

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 June 2026 14:35
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-849606914

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0315

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

Comments: 20 June 2026

For the attention of Kathryn Hughes

Reference:

Planning Application No: 3/2026/0315

Grid Ref: 375365 443101

Proposal: Residential development of 39 dwellings with associated landscaping, car parking and access

Location: Land at junction of Chatburn Road BB7 4JX

Dear Kathryn

I write [REDACTED], having been consulted on the above referenced planning application (3/2026/0315). I wish to raise a formal objection to the proposed development. Having reviewed the application and supporting documents, I strongly understand that Ribble Valley Borough Council should refuse planning permission due to the reasons outlined below.

Reference to the principle of the development and conflict with the adopted development plan:

Notwithstanding several other aspects of the proposals as outlined in this objection, the overarching significant issues is the principle of the proposed development on this site. The adopted Ribble Valley development plan remains the Core Strategy 2014, the Housing and Economic Development DPD (2019) and the adopted Proposals Map. Clearly, the current site of the application is not identified in these as an adopted housing allocation or area for development in the Ribble Valley and has previously been treated as land outside the defined settlement boundary (therefore sets a strong precedent that this is deemed as open countryside).

An almost identification proposal from this development for 39 dwellings on the same site (under application 3/2019/0877) has already been quashed by the High Court on appeal before being redetermined and dismissed in 2022. The basis of that dismissal was that the application conflicted

with the Core Strategy policies, in particular Policy DMG2 and DMH3.

It is, therefore, highly significant that the 3/2026/0315 application itself openly states and acknowledges that the proposed development is 'largely the same' as the previous 3/2019/0877 application in terms of number, mix and layout of properties on the site. The only key change is that there is a road access to the site directly from Chatburn Road, rather than access through the existing adjacent site. This broadly serves no overall improvement to the proposals and does not overcome the fundamental policy objection to the site itself that existed previously and still does today.

Reference to ribbon development:

To further substantiate the principle that this development conflicts planning policy, Clitheroe Town Council has already objected to the application on the grounds that the site sits outside of the settlement area and would amount to ribbon development along Chatburn Road. I agree with Clitheroe Town Council's objection for the same reasons.

The application design and access statement document describes the site as an open field on the north-east fringe of Clitheroe, bounded by Chatburn Road and dense woodland. The document also describes the site as lying at the end of a ribbon of development along the highway with this application considered as 'phase 3' of Oakmere Homes development.

This statement from the applicant themselves underlines the problem. The field currently forms part of the open, undeveloped boundary of Clitheroe. Building a further 39 properties in this field would result in further ribbon development at a location where the adopted policy framework seeks to restrain this rather than expand beyond the edge of the deemed Clitheroe settlement. It would urbanise the edge of the town and remove the transition from town to more open land.

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The ecological value of the site and surrounding boundaries should be considered more than the application suggests. The ecological documentation submitted as part of the application appears to be based on fieldwork undertaken in 2019 and only briefly checked in 2026. Whilst not substantially outdated, ecology can change over short periods of time and biodiversity net gain is now a significant requirement of planning application.

I have personally observed deer using the field and local observations cannot be ignored because they indicate that the site is not ecologically inactive as the application would suggest.

Additionally, the tree survey itself as part of the application clearly shows that the existing vegetation along the north and west of the site boundary are important to the current character of the land. The development, which inevitably includes engineered buildings, retaining features and domestic activities has the potential to significantly reduce the green and ecological character of the site and place future pressure on trees and vegetation in the area due to longer-term residential occupation.

This further contributes to the concern that the proposed application is attempting to urbanise and ribbon develop a green site that currently contributes to the settlement boundary of Clitheroe at the very edge of Chatburn Road.

Reference to reliance on housing supply is weak/outdated:

The application appears to know that it conflicts the adopted development plan, therefore states and depends heavily on a self-determined statement that housing land supply circumstances in the Ribble Valley and Clitheroe have changed sufficiently to justify this development. However, Ribble Valley Borough Council's own five-year housing land supply documents and Authority Monitoring Report for the period up to March 2025 indicates a strong and healthy housing supply position, with notable developments across Clitheroe and the whole of the Ribble Valley having been delivered and still in development.

That is key because the most up-to-date published five-year supply documents materially weakens the application's case and the need for Ribble Valley Borough Council to release previously unallocated sites to meet housing demand.

Reference to general pedestrian safety, highways and transport access in the area:

Public access to this section of Chatburn Road is already limited with a 40-mile-per-hour speed limit that – as a local resident living in the area – I witness regularly that this speed limit is often not adhered to. The paths leading to the proposed site from all directions are relatively narrow with a large volume of vehicle traffic, some of which are large articulated vehicles. The assumption that the site is sustainable into the future for residents to walk to local amenities is a presumption that does not appear to have strong modelled/assessed evidence to back this up.

The site access proposals do not improve the local highway and pedestrian safety and with a new site access proposal, the application appears to be reliant on the fact there was no highways objection to the previous 2019 application. That is not substantial enough and more detailed assessments must model the implications of direct access onto Chatburn Road and increased traffic/pedestrian use, including considerations for visibility, footpath quality and the safety of pedestrian's movement to and from the site into the surrounding areas and Clitheroe town centre itself.

There is also a new cumulative traffic context to consider for the near future. The Haweswater Aqueduct Resilience Programme (HARP_ has approved elements in the area and is expected to generate significant works and heavy goods vehicles on Pimlico Link Road and Chatburn Road. This application should therefore be modelled against realistic future baselines rather than historical assumed traffic conditions. Like Whalley Road and Pendle Road leading out of Clitheroe, Pimlico Link Road is already busy at peak times. With additional HARP and proposed residential traffic added to the Pimlico Link Road / A59 junction, this poses a potential location for a new traffic collision 'hot-spot'.

I ask that Lancashire County Council, scrutinise whether the submitted transport evidence properly and sufficiently evidences the cumulative impacts of the current and future traffic/pedestrian use associate with the site and the effect of a new direct access proposal.

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Flood risk in this area of Clitheroe remains a significant issue that should not be accepted lightly. The application does include a Flood Risk Assessment and Drainage Strategy Report which details the site flood risk and mitigation measures.

The primary concern for the site proposal is the runoff that presents downstream issues for the residents of Clitheroe. The drainage plans include considerations for runoff rates and mitigation

plans for these. However, I urge Ribble Valley Borough Council, Lancashire County Council and the Environment Agency to consider any uncertainty carefully. As climate change poses an ever uncertain and increased risk of flooding the applicant's proposals should be scrutinised carefully, particularly due to the inclusion of permeable paving and a vortex flow control device as two of the primary methods of reducing runoff. Both of which are known and researched to have major limitations.

Permeable paving is only a successful measure for a short-duration after implementation and if then maintained effectively. This is a solution that means the proposed development can deliver and meet run-off requirements but only in the short-term. In the long-term, residents must maintain the permeable paving so that it remains effective. In many cases this does not happen – often because the residents are not aware of this. It is then these residents and those who already live in Clitheroe downstream, who are at increased flood risk, whilst the developer has left the site and has no further responsibilities.

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Again, this adds weight to the fact that the inclusion of a drainage plan within the application should not simply be accepted. Particularly where the drainage plans as part of this application are presented as being a capable resolution. If uncertainty remains, which I believe it does in this case, that should count against the proposal rather than be accepted as due to the inclusion of a Flood Risk Assessment and Drainage Strategy Report.

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Conclusion:

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- The application amounts to ribbon development and erodes the settlement boundary of Clitheroe
- The site provides ecological features that the application does not recognise
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Sent: 20 June 2026 14:32
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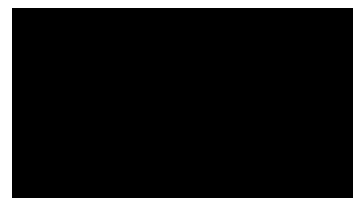
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[Redacted signature]

[Redacted name]

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA



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[REDACTED]

[REDACTED]

FORMAL OBJECTION TO PLANNING APPLICATION (YOUR REF 3/2026/0315)

To: Ribble Valley Borough Council Planning Department

Re: Formal Objection to Proposed Residential Development by Oakmere Homes

To whom it may concern,

I write to formally object to the above planning application and respectfully request that planning permission be refused.

My objection is based upon multiple material planning considerations including highway safety, emergency access, residential amenity, flood risk, drainage infrastructure, environmental health impacts, ecological protection, biodiversity loss, and conflict with local and national planning policy.

1. Highway Safety, Emergency Access and Inadequate Road Infrastructure (Appendix A)

The applicant proposes the use of Ridding Close as an Emergency Vehicle Access (EVA). This proposal is fundamentally flawed and unsupported by the physical characteristics of this narrow road.

The carriageway width varies significantly and is inconsistent throughout its length. Measurements range between approximately 4.3m, 4.7m and 5m at its widest points, with sections narrowing further. The road includes blind corners, lacks any foot-way, has no street lighting and terminates directly adjacent to residential driveways.

The applicant's Transport Statement asserts that the surrounding estates would benefit from the emergency access arrangement and suggests emergency vehicles could utilise Ridding Close should there be an incident on Chatburn Road.

This assertion is demonstrably incorrect.

Should Chatburn Road become obstructed, emergency vehicles would be unable to access all Oakmere estates via the proposed route because the road network does not provide a practical alternative means of access. Consequently, the claimed strategic benefit does not exist.

Furthermore:

The road lacks continuous width suitable for emergency vehicle operation.

There is no safe pedestrian provision.

There is no street lighting.

The road includes blind corners and constrained visibility.

The proposed route passes immediately adjacent to private residential driveways.

With no pavement present on either side this would cause a major safety issue for residents stepping from their drives out into the road.

Two-way traffic movement involving emergency vehicles and residents' vehicles would prove impossible along the narrow road.

Lancashire County Council design guidance generally requires a minimum carriageway width of approximately 4.5m where a foot way is provided. Shared private drives typically require a minimum width of approximately 4.1m widening to around 5m at access points to facilitate turning movements and vehicle tracking. Again a suitable pavement would be required.

The proposed arrangement satisfies neither the spirit nor practical requirements of these standards.

The proposal therefore conflicts with:

Promoting Sustainable Transport.

NPPF Paragraph 116/117 (a), requiring developments to firstly provide safe and suitable access for all users.

Ribble Valley Core Strategy policies relating to highway safety and sustainable development.

Lancashire County Council highway design standards.

The development would create unacceptable risks to pedestrians, cyclists, residents and emergency services and therefore fails the test set out in Paragraph 116 of the NPPF.

2. Severe Highway Safety Concerns at Proposed New Estate Access

The proposed principal access onto said new estate presents serious highway safety concerns.

Chatburn Road is a **40mph road** (in this area) passing the estate carrying significant traffic volumes.

The proposed new estate junction would be positioned between:

Existing bus stops either side of the road.

The entrance to an established residential estate opposite.

The nearby community hospital access road.

A nearby roundabout. (closer than the minimum 90m sight line)

Residents regularly experience difficulties joining Chatburn Road from Bellman Way due to restricted sight-lines and vehicle speeds. This is not to mention the huge influx of vehicles that park either side of the road when the Grammar School has functions on throughout the year. Vehicles also park along the stretch of road to avoid paying the hospital parking charges which creates a solid line of parked vehicles.

The National Manual for Street Design for Roads and Bridges principles require visibility splays appropriate to the design speed of the road. For a 40mph road, stopping sight distances and visibility requirements are substantial and, in practical terms, visibility in excess of 120 metres is generally expected.

Given the proximity of multiple traffic conflict points, bus stops, estate entrances and a highway curvature, it is highly questionable whether the required visibility standards can be achieved at all.

The applicant has failed to demonstrate that safe access can be provided.

The proposal therefore conflicts with:

NPPF Paragraph 116.

Lancashire County Council Highway Design Guide.

Established highway safety principles.

3. Environmental Health Impacts – Existing Industrial Nuisance from CHR Tarmac Operations (Appendix B)

There is an ongoing Environmental Health investigation concerning daily operations conducted by CHR Tarmac on Pimlico Road. This investigation with Ribble Valley Environmental Health has been in play for around 18 months without resolution. All notes would be available and correspondence on this matter accessible via the council Environmental Health offices.

Current problems:

Noise pollution.

Dust emissions.

Air quality impacts.

Industrial odours.

Ground vibration from heavy vehicle movements up and down Pimlico Road and quarry blasts.

These matters have been raised with Ribble Valley Environmental Health and are currently being investigated by the Environmental Health Head at Ribble Valley Council Clitheroe.

The proposed development would place additional residents significantly closer to industrial activities than existing residential properties and inside CHR Tarmac's planning permissions.

Therefore the Council must have regard to:

The Environmental Protection Act 1990.

Statutory nuisance considerations.

Granting permission for additional residential development in closer proximity to an established industrial operation risks creating foreseeable amenity conflicts and exposes future residents to unacceptable environmental impacts.

Tarmac's planning permission relies on the hospital being the closest building at time of permission.

Since Bellman Way was built later, houses are now represented closer than the planning permissions and any new proposed site would be dramatically closer. I would expect the council consider the very lengthy notes, recordings, diaries and actual council recordings before granting any permission.

In addition to this, the new development would back directly onto Pimlico Road, a road used by heavy trucks carrying asphalt, hardcore and stone. There would be huge noise vibrations, dust, odours and daily sounds coming from the fast road which is a National Speed Limit road with a variety of deep potholes to boot.

The application fails to adequately assess these impacts and should therefore be refused.

4. Inadequate Sewerage Infrastructure and Sewage Pumping Concerns

Residents have experienced long-standing failures associated with the existing sewage pumping infrastructure serving the Bowland Park Estate (now Bellman Way).

The existing Oakmere management company will have information on this as well as residents on Bellman Way.

These failures have resulted in:

Unfair pump maintenance charges on residents.

Sewage issues.

Significant odour nuisance.

Surface water ingress is known to exacerbate the problem during periods of heavy rainfall.

Against this background, the proposal seeks to introduce additional drainage infrastructure to the area, including a new pumping station and kiosk.

This raises serious concerns regarding:

Noise.
Alarm systems.
Visual intrusion.
Odour impacts.
Maintenance access.
Long-term operational reliability.

Particularly concerning is the proposed location of the pumping station within an area already susceptible to flooding and adjacent to existing residential properties. Oakmere have planned for this pump close to residents gardens and in open view.

The Council must be satisfied that:
Foul drainage capacity exists.
Existing failures will not be worsened.
Pollution events cannot occur.
Residents' amenity will be protected.
No such assurance currently exists.

The proposal therefore conflicts with:
Planning Practice Guidance on Flood Risk and Coastal Change.
Relevant Building Regulations and sewerage infrastructure guidance.

5. Flood Risk, Wetland Proposal and Hydrobrake Infrastructure (Appendix C)

The proposed wetland and associated drainage infrastructure raise substantial concerns also.

The land [REDACTED] has flooded on multiple occasions during the last five years.
The existing watercourse (stream) has a shallow 2ft deep bank in places along the side of residential houses.
This frequently over-tops its banks and has already caused erosion to residential boundaries.
The potential for a banked wetland to be situated in that area just over the stream is seriously flawed.
The large increase in surface water created from the raising of the land from 1.2m - 1.8m against the natural slope of the landscape will have an effect on volumes entering the stream.

The proposed scheme would:

Increase flood risk to neighbouring properties.
Increase the potential for flooding directly onto the rail line (Network Rail) at the back of the proposed site.
Create risks of damp and mould.
Increase insect populations.
Create maintenance liabilities.
Risk destabilising established tree roots and ground conditions.

The proposed location for drainage infrastructure and hydrobrake installations appears entirely inappropriate given the site's known flooding history. The field floods along the boundary of the fence and the stream is in a constant state of overflowing in times of heavy rain and throughout the winter.

The Council must apply the precautionary principle and require robust evidence that flood risk will not increase elsewhere, in accordance with:

Flood and Water Management Act 2010.
National Planning Practice Guidance.

At present the applicant has failed to discharge this burden.

6. Protected Species and Ecological Deficiencies

The ecological assessment appears seriously deficient.

Contrary to the conclusions reached by the applicant's consultants, residents have direct video evidence of protected and priority species utilising the site.

These include:

Bats regularly foraging around and within trees proposed for removal.

A possible badger sett located within the site boundary.

Roe deer families.

Owls.

Rabbits and other wildlife associated with the site's ecological corridor.

As you will know, both bats and badgers receive strict legal protection.

Bats

All bat species are protected under:

Wildlife and Countryside Act 1981.

Conservation of Habitats and Species Regulations 2017.

It is a criminal offence to:

Kill or injure bats.

Damage or destroy roosts.

Disturb bats during occupation.

Badgers

Badgers are protected under:

Protection of Badgers Act 1992.

It is an offence to:

Damage a sett.

Obstruct access to a sett.

Disturb badgers within a sett.

Where evidence exists of protected species, planning authorities are legally required to consider these matters before determining an application.

The Courts have repeatedly confirmed that planning permission should not be granted where there is insufficient ecological information to assess impacts on protected species.

The application therefore fails to satisfy:

Environment Act 2021.

Conservation of Habitats and Species Regulations 2017.

Wildlife and Countryside Act 1981.

Protection of Badgers Act 1992.

A **credible** full independent ecological survey should be undertaken before any determination.

7. Biodiversity Net Gain and Loss of Green Infrastructure

The proposal would result in the loss of mature trees, habitat corridors and open green space.

The applicant has failed to demonstrate genuine Biodiversity Net Gain in accordance with:

Environment Act 2021.

Biodiversity Gain Regulations 2024.

The proposed ecological enhancements appear wholly inadequate relative to the scale of habitat loss. The destruction of established green infrastructure cannot be justified by the limited ecological mitigation proposed.

I would also point out that the removal of a perfectly healthy ash tree [REDACTED] and positioned outside the permission sought should be refused. Removing the said tree would be detrimental [REDACTED] and also seriously weaken an already weak stream bank which would lead to flooding.

8. Conflict with Sustainable Development Principles

The proposal represents unnecessary and unsustainable development. Clitheroe has already experienced substantial residential expansion in recent years with the 1000+ house development at Half Penny Meadows. Clitheroe cannot cope with more housing.

Existing infrastructure is under increasing pressure, including:

Roads.
Schools.
Healthcare facilities.
Public services.

**The applicant has failed to demonstrate that a further 39 dwellings are necessary in this location or that the site represents a sustainable location for living.
This is in direct line with the High Court ruling of 2022.**

The proposal conflicts with:

Ribble Valley Core Strategy objectives.
Sustainable development principles underpinning the planning system.
Has already been dismissed at the high court with conflicts relating to DMG2, DMH3 and Key Statement DS1 of the core strategy.

Conclusion

For the reasons set out above, the proposed development would result in:

Unacceptable highway danger.
Inadequate emergency access.
Increased flood risks.
Harm to residential amenity.
Potential sewage and pollution impacts.
Significant ecological harm.
Conflict with local and national planning policy.

The proposal fails to comply with the National Planning Policy Framework, the Ribble Valley Core Strategy, ecological legislation and fundamental principles of sustainable development.

Accordingly, I respectfully request that Ribble Valley Borough Council refuse planning permission.

Yours faithfully,

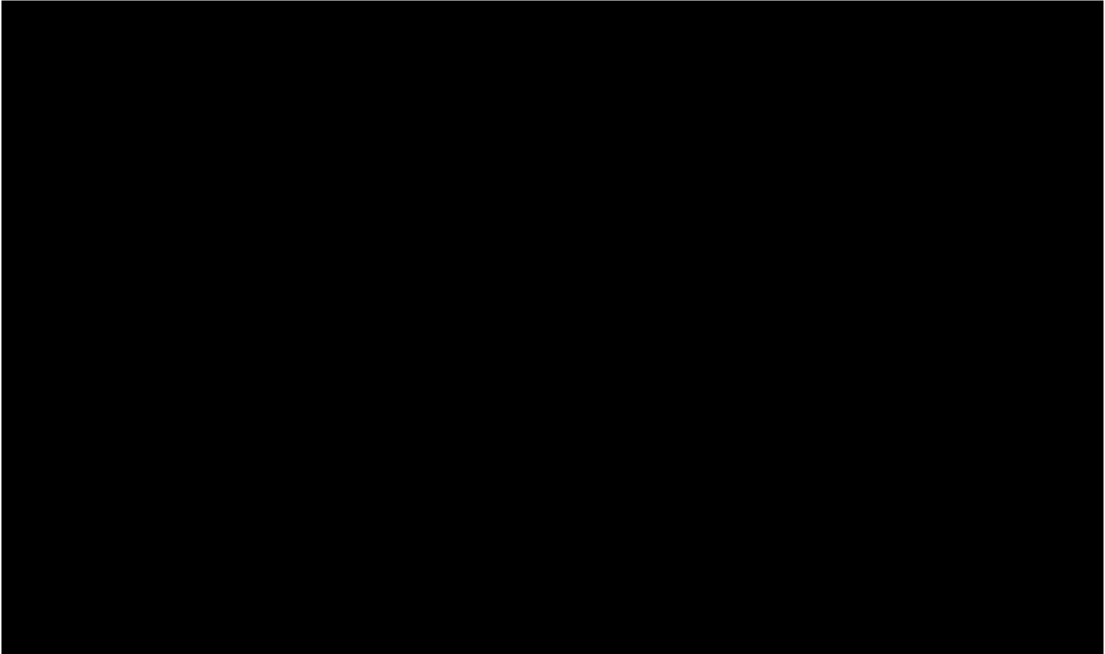
[REDACTED]

All photo's and diagrams are [REDACTED]

CHATBURN ROAD (40MPH Zone)



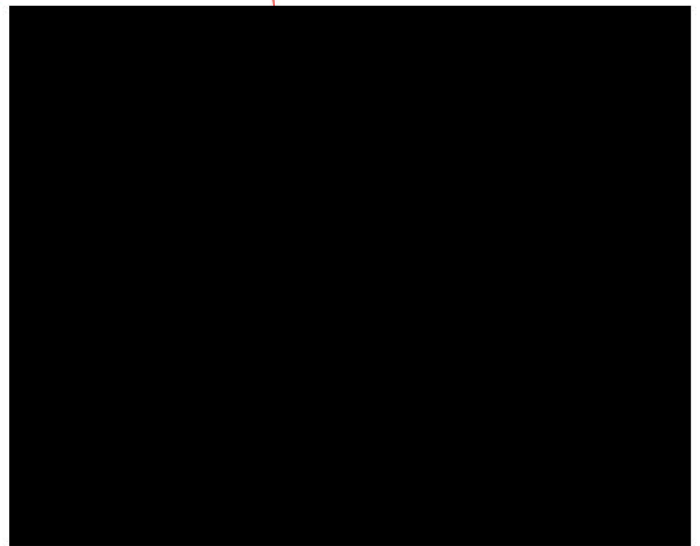
opposite
state entrance



RIDDING CLOSE

Blind Spot

Driveways



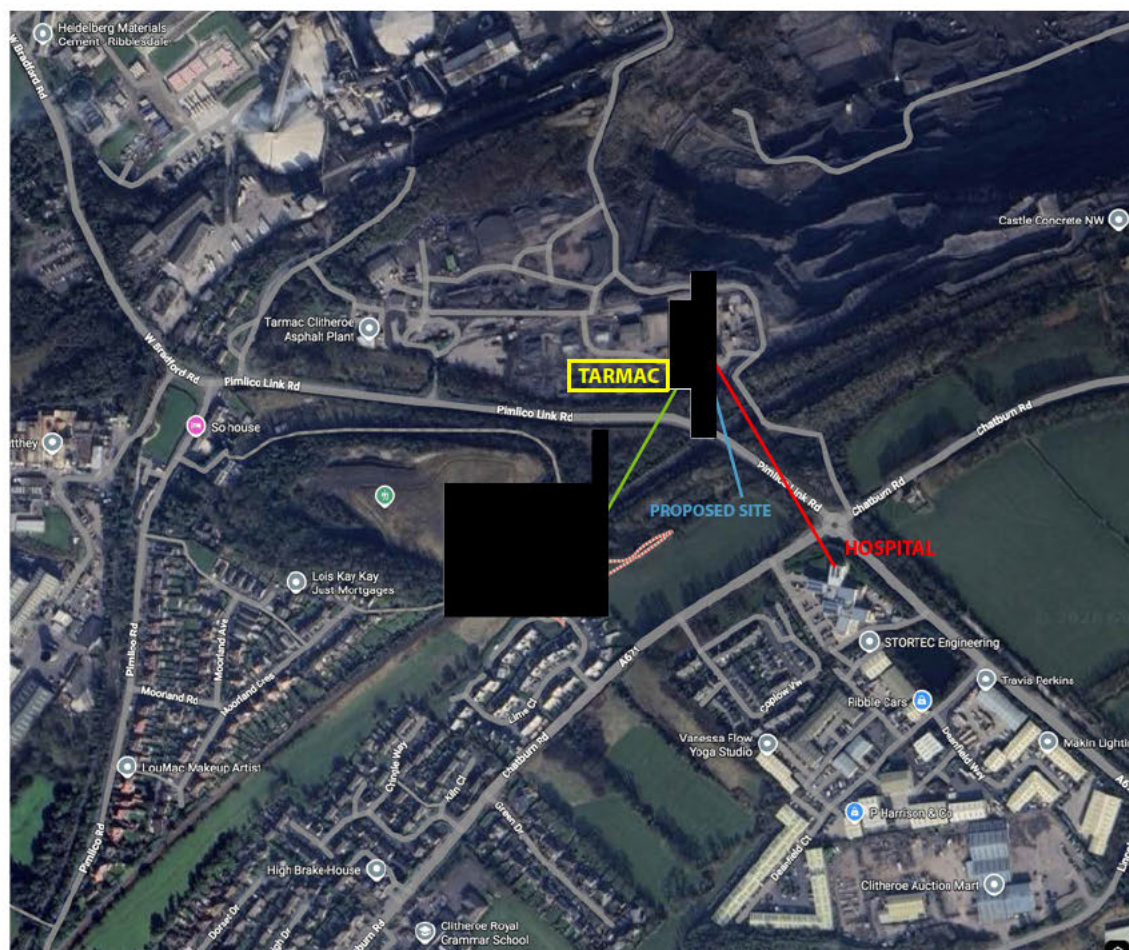
Entrance to Riding close
No pavement

Looking down Ridding Close
No pavement/Tight



End of Ridding Close showing drive and narrow
road only fit for 1 car. No lighting and no pavements.

OVERVIEW

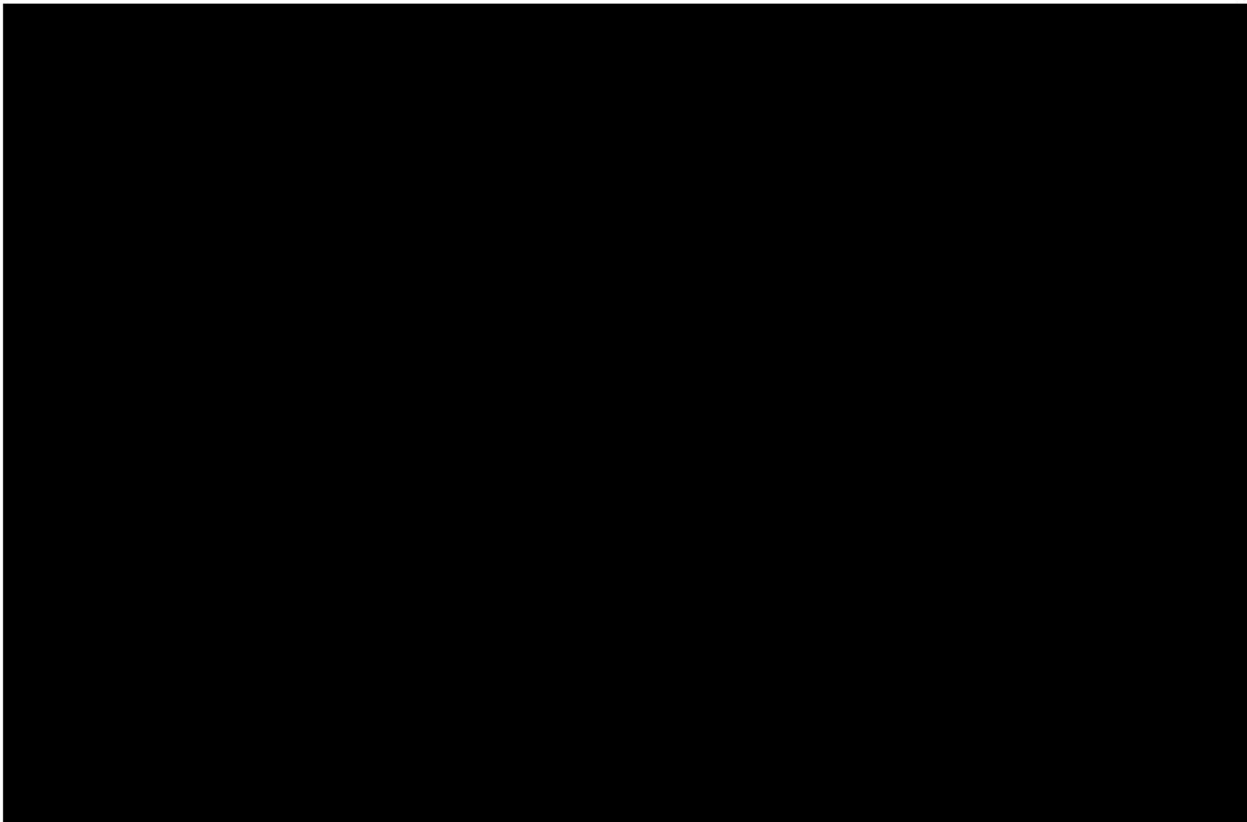


Planning permission/Proximity to Tarmac + Road for heavy vehicles

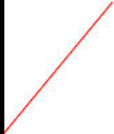
The council's environmental health department will require a noise impact assessment to ensure internal decibel levels meet safety and comfort guidelines

Noise/Odour/Dust from CHR Tarmac and close proximity to the proposed site. Please refer to extensive correspondence with Environmental Health.

STREAM FROM SITE [redacted]



Garden wall

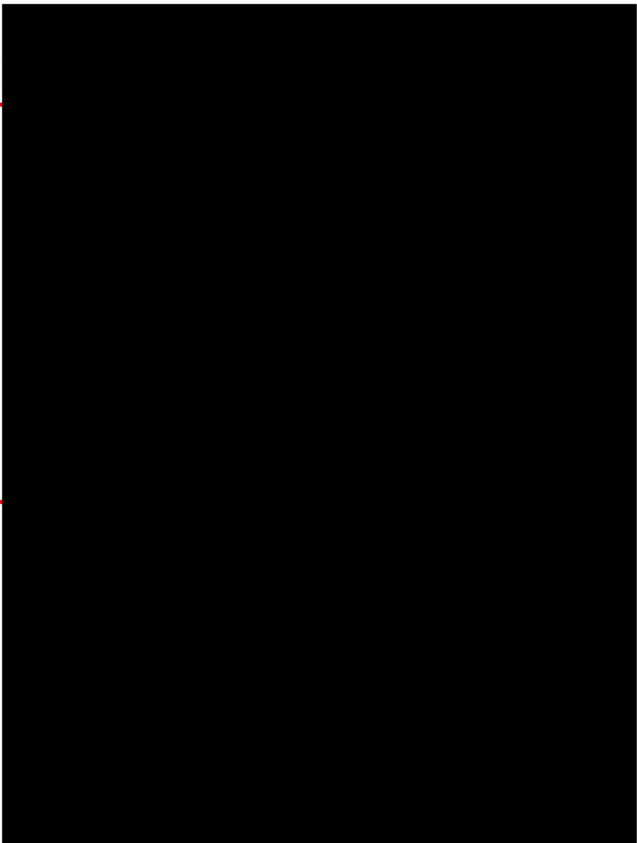


Showing stream at side of existing houses.
Stream overflows along this point.

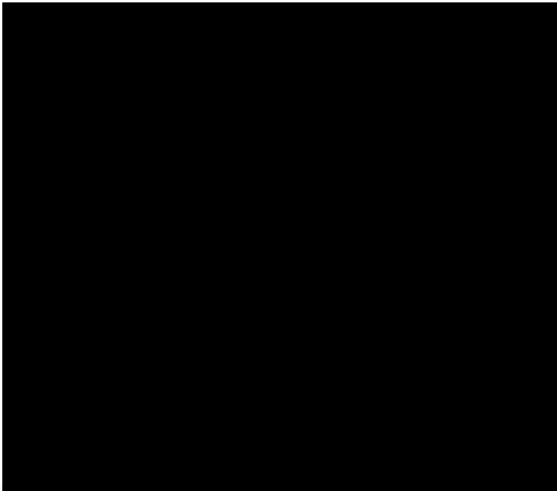
Flags [redacted] to crumbling bank



Tree down to be removed



Stream



Natural flood area of the field bordering property.

Stream/bank/stone wall and fence of garden.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 June 2026 14:32
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-850036427

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0315

Address of Development: Land off Chatburn Road, Clitheroe.

Comments: OBJECTION TO PLANNING APPLICATION 3/2026/0315

I wish to object to planning application 3/2026/0315 on the grounds that the proposal raises significant concerns regarding infrastructure capacity, protection of the countryside, biodiversity impacts and the cumulative effect of continued development in this location.

PLANNING HISTORY AND OPEN COUNTRYSIDE

This site lies within an area that has already been subject to extensive planning scrutiny and legal challenge.

Previous proposals for development on land at the junction of Chatburn Road and Pimlico Link Road resulted in Ribble Valley Borough Council successfully challenging an appeal decision in the High Court. The Court quashed the Inspector's decision after concluding that it was based upon a misunderstanding of the Council's adopted planning policies. The Council's subsequent appeal statement confirmed that the site was located within open countryside and that development in this location conflicted with the objectives of Core Strategy Policies DMG2 and DMH3.

The Council has consistently maintained that the protection of open countryside is a key objective of the Core Strategy and that inappropriate development should be resisted in order to protect the Borough's character and ensure sustainable patterns of development.

The cumulative effect of successive phases of development is steadily eroding the open countryside around Clitheroe. This proposal would further contribute to that loss and should therefore be considered with great caution.

EXISTING WASTEWATER PUMPING STATION FAILURES AND CAPACITY CONCERNS

A significant concern relates to the private wastewater pumping station serving the existing phases of development.

The pumping station currently serves approximately 45 dwellings and has been the subject of repeated operational issues. Residents have experienced multiple alarm activations and tanker visits, demonstrating that the system has already encountered difficulties under existing demand. These concerns are not speculative. Faults have been reported and recorded through the Trinity Estates Flowfix reporting system, providing a documented record of operational problems affecting the development.

Given the existing performance concerns, residents have little confidence that the pumping station possesses sufficient resilience or spare capacity to accommodate a further phase of development. The proposed development would increase the number of properties reliant upon infrastructure that

has already demonstrated reliability issues.

The application does not appear to provide convincing evidence that the existing pumping station can safely and effectively accommodate additional wastewater flows without increasing the risk of future failures.

The Local Planning Authority should require the applicant to provide:

- Full details of the pumping station's design capacity and current utilisation;
- A complete record of faults, alarm activations, tanker attendances, maintenance interventions and emergency call-outs since commissioning;
- Independent verification that sufficient spare capacity exists to accommodate the additional wastewater generated by Phase 3;
- Details of any upgrades required and confirmation that such upgrades will be completed and operational before any new dwellings are occupied.

The planning system should not permit further development to be connected to infrastructure that is already causing concern amongst existing residents unless its adequacy can be clearly demonstrated.

Failure of the pumping station could result in disruption to residents, environmental harm, pollution incidents and adverse impacts on local amenity. Given the documented operational history of the system, these concerns should be afforded significant weight in determining the application.

I also request that the Council consult the relevant sewerage undertaker and require disclosure of all available records relating to the operation, capacity, maintenance history and reliability of the private pumping station serving the existing development before determining this application.

BIODIVERSITY AND HABITAT FRAGMENTATION

The site and surrounding area support a wide range of wildlife, including badgers, roe deer, foxes and numerous bird species.

The gradual expansion of development in this area is resulting in increasing habitat loss and fragmentation. While each phase may be considered individually, the cumulative impact on local wildlife is becoming increasingly significant.

Wildlife corridors, feeding areas and routes used by mammals are often lost incrementally through successive developments. The Council's own planning policies recognise the importance of avoiding habitat fragmentation and protecting the character of the countryside.

The applicant should therefore be required to demonstrate through robust and up-to-date ecological surveys that protected species will not be adversely affected, that wildlife corridors will be maintained and that any biodiversity net gain proposals are realistic, enforceable and capable of long-term delivery.

CUMULATIVE IMPACT OF DEVELOPMENT

This application should not be considered in isolation.

Residents of the existing phases are already living with unresolved concerns regarding the reliability of key infrastructure. It would be unreasonable to permit further expansion before the adequacy and resilience of that infrastructure has been conclusively demonstrated.

The cumulative impact of successive phases of development has resulted in increased pressure on local infrastructure, loss of countryside and adverse impacts on wildlife. Development should not continue to outpace the infrastructure required to support it.

CONCLUSION

For the reasons outlined above, I respectfully request that Ribble Valley Borough Council refuse planning application 3/2026/0315.

Insufficient evidence has been provided to demonstrate that the existing wastewater pumping station can safely accommodate additional development, particularly given the documented history of faults, alarm activations and tanker attendance at the existing development.

The proposal would also contribute to the continued erosion of open countryside, increase pressure on existing infrastructure and further fragment wildlife habitat.

Accordingly, I believe the application is contrary to the principles of sustainable development and should be refused.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 June 2026 16:25
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-850087451

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0315

Address of Development: Grid Ref: 375365 443101
Location: Land Off Chatburn Road Clitheroe BB7 4JX

Comments: Dear Sir/Madam,

I am writing to formally object to the above planning application on the grounds of significant ecological harm, specifically relating to the presence of a badger sett, bat activity, and established deer and pheasant populations within the proposed development site. The application fails to demonstrate compliance with statutory protections and national planning policy and therefore should not be approved. I note that the surveys used are dated between 2019 and 2025, rendering the information for this re-approval unsubstantiated and therefore, untenable. The information within the surveys are re-submissions and not up to date. Regards the statement made within the application of the adjacent field stating it is regularly cut.... This is in fact a misguidance and therefore a false statement made. As a homeowner [REDACTED] to this proposal, the field has not been cut in over 12 months. Therefore, the wildlife, habitat, biodiversity and ecological report is out of date and misleading to all those involved.

May I also add, the comments expressed by Clitheroe Town Council in that the council “wishes to object to this application on the grounds that it is out of the settlement area and would constitute proliferation of ribbon development along Chatburn Road”.

There has been no change to the proliferation. The applications submitted for this development were previously denied and at no point has there been any change since the first application to this more recent one. The only change noted is the factual increase in lack of time stamped data submitted and the increase in flourishing wildlife since the initial report backdated between 2019 and 2025.

Photographic and video evidence supporting the wildlife in the appeal of this development will be submitted.

Additionally, there is a noise dispute with a certain business that is behind the proposed development. Environmental Health have been and a full report will have been documented. The noise dispute, covered by the Environmental Protection Act 1990, is not yet resolved, and it is my understanding that the housing developer is responsible for managing this impact on the potential

new residents. Again, the application submitted makes no reference to “The Agent of Change Principal”. The dwellings proposed have not been subject to material changes; highlighting again the plans submitted are not current and do not mitigate this issue for their proposal.

Further Case Points of the Appeal:

1. Badger Setts – Protection Under the Protection of Badgers Act 1992

A possible badger sett is present within the boundary of the proposed development site. As you will be aware, badgers and their setts are protected under the Protection of Badgers Act 1992, which makes it a criminal offence to:

- Interfere with, damage, destroy, or obstruct access to a badger sett
- Disturb a badger while it is occupying a sett

The proposed works, including ground disturbance, vehicle movement, excavation, and construction activity, would inevitably cause disturbance and potentially destroy or block access to the set. The ecological survey submitted with the application does not provide sufficient mitigation, nor does it demonstrate that a licence from Natural England could be lawfully obtained.

Given the proximity of the works to the sett, the application is non compliant with the 1992 Act and therefore cannot proceed in its current form.

2. Bat Activity – European Protected Species Under the Conservation of Habitats and Species Regulations 2017

Bats are known to forage and roost within the site. All bat species and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). It is an offence to:

- Damage or destroy a bat roost
- Disturb bats in their roost
- Obstruct access to a roost

The planning application does not include a full bat activity survey covering the appropriate seasonal windows, nor does it provide evidence that roosts have been properly identified. Without this, the Local Planning Authority cannot meet its legal duty to consider the impact on European Protected Species before determining the application.

The absence of adequate survey data alone is grounds for refusal under NPPF Paragraph 99, which requires that decisions be based on up to date ecological information.

3. Deer and Pheasant Populations – Biodiversity Duty Under the Natural Environment and Rural Communities (NERC) Act 2006

The site supports established populations of deer and pheasants, contributing to the ecological character of the area. While these species do not have the same level of statutory protection as badgers or bats, the Local Authority has a legal duty under Section 40 of the NERC Act 2006 to conserve and enhance biodiversity.

The proposed development would:

- Fragment habitat corridors used by deer
- Remove foraging and nesting habitat for pheasants
- Increase disturbance, vehicle collisions, and displacement of wildlife

The application does not include any meaningful biodiversity net gain assessment, nor does it propose mitigation that would satisfy the requirements of NPPF Chapter 15 – Conserving and Enhancing the Natural Environment.

4. Failure to Demonstrate Biodiversity Net Gain (BNG)

Under the Environment Act 2021, developments must deliver a minimum 10% Biodiversity Net Gain. The application provides no credible BNG plan, no baseline habitat assessment, and no measurable outcomes. Without this, the proposal is non compliant with statutory requirements.

5. Cumulative Ecological Impact

When considering the combined impact on:

- A legally protected badger sett
- Legally protected bat species
- Wider wildlife populations
- Habitat connectivity
- Biodiversity net gain obligations

It is clear that the proposed development would cause unacceptable ecological harm. The application does not meet the standards required by UK legislation or national planning policy.

For the reasons outlined above, I respectfully request that the Local Planning Authority refuse this planning application. The ecological constraints on this site are significant, legally binding, and inadequately addressed by the applicant.

Kind Regards,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 June 2026 17:22
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-850109257

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0315

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

Comments: Dear Case Officer Kathryn Hughes,

I am writing to formally register my strongest objections to planning application 3/2026/0315 for the Phase 3 residential development of 39 dwellings off Chatburn Road. As a local resident, I am acutely aware of the severe infrastructure deficits on-site, the loss of promised green infrastructure, and the developer's historical failure to implement safe or lawful working practices during Phases 1 and 2.

The application should be refused based on the following material planning considerations:

1. The High Court Precedent & Open Countryside Policy

The application site is situated outside the defined settlement boundary of Clitheroe, sitting within the open countryside. This explicitly contradicts the Ribble Valley Core Strategy (specifically Policy DMG2 and Key Statement DS1) regarding the concentration of spatial development.

As established in the landmark High Court ruling *Ribble Valley Borough Council v Secretary of State for Housing, Communities and Local Government & Oakmere Homes* (2021) EWHC 3092 (Admin), His Honour Judge Bird firmly clarified that criteria for development inside settlement boundaries cannot be misapplied to justify speculative building in the countryside. The High Court's quashing of the prior appeal, and the Planning Inspectorate's subsequent formal dismissal in August 2022, proves that this exact plot of land remains unsuitable for housing development.

2. Severe Drainage and Pumping Station Failures

The foul and wastewater infrastructure currently servicing Phases 1 and 2 is entirely unfit for purpose and lacks the capacity to withstand a third phase. The existing foul pumping station frequently fails and lacks necessary power and reliability. Residents have endured severe sewage backups, resulting in waste backing up into residential toilets. The system has repeatedly required emergency intervention, with vacuum tank wagons forced onto the estate to manually pump out the overloaded drains.

Adding an additional 39 homes to a failing, non-compliant network will trigger critical infrastructure failure, pose a severe public health hazard, and violate Core Strategy requirements for sustainable infrastructure.

3. Ecological Damage, Destructive Tree Removal, and Unfulfilled Planning Commitments

The application site and the adjoining dense woodland boundary support an active population of badgers, which are legally protected under the Protection of Badgers Act 1992. The construction of Phase 3 will result in direct habitat fragmentation and severe risk to the local sett network. Furthermore, Oakmere Homes has demonstrated a reckless disregard for local ecology and an explicit failure to comply with prior planning consents. Under the approved Phase 2 application 3/2020/0325, the developer was permitted to remove existing greenery strictly subject to the layout conditions detailed within the Chatburn Road Tree Survey AIA and the associated Landscape Proposals. These plans explicitly stated that removed boundary hedgerows and screening trees were to be replaced to maintain visual amenity and wildlife corridors. To date, this mandatory replacement planting has never occurred. Photos are available of some of the hedgerow that was left before they destroyed it all.

In addition to this outstanding breach of planning control, past contractor practices caused significant ecological contamination. Workers routinely washed industrial tools directly in the natural stream, poured toxic building rubble straight down the active drainage system, and committed human hygiene violations by urinating directly into the local watercourse. Such activities breach environmental protection regulations, and the developer cannot be trusted to protect the remaining sensitive local environment.

4. Unsustainable Traffic and Infrastructure Constraints on Chatburn Road

Chatburn Road (A671) is already operating at peak capacity, burdened by significant HGV movements and commuter traffic. The addition of 39 homes - generating substantial private vehicle trips - will severely compromise local highway safety.

Furthermore, during the construction of the previous phases, the developer failed to adhere to construction management conditions. Contractor vehicles routinely double-parked, blocked resident driveways, and created major hazards for pedestrians and road users. Chatburn Road simply cannot absorb the cumulative traffic and construction disruption of a third phase.

Crucially, previous safety and traffic assessments indicated that the speed limit on Chatburn Road would need to be reduced from 40mph to 30mph to safely accommodate the increased pedestrian and vehicle traffic generated by this estate. To date, this vital speed reduction has never been implemented. As a result, Chatburn Road remains a fast, heavily congested, and highly dangerous road to cross, particularly for families and children. Allowing 39 more homes to feed into a high-speed road without the promised safety infrastructure violates Core Strategy Policy DMG1 regarding highway safety.

5. Historic Site Management Misconduct

While the personnel may have changed, the site management culture of the applicant has historically failed to meet acceptable standards. Residents interacting with senior management during earlier phases were subjected to threatening, rude, and entirely inappropriate behaviour when trying to report the site violations mentioned above. A developer with a documented history of breaching planning conditions, removing protected landscape features, ignoring contractor parking constraints, and treating the community with hostility should not be granted further permissions.

For the reasons outlined above - most notably the binding legal precedent of the High Court, the outstanding landscaping breaches from application 3/2020/0325, the failing drainage infrastructure, and the ecological risks to protected species - I strongly urge the Planning Committee to refuse application 3/2026/0315.

Please keep me informed of any updates, committee dates, or amendments regarding this application.

Yours sincerely,



Dear Sir/Madam,

Re Planning application : 3/20260315

Grid ref: 375365 443101

I formally object to this planning application on the grounds of significant ecological concerns, reliance on outdated and inaccurate supporting information, conflicts with established planning policy, and unresolved environmental issues affecting the site.

The ecological surveys submitted are dated between 2019 and 2025 and do not provide current evidence to support this application. The reports appear to be resubmissions rather than updated surveys. As a neighbouring resident, I can confirm that the adjacent field referred to in the application as being “regularly cut” has not been cut for over 12 months. This statement is inaccurate and undermines the validity of the ecological, habitat, biodiversity, and wildlife assessments, which are now outdated and potentially misleading.

I also support the previous objection raised by Clitheroe Town Council that the development lies outside the settlement boundary and would contribute to ribbon development along Chatburn Road. Nothing material has changed since earlier applications were refused, and there is no evidence to justify a different outcome.

In fact, the passage of time has increased the need for updated ecological assessments, as wildlife populations and habitats have continued to develop since the original surveys were undertaken. Photographic and video evidence of wildlife activity on the site will be submitted separately.

In addition, there is an ongoing noise complaint involving a nearby business. Environmental Health has investigated the matter and produced a report. The issue remains unresolved, yet the application makes no reference to the Agent of Change Principle or any measures to mitigate the impact on future residents. This is a significant omission.

I am also concerned about the additional pressure this development would place on local infrastructure and public services. Local schools are already heavily oversubscribed, and residents experience increasing difficulty accessing GP appointments and NHS dental services. The application does not adequately demonstrate how these existing pressures on education and healthcare provision will be addressed. This lack of supporting infrastructure further highlights the unsuitability of the proposed development in this location.

Furthermore, the development would increase traffic levels on Chatburn Road, a busy 40mph route used by commuters, hospital visitors, emergency vehicles, school transport, and local residents. The site is located close to both the hospital and a high school, where traffic volumes are already significant at peak times. Additional vehicle movements would increase congestion, create further road safety concerns for pedestrians and cyclists, and place additional strain on an already heavily used road network. The application does not provide sufficient evidence that these impacts can be adequately mitigated.

Taken together, these issues further demonstrate that the proposed development is unsuitable for this location and would place unacceptable pressure on existing local infrastructure and services.

Key ecological concerns include:

- A possible badger sett within the site boundary, protected under the Protection of Badgers Act 1992. The proposed works could disturb or damage the sett, and no adequate mitigation or licensing evidence has been provided.
- Bat activity within the site. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981. The application does not include sufficiently up-to-date or comprehensive bat surveys to allow proper assessment of impacts.

- Established deer and pheasant populations that contribute to the biodiversity of the area. The development would result in habitat loss, fragmentation of wildlife corridors, and increased disturbance to local wildlife.
- Failure to demonstrate compliance with Biodiversity Net Gain requirements under the Environment Act 2021. No credible baseline assessment, measurable outcomes, or 10% Biodiversity Net Gain strategy has been provided.

Taken together, the impacts on protected species, local wildlife, habitat connectivity, biodiversity obligations, and residential amenity demonstrate that the application fails to meet the requirements of relevant legislation and national planning policy.

For these reasons, I respectfully request that the Local Planning Authority refuse this planning application.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

From: Planning
Subject: FW: FW: Appeal Ref: 3/2026/0315 Grid Ref: 375365 443101 Location: Land Off Chatburn Road Clitheroe BB7 4JX

Sent: 23 June 2026 12:03
To: Planning <planning@ribblevalley.gov.uk>
Subject: RE: FW: Appeal Ref: 3/2026/0315 Grid Ref: 375365 443101 Location: Land Off Chatburn Road Clitheroe BB7 4JX

⚠ External Email

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Good afternoon,

Thank you for your email and apologies for any confusion caused.

Yes, it is for said application.

Kind Regards,
Sarah

----- Original message -----

From: Planning <planning@ribblevalley.gov.uk>
Date: 23/06/2026 11:56 (GMT+00:00)
To:
Cc: Planning <planning@ribblevalley.gov.uk>
Subject: FW: Appeal Ref: 3/2026/0315 Grid Ref: 375365 443101 Location: Land Off Chatburn Road Clitheroe BB7 4JX

Do you mean the planning application 3/2026/0315, this application isn't decided yet and hasn't been sent to appeal.

Kind regards

Planning Department

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 425111 | E: planning@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

From:
Sent: 22 June 2026 17:33
To: Planning
Subject: Appeal Ref: 3/2026/0315 Grid Ref: 375365 443101 Location: Land Off Chatburn Road Clitheroe BB7 4JX
Attachments: VID-20260610-WA0004.mp4; VID-20260610-WA0008.mp4; VID-20260619-WA0003.mp4; VID-20260611-WA0002.mp4

Follow Up Flag: Follow up
Flag Status: Flagged

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Dir Sir/Madam,

Further to my portal comment dated today and as mentioned within the appeal letter, please find attached videos of the wildlife mentioned.

Kind Regards,

From: [REDACTED]
Sent: 22 June 2026 17:41
To: Planning
Subject: Planning Application Ref: 3/2026/0315 Grid Ref: 375365 443101 Location: Land Off Chatburn Road Clitheroe BB7 4JX
Attachments: 20260619_182912.jpg; 20260611_140709.jpg; 20260610_131626.jpg; 20260427_215418.jpg; 20260303_070241.jpg; 20250725_091103.jpg
Follow Up Flag: Follow up
Flag Status: Flagged

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Dir Sir/Madam,

Further to my portal comment dated today and as mentioned within the appeal letter, please find attached images of the wildlife mentioned.

Kind Regards,

[REDACTED]

[REDACTED]