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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2026 00:22
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-868733767

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Planning Application Reference No.: 3/2026/0315

Address of Development: Land off Chatburn Road Clitheroe BB7 4JX

Comments: Oakmere Homes Proposed Development Near Bankfield Quarry - Planning Application
Ref: 3/2026/0315

Dear Planning Officer

I write on behalf of Tarmac regarding the above planning application for the proposed residential development of 39 dwellings on land off Chatburn Road, Clitheroe. The application site lies in close proximity to Bankfield Quarry and associated processing operations, including the adjacent asphalt plant.

We wish to formally object to the application as submitted on the grounds that it fails to adequately demonstrate that the proposed development can coexist with a strategically important mineral operation without prejudicing its current or future operation.

Strategic Mineral Importance and Safeguarding

Tarmac have a long-standing operational interest in Bankfield Quarry ('the Quarry'), located to the north-west of the development site. The Quarry is an active mineral operation, both extracting high-quality limestone of regional and national importance and manufacturing asphalt used on the local road network. The Quarry forms part of Lancashire's mineral supply network and contains significant remaining reserves which are safeguarded through the Lancashire Minerals and Waste Local Plan. The protection of these reserves is a matter of national and local planning importance.

The proposed residential development represents further encroachment of residential land towards an established mineral operation. Whilst the application site is not itself part of the quarry, the introduction of additional residential receptors in such close proximity creates a significant risk that future quarry operations (including the coating of roadstone at the on-site asphalt plant) may become constrained through increased pressure arising from complaints relating to noise, dust, vibration, lighting, odour, vehicle movements and other effects associated with lawful mineral working.

The local planning authority has a duty to ensure that mineral resources are not unnecessarily sterilised and that existing mineral operations are not compromised by inappropriate neighbouring

development. In our view, the application documents do not adequately demonstrate that the long-term operation and future expansion potential of Bankfield Quarry will remain unaffected.

Agent of Change Principle

The National Planning Policy Framework is clear that existing businesses should not have unreasonable restrictions placed upon them as a result of development permitted after they were established. The Agent of Change principle places responsibility on the applicant to ensure that new development is appropriately designed and mitigated so that existing lawful operations can continue unhindered.

This is clearly set out in the NPPF which states that:

"Existing businesses, community facilities, public services and defence and security activities should not have unreasonable restrictions placed on their current or permitted operation as a result of development being approved after they were established. This means that development proposals should be capable of being integrated effectively with existing business, community and public service activities and infrastructure in their vicinity (including, but not limited to, uses such as pubs, music venues, places of worship, sports clubs, blue light services, defence, electricity network infrastructure and industrial and waste sites)."

It further adds:

"Where the operation of an existing activity could have a significant adverse effect on a proposed new development in its vicinity, development proposals should:

- a. Identify the nature of the potential impacts, informed where necessary by early discussions between the applicant (i.e. the 'agent of change') and those existing uses which could be affected by the proposal to inform the scope for mitigation; and
- b. Be able to demonstrate that suitable mitigation can be provided before first occupation of the development, if it is to be acceptable. Planning conditions or obligations should be used to secure agreed mitigation measures"

Bankfield Quarry and the associated asphalt plant are long-established industrial operations. Their activities include mineral extraction, crushing, screening, processing, asphalt production, HGV movements and blasting activities. Operational requirements and production levels can vary over time in response to market demand, infrastructure projects and customer requirements.

The application has not demonstrated that future residents will be adequately protected from these established activities or, critically, that future residents will not in turn create pressure for restrictions to be imposed on those activities. This is a fundamental planning concern which has not been satisfactorily addressed.

The proposed development would introduce a substantial number of new sensitive receptors directly opposite an established mineral and asphalt operation. The planning authority should be satisfied not only that current operations can be accommodated, but that future flexibility in operating practices, production levels and investment at the site will not be prejudiced by the proximity of new residential development.

Furthermore, the application documents do not appear to acknowledge that the asphalt plant benefits from planning permission LCC/2018/0060, which allows the production and export of coated roadstone outside normal quarry operating hours, including night-time and weekend operation on up to 150 occasions per calendar year. The introduction of new residential receptors in

close proximity to a facility with lawfully permitted out-of-hours operation increases the likelihood of future amenity complaints and consequent pressure to constrain established industrial activities, contrary to the principles set out within the NPPF.

Residential Amenity

Whilst housing and mineral working can be compatible developments, we note that the proposed development would introduce residential properties significantly closer to operational industrial activities than at present. The application documents do not appear to provide a robust assessment of the potential impacts arising from quarrying and asphalt production activities, including:

- Operational noise;
- Blasting vibration;
- Dust generation;
- Odour associated with asphalt production;
- HGV traffic movements;
- Site lighting; and
- General industrial activity.

Whilst residential development and mineral operations can coexist, such developments normally require carefully designed mitigation measures. The submitted proposals do not clearly demonstrate the provision of appropriate acoustic barriers, landscape buffers, enhanced boundary treatments or other mitigation measures capable of ensuring long-term compatibility between the proposed housing and existing industrial operations.

In the absence of such evidence, there remains a substantial risk that the development would create future land-use conflicts that could undermine the continued operation of this important mineral facility.

Conclusion

Tarmac strongly supports the need to safeguard existing mineral operations and mineral reserves from inappropriate development that may prejudice their future use. We do not consider that the application, as currently submitted, provides sufficient evidence to demonstrate that the proposed housing development can coexist with Bankfield Quarry and associated operations without creating unacceptable future constraints.

In particular, insufficient information has been provided to demonstrate that future residents will be protected from the effects of quarrying and asphalt production, or that the long-term operation of these established activities will remain free from undue constraint.

For the reasons outlined above, Tarmac respectfully requests that planning permission be refused unless the applicant can demonstrate through robust assessment and mitigation that the proposed development will not prejudice the continued operation of Bankfield Quarry and its associated asphalt plant.

Accordingly, in determining this application we request that the Council gives substantial weight to:

- The strategic importance of Bankfield Quarry and asphalt plant, and its safeguarded mineral reserves;
- The requirements of the Agent of Change principle;
- The potential for conflict arising from noise, dust, vibration, odour and traffic impacts; and
- The absence of a robust mitigation strategy demonstrating how future residents and ongoing quarry operations can be protected over the long term.

Should the Council nevertheless be minded to approve the development, we request that

comprehensive mitigation measures, including acoustic buffering, landscape screening, enhanced boundary treatments and purchaser notification regarding quarry and asphalt plant operations, are secured by condition and/or legal agreement.

I trust that I have raised our concerns sufficiently and highlighted the need to take a detailed review of the impact of the housing on both the quarry and asphalt operations.

Should you require any further information please do not hesitate to contact me.

Yours sincerely

[Redacted signature]

[Redacted contact information]