

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 June 2026 19:19  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0315 FS-Case-847696533

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0315

**Address of Development:** Oakmere Homes Ltd - Land off Chatburn Road, Clitheroe, BB7 4JX

**Comments:** To Whom it may concern,

I would like to register my objection to this application for 39 dwellings on land off Chatburn Road.

This site has already been through this process, and the answer was no

This is the same site, the same applicant and the same number of houses as the scheme that went to appeal a few years ago. After the original approval was quashed by the High Court, the Planning Inspectorate looked at it again and decided it was not a suitable location for housing. The reasoning was clear: it sits outside Clitheroe's defined settlement boundary, in open countryside, and the development conflicted with Policies DMG2 and DMH3 and Key Statement DS1 of the Core Strategy. No local housing need was demonstrated, and there were no regeneration benefits to outweigh that conflict.

Nothing about the site's location has changed since then. Clitheroe Town Council has objected to this application on the same basis, describing it as out-of-settlement ribbon development along Chatburn Road, and I would urge the Council to reach the same conclusion the Inspectorate did.

Concerns about ground levels and drainage

The plans show the site needs substantial retaining walls (1.2m and 1.8m, with fencing on top) to deal with the slope of the land. I'm concerned about how this will look from the road and from neighbouring properties, and more importantly about where the water goes once those levels change. I'd ask that the drainage report and the Lead Local Flood Authority's response are looked at very carefully, and that nothing is approved unless it's clear surface water won't be pushed onto neighbouring land or onto Chatburn Road.

Traffic near the hospital and the school

The applicant's transport report leans almost entirely on assessments done for the previous scheme years ago, and argues that because the predicted trips are just under a threshold figure, no new

traffic assessment is needed. That doesn't sit right with me, given how much has been built along Chatburn Road since those earlier assessments. I'd ask the Council and Lancashire Highways to look properly at:

- \*the combined effect of this and other recent developments on Chatburn Road, not just this site on its own;

- \*a new junction onto a 40mph road right next to the Community Hospital, where ambulances and patients are coming and going in close proximity to several other junctions and a roundabout. and pedestrians crossing near the school and hospital at busy times.

- \*There are already significant issues with illegal parking and traffic flow along Chatburn road. ( to which I personally have made multiple reports to the police )

### Trees and landscape

There are mature trees on this site that are part of what makes this stretch of road feel like the edge of town rather than just more housing. I'd ask that the tree survey and ecology reports are checked properly before any losses are agreed to.

### In summary

This application is, in all the ways that matter, a repeat of a scheme that was already turned down for being in the wrong place. I don't think anything has changed to justify a different outcome, and I would ask the Council to refuse it.

Yours faithfully,



[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 June 2026 19:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0315 FS-Case-847696489

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0315

**Address of Development:** Oakmere Homes Ltd: Land off Chatburn Road, Clitheroe, BB7 4JX

**Comments:** Dear Sir/Madam,

I am writing to object to the above application for 39 dwellings on land off Chatburn Road, Clitheroe.

1. Conflict with the Core Strategy and settlement boundary

This is substantially the same scheme, on the same site, by the same applicant, as the proposal previously dismissed at appeal (ref. APP/T2350/W/20/3253310) following the High Court's quashing of the earlier permission. At redetermination, the Planning Inspectorate concluded the site would not be in a suitable location for housing, finding the proposal in conflict with Policies DMG2 and DMH3 and Key Statement DS1 of the adopted Core Strategy, on the basis that it amounted to housing in open countryside outside the defined settlement boundary, with no demonstrated local needs case and no identified regeneration benefit.

Nothing material appears to have changed in the site's location or planning policy context since that decision. I share Clitheroe Town Council's view, set out in its response to this application, that the proposal lies outside the settlement area and would represent a further extension of ribbon development along Chatburn Road, contrary to the development strategy the Core Strategy is intended to protect.

2. Site levels, retaining structures and drainage

The application includes substantial retaining walls (up to 1.2m and 1.8m, with sleeper and fence detailing above) to manage the considerable change in levels across the site. As a resident directly opposite, I am particularly concerned about the visual impact of these structures on the outlook from my home and from others on this side of Chatburn Road, given how prominent they would be in our immediate view. I am also concerned about the effect of altered site levels and surface water flows on neighbouring land. Given the site's topography, I would ask that the Lead Local Flood Authority's and the Council's drainage engineers' assessments of the Flood Risk Assessment and Drainage Report are given full weight, and that the application is not approved unless they confirm there is no increased flood or run-off risk to adjoining properties.

### 3. Highway safety and cumulative impact

The applicant's Transport Statement relies heavily on assessments carried out for the previous, dismissed scheme, and asserts that because trip generation falls below the 30-vehicle threshold, no fresh operational assessment is required. I do not consider this approach adequate. As a resident [REDACTED] the proposed access, I would experience any increase in traffic, construction vehicles and on-street activity immediately [REDACTED]. Chatburn Road has seen significant additional housing development approved and built in this corridor since the earlier assessments were carried out, and the cumulative effect of this development together with those other sites does not appear to have been properly reassessed. I would ask the Council and Lancashire County Council Highways to consider:

- The cumulative impact of this site combined with other recent and consented development along Chatburn Road, rather than this application in isolation;
- The safety of a new priority T-junction onto the A671, a 40mph road, particularly given its proximity to Clitheroe Community Hospital (with associated ambulance and patient traffic) and Clitheroe Royal Grammar School (with associated pupil and parent traffic at peak times); and
- Pedestrian safety at the proposed crossing points, given the volume of pedestrian movement to and from the hospital and school.

I would also highlight that Chatburn Road already suffers from significant levels of illegal and inconsiderate parking, including on the double yellow lines, particularly at school drop-off and pick-up times. This creates real risks to child safety, with children weaving between parked cars and buses in an already congested environment. An additional 39 dwellings, with their associated visitor and delivery traffic, can only add to this existing problem, and I do not believe this has been adequately considered as part of the application.

### 4. Trees, landscape and ecology

The site contains mature trees and vegetation that contribute to the character of this approach into Clitheroe. I would ask that the Tree Survey, Landscape Proposals and Ecological Appraisal/Biodiversity Net Gain report are scrutinised carefully to ensure any loss of trees and habitat is fully justified and adequately mitigated, and that the Council's Countryside Officer's comments are given full weight.

### Conclusion

For the reasons above, and in particular because this proposal repeats, on the same site, a scheme already found by the Planning Inspectorate to be in an unsuitable location for housing and in conflict with the Core Strategy, I ask that this application be refused.

Kind regards,  
[REDACTED]

15 JUN 2026

To Ribbles Valley Council planning Dept,  
I am saddened to hear that even more  
homes are to be built on Chatburn Road  
opposite the hospital (39 homes)

This is greenbelt land and very beautiful.  
It is home to many species of wildlife  
including Deer, badgers and many more.  
Where are they going to go if this keeps  
happening. There will be no countryside left.  
I have no objection to building on rough  
brownbelt land but this is not. Clitheroe  
used to be a lovely little market town  
(Not anymore).

Another point to be raised is doctors  
surgeries. Surely if we have to have all these  
houses there needs to be another doctors  
surgery to accommodate this. It is difficult  
enough to get an appointment when needed  
Yours Sincerely