

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 June 2026 13:34
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-846089731

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0315

Address of Development: Chatburn Road, Clitheroe (Oakmere Homes)

Comments: Ref application ref 3/2026/0315 by Oakmere Homes.

Our property was part of [REDACTED] on Oakmere Homes Bowland Park and the above mentioned planning application is phase 3. I have some concerns that I would like to be considered, which if the planning application is passed should be reflected in planning conditions the RV Council impose of Oakmere Homes.

Foul Drainage

Properties in Phase 1 and Phase 2 have a private drainage system to a pump with waste then discharged via a riser to a public sewer on Chatburn Road. This system has been subject to numerous issues to which the residents have had to fund remedial activities via the annual service charge. Initially, Oakmere Homes blamed residents for misusing the system by flushing items that subsequently caused blockages, though this is now significantly in doubt.

Residents were recently contacted by the management company (still under the control of Oakmere Homes) to inform that consistent pump issues is has been determined that the current pumping system is not fit for purpose and that contractors were to be instructed to survey the pump and system subject to deciding on remedial works, likely to require significant works and cost to the residents.

Residents were again contacted by the management company to update that annual accounts for the last financial year have not yet been approved by auditors due to overspend linked in the main to numerous pump issues that have required onsite call outs and temporary repairs. To date we still have a lack of clarity as to how this issue will be resolved.

You, as the council planning department, approved the drainage layout and specifications when you passed the planning applications for phases 1 and 2. Whilst I accept you took assurance from a 3rd party specialist drainage firm, the decision to trust and act upon that assurance was your decision and it ultimately remained your responsibility to ensure plans were indeed robust and provided a fit for purpose drainage system. Residents via their conveyancer relied upon your planning application approval to purchase properties, safe in the knowledge that once built the homes and estate would be designed and built to required building regulations and standards. I am sure other residents like me have previously brought this your attention, but to date I have personally heard nothing from the RV planning team, I would like to assume you are already in discussion with Oakmere Homes in respect of liability for an application you approved based upon reliance you toll from plans submitted

by Oakmere Homes.

My concern re the plans for phase 3, if I have understood them correctly, is that a further pump will be added for this phase that will push waste up the riser in Bellman Way to empty to the sewer in Chatburn Rd. If the pump servicing phases 1 and 2 has unresolved issues then adding phase 3 waste to the riser will exacerbate these.

You should therefore ensure that planning conditions are set to ensure Oakmere agrees a solution, either by remedying the pump issue with phase 1 and 2 so that its power and reliability is such that adding phase 3 waste upstream in the riser has no impact. Or, that any waste drainage for phase 3 is totally independent to that of phase 1 and 2. The current planning application by Oakmere Homes, if approved, provides an opportunity for the developer and the RV planning department via planning conditions to correct this issue at no cost to phase 1 and 2 residents.

A further concern I would like you to consider is how Oakmere safely controls staff and contractor parking. Our experience from [REDACTED] was that they had no control, with contractor vehicles blocking residents drive access, double parking and causing general access and pedestrian safety issues. A planning condition was set for [REDACTED] that required Oakmere to have provision for contractor parking, they totally ignored this. When I raised this with the planning team at RV council I was told that the condition was hard to enforce and to be frank your team washed your hands of this issue. This matter was also raised with the Health & Safety Executive who informed it was indeed a matter for the RV planning department to resolve. I would therefore request that a planning condition is robustly set and agreed by you, prior to works commencing that requires Oakmere to plan the build of phase 3 such that land is made available for contractor parking on site and not on neighbouring roads. I would also hope that you would be more proactive in enforcing such a condition and not, as you did with phase 1, add it and then ignore abuse of it.