



11th March 2026

Dear Sir/Madam,

Planning Application No: 3/2026/0042

Grid Ref: 367150 433327

Proposal: Outline application for the proposed erection of two dwelling houses with access applied for.

Location: Land adjacent to Fernhill Ribchester Road Clayton Le Dale BB1 9EE

We are writing to voice our concerns with the proposed development of 2 dwelling houses on the piece of land immediately adjacent to Fernhill, Ribchester Road BB1 9EE

We would like to raise the following concerns:

1. The proposed development is within 100 meters of an intensive broiler unit
2. Drainage from proposed development
3. Road safety
4. Impact on wildlife

We have outlined each point in detail below:

1. Our main point is that the neighbouring farm is an intensive Broiler unit. This farm has been growing chickens for around 35 years and the previous owners also farmed and grew chickens. Since it is an intensive broiler unit - the farm is under the Environmental agency and has an Integrated Pollution Prevention and control Permit (IPPC) and has an appointed environment officer. To comply with IPPC the farm has noise, odour and dust management plans in place as well as the need to comply with other areas regarding the environment. When the farm applied for this permit houses within 400meters had to be listed. This proposed planning development is within 100 meters of the broiler unit (adjacent and looks out onto one of the chicken houses). Our concern would be that new occupancies would need to be fully aware that they are moving next door to an intensive broiler unit and there will be odour, noise and dust - yes it will be kept to a minimum and controlled but like any farm there is no getting away that smell, noise and dust are present. The farm does not receive any complaints at present from their existing neighbours and would like this to continue

2. Ribchester road has no mains sewer drainage where the proposed development is planned, so a concern is where will the drainage go from the proposed development go. A septic tank still requires drainage away and if it's a soakaway how will they be maintained as poor maintenance will risk surrounding fields to become water logged. The drains for water run off on Ribchester Road aren't currently able to cope - when there is heavy rain fall the water runs down the development side of the road and water is seen bubbling from the drain covers flowing out onto the road surface. The concern is that the fields will be affected by this development or that they will need access to fields to put in a drain for water drainage.

3. Ribchester road is a busy road. The speed limit is 30mph but greater speeds are reached on this road - particularly from Blackburn down to the traffic lights on the A59. Visibility is reduced due bends in the road, tree/bush growth, the road is narrower and a number of different entrances at different angles adjoining Ribchester road - this would cause safety concerns for road users and those exiting/ entering the proposed development or their neighbours. On this part of Ribchester road there is only a narrow footpath and nothing further up, again a safety concern. The road surface in the area where proposed development is, isn't great - very uneven road surface.

There have been at least 5 incidents in the last 6 years where vehicles have hit a fence and wall not far from the traffic lights, 3 of the occasions hitting and knocking down the street lamp (these replacements of the street lamps will be on your records). As mentioned this part of Ribchester Road is a safety concern and more houses could increase the risk of a serious collision or fatality.

4. Just for your information a number of deer are often seen in the fields, neighbouring this piece of land proposed for development, also in the neighbouring larger gardens and actually seen in the area for development. These deer risk going out on to Ribchester road if they didn't have the safety of the large piece of land to hide away in. Up until recently this land was classed as agricultural land.

We do hope you take into account the above concerns, especially our main concern - the long standing broiler unit, as this is a family's livelihood that could be jeopardised in the future due to people not being aware that this is a working farm that does naturally have odour, dust and noise.

Thank you
Sincerely,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 March 2026 19:46
To: Planning
Subject: Planning Application Comments - 3/2026/0042 FS-Case-810896490

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0042

Address of Development: Land adjacent to Fernhill, Ribchester Road, Clayton Le Dale, BB1 9EG

Comments: I am writing to formally object to the proposed development of two dwelling houses on the field immediately adjacent to Fernhill and opposite Rockhaven and Ekuuse on Ribchester Road, BB1 9EG.

[REDACTED]

During this time the locality has maintained a distinctly semi-rural character, with open fields forming an important part of the landscape along Ribchester Road. The proposed development would significantly erode this character and introduce built form into what is currently an open field, fundamentally altering the appearance and setting of this part of the road.

The field contributes positively to the visual openness and rural nature of the area. Replacing it with two detached dwellings would urbanise the frontage and detract from the existing rural streetscape, which is characterised by more sporadic development and open green space. This would harm the character and visual amenity of the surrounding countryside.

In addition, Ribchester Road is a narrow rural road, already used regularly by residents, agricultural vehicles and through-traffic. The creation of a new access and additional dwellings would inevitably increase vehicle movements along this stretch of road. Given the limited width of the road and the existing traffic conditions, this raises concerns regarding highway safety, vehicle manoeuvring, and visibility for vehicles entering and exiting the proposed development.

There are also concerns regarding the construction phase of the development. The building of two houses would likely involve heavy construction vehicles, delivery lorries and contractor traffic accessing the site via Ribchester Road. Given the narrow nature of the road, this could create disruption and potential safety issues for existing residents and road users.

Furthermore, [REDACTED] who requires [REDACTED] . A [REDACTED] regularly [REDACTED] difficulty sleeping at night, and increased disturbance from construction traffic and activity would further impact [REDACTED] wellbeing.

The narrow nature of Ribchester Road already makes manoeuvring challenging for larger vehicles, and the regular access required by this transport service means that safe access and adequate road space are particularly important. An increase in traffic associated with both the construction phase and additional residential vehicles could make access for this essential transport more difficult and potentially unsafe.

Given these circumstances, we would respectfully request that the Highways Authority at Lancashire County Council carefully assess the safety implications of introducing additional vehicle movements and a new access point onto this stretch of Ribchester Road. In particular, we ask that full consideration be given to vehicle visibility, manoeuvrability for larger vehicles such as service and transport buses, and the cumulative impact of construction traffic and additional residential traffic on what is already a constrained rural road.

There are also potential concerns regarding surface water drainage. The field currently serves as permeable land which absorbs rainfall. Development of this land could increase surface water runoff, which may place additional pressure on roadside drainage and potentially contribute to localised flooding, particularly during periods of heavy rainfall.

We are also concerned that permitting development on this currently open field could create an undesirable precedent for further development along this stretch of Ribchester Road. Incremental developments of this nature can gradually erode the open countryside setting and semi-rural character of the area. Allowing housing on this plot may increase pressure for similar development on neighbouring land, resulting in the gradual loss of the open landscape which currently contributes significantly to the character and setting of the locality.

██████████ who value the rural setting and character of this area, we respectfully request that the planning authority carefully consider the impact of this proposal on the countryside setting, the visual character of Ribchester Road, and highway safety before determining the application.

For these reasons, we respectfully ask that this planning application be refused.