. With the addition of the new 37 houses on Crow Trees Brow, plus the two new houses at Crow Trees Farm the amount of traffic will become very much worse. Chatburn is the thoroughfare for all the local traffic, A59 and Clitheroe, but Ribble Lane is the thoroughfare for a number of the local villages. It is also a collection point for the school buses. I also understand that the heavy lorries for the HARP work will begin soon adding yet more problems. If yet another 9 houses (in fact 10 if you include the permitted planning for no.11 Old Road) are added to this village it will be gridlocked and will create a hazardous situation. The most recent house to go on the market on Hare Hill Croft has remained unsold for a considerable time. Some of the prospective purchasers have reported that it is a beautiful house but discounted it because of the state of the road and the congestion at the junction.

Location

The Agent mentions :-'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. The provide and would not attempt to go up to the top of Old Road on foot.

'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'. Further new housing like Hare Hill Croft will diminish the character of the village. It is not acceptable to keep on extending the boundary of a small village.

The agent mentions: 'The site now being almost entirely surrounded by residential development'' This is not true. On one side the site adjoins a valued Nature Reserve with wildlife and significant ecological value and on another there is the edge of the quarry. It is only bounded by existing housing on two sides. New building will have an adverse environmental impact on the nature reserve, it's wildlife and habitats.

The location of the site is elevated and any houses built on that site will have a direct view into the rear bedrooms and gardens of some of the family houses on Crow Trees Brow. I understand it was for this reason the last PIP application was refused.

Drainage and flooding

A man from United Utilities was on Ribble Lane today fixing a water supply problem. Whilst discussing the the drainage problems in the village with a neighbor, he agreed that the village does not have the capacity the cope with all the water. Since Hare Hill Croft was built, the water rushes down Old Road and the drains at the junction with Ribble Lane cannot cope with the flow and regularly get blocked. The 39 new houses on Crow Trees Brow will be added to the main sewer and add to the problem. Another 10 houses on Old Road will make things worse again.

Relevant Planning History.

Many of the residents in the village have concerns about when this developer will complete the work as the current site at Hare Hill Croft has been left unfinished. The village does not want to be left with another incomplete site surrounded by building materials, waste products and burned-out bonfires.

The public footpath: - I recently attended a meeting about the public footpath and explained how I had used the previous footpath for metabolic along with many other residents. The current footpath 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 weeds and brambles. It is difficult to negotiate and hazardous to use.

The mitigation area. Why has this not been done? During an appeal hearing an agreement was signed 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 years ago. Surely this should be done before any further application is granted.

10/6/25

From: Sent: To: Cc: Subject:

11 June 2025 16:34 Planning Planning Objection To Planning Application No 3/2025/0414

<u> External Email</u>

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Objection to planning application 3/2025/0414.

Dear Stephen/Nicola

Further to receipt of your letter dated 28/05/25, I wish to express my concerns & also object to the planning application 3/2025/0414 for the proposed development of up to 9 dwellings situated to the land south of Chatburn Old Road in Chatburn. for the following reason stipulated below:

1. Loss of privacy – the houses potentially being built on a steep hill & the direction of the slope is down towards my other the resident's gardens of Crow Trees Brow; taking away our privacy; the height of these houses will add to mine & other residents privacy to be invaded especially with my rear garden wall being very low in height.

2. **Traffic & road noise** – the road is already narrow allowing access to single vehicles at the moment; therefore its of concern of how emergency vehicles will gain access & of other input of traffic be compromise safety where the noise of the additional traffic will be increased, adding to congestion already within the village.

3. Lack of need for development – Mr Jackson has already built 10 houses on the green land at in the process of building number 11, another larger house & now proposing another 9 dwellings. As you are already aware there is development currently on Crow Trees Brow where 37 affordable houses are being built which are situated at the same there is renovations being made to Crow Trees Barn & I believe the outbuilding on Crow

Trees Farm is also being converted into houses. Hence, I feel there is no need for any further houses on this side of the village. 7. **Wildlife** – the proposal of going ahead with these large 9 houses will eradicate a number of protected species within the current open green land, where I am aware the previous planning inspector acknowledged as being a green space for the village benefitting both animals & humans.

Kind Regards

From: Sent: To: Subject: Contact Centre (CRM) <contact@ribblevalley.gov.uk> 11 June 2025 16:44 Planning Planning Application Comments - 3/2025/0414 FS-Case-722286118

Planning Application Reference No.: 3/2025/0414

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

Comments: I wish to object to this development (as I have done each time a variation is submitted) on the following grounds:

1. It contravenes the RVBC's own Core Strategy Document in that it is outside the Chatburn village boundary and there are no special circumstances that allow for this restriction to be waived.

2. There is no demonstrable need for further housing in Chatburn. One house from the adjacent development by the same developer of a similar house type has been on the market and remained unsold for 12 months. Also, there is a development for 37 homes currently under construction in a nearby development which will cater for any need for some time. I think Chatburn has done its share of adding to the housing stock in the Ribble Valley.

3. The vehicular access to the development is already over-capacity and dangerous. This was debated at length for the developer's previous estate on the same field and was only approved by LCC Highways Department at the last minute. This development will only increase the traffic on a narrow lane that has houses and an access path opening straight onto it used by a number of young people and children. It will also make the junction with Ribble Lane even more dangerous. This is a junction where many pedestrians cross and pupils for Bowland High School cross en mass in order to get onto their school buses in the morning - a time when there is increased commuter traffic from the Grindleton area.

4. The infrastructure had to be improved for the last development, however, we often have run-off cascading down Old Road and the gulleys are usually blocked through the debris carried down. The water supply has reduced in pressure since the last development and this new one will create greater demands on a finite supply.

5. The plans ride rough-shod over an existing right of way which the developer has already moved without authorisation to suit a previous development. This application does not address this.

6. Mitigation work required by LCC to compensate for the developer's wilful destruction of important calcareous grassland (identified by his own earlier report) has not been carried out. This application should be refused until this has been rectified.

7. An application for a DMMO for a path which links to the existing RoW, mentioned above, has still not been processed by LCC. This application should be at least deferred until this situation has been resolved.

8. The road that the developer will need to use to access the site was substantially damaged due to

wagon movements and utilities work for his previous development and much disruption caused at times. If this application is approved, at this or the technical application stage, then a requirement for the road to be resurfaced after completion of the development should be put in place.