

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 June 2026 17:42
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-850474072

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0315

Address of Development: Land off Chatburn Road

Comments: Application 3/2026/0315
Land off Chatburn Road Clitheroe BB7 4JX
Objections:

Site access

We note that there are two potential routes to access the proposed development: a new access direct from Chatburn Road, and an access via Bellman Way and Ridding Close. We believe the access via Bellman Way is completely unsuitable for construction site traffic. Bellman Way is narrow, and a few metres in from Chatburn Road its effective width is further narrowed as there is no pavement on the left hand side and a stone wall directly abuts the carriageway. We have had a number of near-incidents with delivery vans at this point.

We would wish the planning authority to make a condition that only direct access from Chatburn Road be permitted, and that no site traffic should at any time be permitted to use Bellman Way.

Sewage disposal

We note that Oakmere claims that the sewage disposal system will be designed by specialists. We hope that a better job is undertaken than that which was done by Oakmere for the adjacent Bellman Way, Lime Close and Ridding Close developments, as that system has reportedly been faulty ever since phase 1 was completed and certainly since we moved into this area less than [REDACTED] ago.

On 13 February 2025, Trinity Estates (managing agent for these developments) sent a Notice of Intention to Carry out Works in Accordance with Section 20 (as amended) in Section 20 ZA of the Landlord and Tenant Act 1985 to all addresses in Bellman Way, Lime Close and Ridding Close. the intention being 'to replace the full set of guiderails, stools, pumps and additional non-return valves' in the sewage pumping station. In fact, that replacement was never undertaken. According to contractor specialists only a temporary repair was effected. Perhaps it was vetoed by Oakmere, as

payment for the continuing high level of maintenance has fallen entirely to individual property owners, whereas full replacement of the pumps might well have resulted in a potential claim against the developers.

As of today, this continues to be unresolved. There is still a perceptible stench of sewage at the pumping station, Admittedly not nearly as bad as has occurred at many times in the past. In the light of the above, we are unhappy that Oakmere intends to carry sewage from the proposed new development up Bellman Way to join the existing system serving Bellman Way, Lime Close and Ridding Close. And for the sake of any new residents of the proposed development, we would like there to be a condition imposed on the developers that the full arrangements for sewage disposal be approved by United Utilities before the work is carried out. Otherwise similarly inadequate arrangements might be implemented.

3 Landscape Proposals

We note with approval the planting scheme proposed by Oakmere for the development. However, on the evidence of Oakmere's most recent development in the vicinity, Application 3/2020/0325 for the lower end Lime Close, this scheme may in large part be a creative fiction. The planting scheme for front gardens at the lower end of Lime Close was not implemented as proposed and approved. Much more fundamentally, the planting scheme for roads and semi-public areas in the area was implemented with a very large number of omissions. Oakmere failed altogether to plant 54 *Crocus tomasinianus*, 54 *Galanthus nivalis*, 162 *Narcissus cyclamineus*, 154 *Ilex aquifolium*, 83 *Caltha palustris*, 83 *Iris pseudacorus*, 83 *mentha aquatica* and 83 *Sparganium erectum*, doubtless providing a reasonable saving in costs to the developer.

We suggest that the planning authority require very firm evidence in future that the planting scheme for the proposed new development has been implemented in full. Otherwise Oakmere may continue to evade its responsibilities in a similar fashion.

We note also that a number of plantings (in double figures) have died and not been replaced in the three years since the completion of the development, for example a prominently located *Alnus glutinosa* (alder tree) killed by Oakmere's subcontractors by strimming the bark off from around the base of its trunk.

Additional note

Oakmere may claim that certain matters arising in our points 2 and 3 are the responsibility of the Bowland Park (Clitheroe) Management Company Ltd. Despite the assurances of Oakmere's sales representative and much suggestive content in house purchasers' contracts, no resident representatives

have ever been permitted to attend meetings of this company despite requests to do so, nor have we been informed of the deliberations and decisions of the company. Companies House filings show the company as dormant, and majority controlled by directors of Oakmere.

Yours faithfully

[Redacted signature]

[REDACTED]

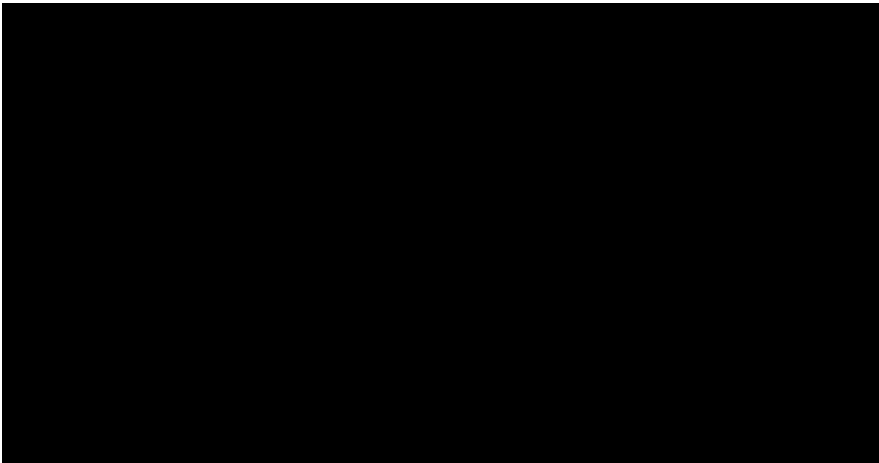
From: Planning
Subject: FW: Photos/videos attached
Attachments: f5d32e7a-a8dd-43a0-94f9-40b961156c10.mov

From: [REDACTED]
Sent: 23 June 2026 20:52
To: Planning <planning@ribblevalley.gov.uk>
Subject: Photos/videos attached

⚠ External Email

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Planning application No 3/2026/0315 Following our email yesterday,



Please find attached photos and videos as supporting evidence of deer family activity.

Regards

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
23 June 2026

Ribble Valley Borough Council

RE: Objection to Proposed Development of 39 Dwellings at Land off Chatburn Road Clitheroe, BB7 4JX, Application number 3/2026/0315

Dear Sir/Madam,

We are writing to formally object to the proposed development of 39 dwellings at the above site. Our objections are based on several significant concerns, which are outlined below.

1. Access and Traffic Impact

The proposed access arrangements raise serious concerns. The development is positioned opposite an existing housing estate, and the addition of 39 new dwellings will substantially increase traffic in an already congested area. This is likely to lead to increased congestion, reduced road safety and difficulty for existing residents entering and exiting their properties. The current road infrastructure is not suitable to accommodate such a significant rise in vehicle movements.

2. Sewerage and Drainage Capacity

The proposed development is intended to link into the pumping station on Bellman Way. This system is already under considerable strain and has struggled to cope with existing demand. Residents have experienced repeated problems with the pump and these issues are ongoing. Adding a large number of new properties will exacerbate the situation and could lead to increased risk of system failure, flooding and environmental harm. The necessary infrastructure improvements do not appear to be in place to support this scale of development.

3. Impact on Wildlife

The site is home to a variety of wildlife, including badgers, which are a protected species under UK law. Development could result in the disturbance or destruction of their habitat, which would be both environmentally damaging and potentially unlawful without appropriate mitigation. This aspect does not appear to have been adequately addressed within the proposal.

4. Preservation of the Landscape

The preservation of the landscape was a key reason why previous planning applications for this site were opposed. It is unclear what has materially changed since those earlier decisions. The proposed development would significantly alter the character of the area and result in the loss of valued open space and natural landscape, which is important to both residents and local biodiversity.

5. Noise Disturbance from Nearby Industrial Operations

There have been ongoing complaints raised with Castle Cement/Tarmac in relation to persistent noise disturbances from their plants. Residents are regularly subjected to excessive noise levels,

particularly during early morning and late evening hours, which significantly impacts quality of life. It would be wholly inappropriate and unfair to approve new residential development in such close proximity to these established industrial operations without fully addressing this issue. Future occupants would likely be exposed to the same unacceptable noise conditions, potentially leading to further complaints and conflicts

6. Increased Traffic, Population Pressure, and Strain on Local Services

The addition of 39 new dwellings in Clitheroe will inevitably result in a significant increase in vehicles within the area. Over the past four years, there has already been a noticeable and substantial rise in traffic volume. On average, each household has at least two cars, meaning this development could introduce approximately 78 additional vehicles onto already stretched local roads.

Furthermore, developments of this scale bring additional population from outside the immediate area, placing increased and unsustainable pressure on local infrastructure and essential services. This includes GP surgeries, dental practices, opticians, and importantly, local schools. There is already clear evidence that demand for school places exceeds supply, with local children increasingly unable to secure places at well-regarded primary and secondary schools within the area. As a result, families are being forced to send their children to schools further afield, which is both impractical and unfair.

It is unacceptable that existing residents and their families should face reduced access to essential services and local education due to ongoing overdevelopment. The cumulative impact of continued housing expansion without corresponding investment in infrastructure is neither sustainable nor in the best interests of the community.

5. Integrity of Oakmere

We have serious concerns about the quality of construction and overall reliability of Oakmere as a housing developer, based on both personal experience and the documented experiences of many other residents on the estate.

Since moving into our property in [REDACTED], we have encountered multiple significant construction defects. These included poorly executed lead work, general structural shortcomings and incorrectly fitted front and back doors that were, at times, unable to be properly secured. One of the most concerning issues was the extremely poor thermal performance of [REDACTED] bedrooms, which were unacceptably cold during the winter months. This was later found to be caused by gaps within the building structure allowing drafts to enter. While these gaps have now been sealed, it raises serious concerns as to how such defects were ever permitted to pass building regulations in the first place.

Furthermore, a residents' committee has since been formed within the estate to address ongoing issues, including infrastructure concerns such as the pumping system. Through these meetings, it has become clear that such defects are not isolated incidents, but rather part of a broader and consistent pattern affecting numerous households.

A particularly serious issue in [REDACTED] was the unsupported lintel above the kitchen window — a fundamental structural element required for load-bearing support. After months of repeated complaints, a site manager eventually attended and expressed shock at the standard of workmanship. To rectify the issue, three courses of brickwork had to be removed in order to install support for the lintel. Following this repair, the reinstated brickwork is visibly substandard, with mismatched mortar that detracts from both the structural integrity and aesthetic finish of the property.

Given that these properties are valued in excess of £400,000, the level of workmanship observed is wholly unacceptable. It is evident that corners have been cut during construction and there is a strong concern that this approach would continue in any future developments.

On this basis, we urge the planning authority to carefully consider whether it is appropriate for further developments to proceed under the same developer. Prospective buyers should not be subjected to prolonged periods of stress, disruption and effort required to resolve fundamental building defects that should never arise in the first instance

Conclusion

The proposal raises serious concerns regarding road safety, infrastructure capacity, environmental impact, noise pollution, building defects and the sustainability of local services. It fails to adequately address long-standing issues already affecting the area and would significantly worsen conditions for existing residents.

For these reasons, we strongly urge the council to refuse this application.

Thank you for considering our objections.

Yours faithfully



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 June 2026 10:44
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-850638820

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0315

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

Comments: Dear Sir/Madam,

I write to object to planning application 3/2026/0315 for the residential development of 39 dwellings at land off Chatburn Road, Clitheroe.

1. Previous High Court and appeal decision

It is, in substance, a resubmission of the same 39-dwelling scheme that has already been through the planning appeal process, been quashed by the High Court, and then dismissed following a redetermination appeal. This remains an attempt to build housing outside the settlement boundary and in conflict with the adopted development plan. The applicant's own planning statement accepts that the new proposal is "largely the same" as the earlier application.

The planning history here is exceptionally important and should carry very substantial weight. The previous application for essentially the same development, reference 3/2019/0877, was first allowed on appeal in November 2020, but that decision was then quashed by the High Court on 16 November 2021 because of a legal error in the interpretation and application of Core Strategy Policy DMG2. On 24 August 2022 the Inspector dismissed the subsequent redetermination appeal and refused planning permission. That history matters enormously. This is not a case where a fresh site is being considered on a clean slate. It is a site and scheme that have already been extensively examined, including by the High Court, and the legally correct position has already been established. The Council should not depart from that outcome.

The site is an undeveloped field on the edge of Clitheroe. The 2022 redetermination appeal decision expressly records that it lies adjacent to, but outside of, the settlement boundary and is therefore regarded as being in the countryside for the purposes of assessment against the development plan. The Inspector concluded that the proposal conflicted with Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy because it would introduce housing outside the settlement boundary without satisfying the policy exceptions. The Inspector found that this conflict went to the heart of the spatial strategy, gave it very significant weight, and concluded that the development would not be in a suitable location for housing.

The fundamental circumstances have not changed. The site is the same site. The number of dwellings is the same. The proposal remains, in the applicant's own words, largely the same scheme. Approving this application now would undermine confidence in the plan-led system by allowing a substantially unchanged scheme to return again and again until it succeeds.

2. Loss of countryside and impact on wildlife

As a local resident on the adjacent 'Bowland Park' estate, I am deeply concerned about the loss of this countryside green space, which currently forms part of the rural edge of Clitheroe and provides an important buffer between the built-up area and the surrounding landscape. The site is presently an undeveloped field outside the settlement boundary and replacing it with a housing estate would permanently erode open green space that contributes to the character of the area and the wellbeing of local residents. The loss of this land would not only reduce the sense of openness for the local community but would also be a huge loss to wildlife that uses the site and its boundaries. Deer and birds of prey are regularly seen in and around the field, and badgers have also been spotted, with video evidence available. This strongly suggests that this land has genuine value as habitat and as part of a wider wildlife corridor. If this green space is built over, that natural function will be lost, to the detriment of both the local population and local biodiversity. I am also concerned that approving development on this site would set a dangerous precedent, making it easier for further countryside land around Clitheroe to be lost over time and steadily weakening the protection that the settlement boundary is supposed to provide.

3. Traffic, road safety and pressure on Chatburn Road

Chatburn Road is already a busy route, particularly because it serves the nearby Clitheroe Community Hospital and Clitheroe Royal Grammar School. There is already severe congestion at school-related peak times. There are bus stops on Chatburn Road adjacent to the site, meaning the proposed entrance would be very close to a point regularly used by passengers. These existing hazards raise obvious concerns about additional turning movements, congestion, pedestrian safety and visibility on an already well-used road. The presence of the hospital and school nearby makes this location especially sensitive because of patients, staff, visitors, pupils and parents. In my view, introducing a housing estate on this would add to existing traffic pressures and make conditions on Chatburn Road even more difficult and less safe to other road users and pedestrians. As a local resident, I have experienced first-hand the dangers associated with this road and its traffic. I have had to take evasive action whilst driving on numerous occasions due to school pupils stepping out into the road. It is often extremely difficult for pedestrians to see oncoming traffic due to the number of parked cars, particularly during school pick up and drop off times.

4. Drainage and runoff

I also have serious concerns about drainage and runoff from this development, and the effect it could have on the existing adjacent housing estate and surrounding area. The applicant's own documents confirm that surface water drainage would rely on an attenuated discharge to the watercourse via a piped pumped network with underground storage, while foul drainage would also depend on a pumping station and rising main into the public sewer in Chatburn Road. This indicates that the site is not straightforward to drain and will depend on engineered systems working effectively over the long term. That raises concern about what could happen during periods of heavy rainfall, system failure or insufficient maintenance, particularly given the close proximity with the neighbouring residential development at Bowland Park and other nearby homes. If the drainage strategy does not perform exactly as intended, there is a real risk that runoff, surcharge or localised flooding problems could affect existing neighbouring properties and roads, as well as future residents of the site. Given that this is a greenfield site and the application also includes multiple drainage layouts, retaining wall details and other engineering documents, I believe the Council should take a very cautious approach as there is a real risk that the development could worsen drainage conditions or create additional flood risk for the adjoining housing estate and surrounding area.

Conclusion

For the reasons outlined above, I ask that this application be refused. I would be happy to provide

further information or evidence if required.

Yours faithfully,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 June 2026 22:58
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-850880490

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0315

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

Comments: 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, Clitheroe, BB7 4JX

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

My objection is based on highway safety, pedestrian safety, residential amenity, flood risk, drainage and sewerage infrastructure, environmental health, ecology, biodiversity, and conflict with both local and national planning policy. These concerns remain substantially the same as those identified in the previous application, which was ultimately dismissed.

Conflict with Planning Policy:

This proposal conflicts with the adopted Ribble Valley Core Strategy (2014), the Housing and Economic Development DPD (2019) and the Proposals Map. The site lies outside the defined settlement boundary and remains open countryside. An almost identical proposal (3/2019/0877) was quashed by the High Court before being redetermined and dismissed in 2022. The Inspector concluded that the proposal conflicted with Core Strategy Policies DMG2 and DMH3. The current application acknowledges that the scheme is largely unchanged, with the principal difference being a new access directly onto Chatburn Road. That change does not overcome the previous policy objections and introduces further highway safety concerns. The National Planning Policy Framework (NPPF) requires planning decisions to accord with the development plan unless material considerations indicate otherwise. I do not believe any material considerations justify departing from the adopted plan in this case.

Ecology and Biodiversity:

The ecological assessment does not accurately reflect the ecological value of the site or the wildlife it supports. Residents have photographs and video evidence showing roe deer, badgers, bats, owls,

rabbits and pheasants using the site throughout the year. Roe deer, including does with young, regularly graze within the field. Bats forage around trees proposed for removal and badgers have been recorded travelling towards what is believed to be an active sett. Protected species are safeguarded under the Wildlife and Countryside Act 1981, the Protection of Badgers Act 1992 and the Conservation of Habitats and Species Regulations 2017. The Environment Act 2021 also places greater emphasis on biodiversity protection and enhancement. Where protected species may be affected, the Council must have sufficient ecological information before determining an application.

Highway and Pedestrian Safety:

The proposed access onto Chatburn Road raises significant highway safety concerns. It is a busy 40mph route with frequent speeding traffic and regular emergency vehicle movements to and from Clitheroe Hospital. The proposed junction would sit between two busy bus stops, opposite an established estate and close to a roundabout. Visibility is reduced by the bend in the road, parked vehicles and pedestrian activity. I regularly experience difficulty exiting Bellman Way due to restricted sight lines and speeding vehicles. An additional junction serving 39 dwellings would inevitably increase vehicle movements and create additional conflict for motorists, cyclists and pedestrians. There are a large amount of school children who wait on this road for their bus and are walking to the Grammar school which poses an increase pedestrian safety issue. Chatburn road is also used as a car park for people who attend the hospital, Grammar school pick up and dog walkers which makes it difficult at times narrowing the road and providing a limited view of oncoming traffic. Adding another junction so close to the existing ones will add to this issue highlighting an increased risk of RTCs in the area. Chatburn road is regularly used as one of the main routes into Clitheroe and at times can be busy with Emergency service vehicles traveling at speed to incidents/ Hospital.

Environmental Health:

I have previously reported noise from CHR Tarmac operations on Pimlico Road to Environmental Health and am currently submitting further evidence. Other residents have also raised similar concerns. There is loud industrial noise continuing late in the evening through the night. Along side large base vibrations from site blasts which can be felt significantly inside my property on a weekly basis. Approving housing closer to an established industrial operation risks exposing future residents to ongoing disturbance and is contrary to the objective of creating healthy places to live.

Sewerage, Drainage and Flood Risk:

The Bellman Way pumping station already experiences recurring problems and has struggled to cope with existing demand. Residents have experienced sewage backing up into properties, foul smells and ongoing issues with the pumping station which appears to have been originally installed when it wasn't fit for purpose or able to cope with the existing demand. Additional properties will only exasperate this problem causing further issues. Surface water drainage on the existing development has also proved inadequate, with water flowing from Chatburn Road into lower-lying gardens. I ask that the Council requires ensures both foul and surface water systems have sufficient capacity before considering this application.

Pressure on Local Infrastructure:

Further housing will place additional pressure on local GP practices, Clitheroe Hospital, schools and other community services that are already heavily stretched. While additional housing is important, it should be delivered on allocated and sustainable sites that comply with adopted planning policy.

Experience of the Developer:

My comments are based on my own experience and discussions with other residents. Since moving into my property I have encountered significant construction defects, including an unsupported lintel, poorly installed lead flashing, defective external doors requiring early replacement and missing

insulation causing draughts and water ingress. A residents' committee has been formed to address continuing issues affecting the estate, including communal areas and the sewerage pumping station. These issues appear to affect numerous households rather than being isolated incidents.

Conclusion:

For the reasons outlined above, I respectfully request that Ribble Valley Borough Council refuses Planning Application 3/2026/0315. The proposal remains contrary to the adopted development plan, fails to overcome the reasons for the previous refusal, raises significant highway, drainage and environmental concerns, and risks unacceptable harm to protected species and biodiversity. I ask that each of these matters is carefully considered before any decision is made.

From: [REDACTED] >
Sent: 25 June 2026 14:03
To: Planning
Subject: Objection — Planning Application 3/2026/0315 — Land off Chatburn Road, Clitheroe

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Dear Kathryn Hughes,

I object to planning application 3/2026/0315.

I live at [REDACTED], [REDACTED] to the application site. I am directly affected by the proposed development, including its impact on local infrastructure, drainage, ecology, access, estate management and the character of this edge-of-settlement location.

Summary of grounds for objection

- The site is open countryside outside the Clitheroe settlement boundary, and this is materially the same 39-dwelling scheme that the High Court quashed and the Planning Inspectorate dismissed. Even allowing for the current housing land supply shortfall, the adverse impacts outweigh the benefits (NPPF paragraph 11(d)(ii)).
- The Lead Local Flood Authority has objected and recommended refusal on surface-water drainage.
- The existing private foul-drainage system serving the estate has repeatedly failed, with a documented near-discharge to the watercourse; foul capacity for a further phase is unproven.
- A new vehicular access directly onto the A671 (Chatburn Road), by the community hospital and grammar school, has not been independently assessed, and cumulative and HARP traffic has not been reassessed.
- Deliverability: long-term maintenance depends on a developer-controlled management company that has demonstrably failed on the existing phases.
- Protected species and out-of-date ecological survey work; landscaping and biodiversity obligations remain undelivered on the same estate.
- No acoustic assessment has been provided despite adjacent industrial activity (the Agent of Change principle).
- I ask the Council to refuse the application; alternatively, to resolve all outstanding matters and impose robust conditions and/or Section 106 obligations, and to determine the application at committee following a site visit.

1. Planning principle, previous appeal history and the planning balance

This application must be considered in the light of the planning and legal history of this same site. The applicant's previous scheme for 39 dwellings here (application 3/2019/0877; appeal APP/T2350/W/20/3253310) was allowed at appeal, but that decision was quashed by the High Court in Ribble Valley Borough Council v Secretary of State for Housing, Communities and Local Government and Oakmere Homes [2021] EWHC 3092 (Admin), His Honour Judge Bird holding that the Inspector had misinterpreted Core Strategy Policy DMG2. On redetermination the appeal was dismissed on 24 August

2022 as contrary to Key Statement DS1 and Policies DMG2 and DMH3, the site lying in open countryside outside the Clitheroe settlement boundary. The applicant accepts that the present proposal is "largely the same as that submitted previously" in number, mix and layout, the only material change being a new access directly from Chatburn Road. The objection in principle — to residential development of open countryside outside the settlement boundary — is therefore unchanged.

I recognise that the applicant relies on the current shortfall in the Council's five year housing land supply to argue that the relevant development-plan policies are out of date and that the presumption in favour of sustainable development (the "tilted balance" in NPPF paragraph 11(d)) is now engaged. The applicant's own Planning Statement accepts that this is a change from the position at the 2022 appeal, when the Council could demonstrate a supply well above five years, and puts the current figure at 3.45 years following a recent appeal decision (APP/T2350/W/25/3372635, 7 January 2026). I do not ask the Council to determine this objection on the false basis that there is no shortfall; I ask it to state its current, up-to-date supply position.

But the applicant's case goes much further than the supply position. It rests on the proposition — taken from the 2022 appeal — that the only harm from this development is "policy-only" conflict with the spatial strategy, and that there is otherwise no drainage, highways, environmental, ecological or amenity harm. **That proposition is now out of date.** Since the 2022 decision the position on harm has materially changed:

- the Lead Local Flood Authority has formally objected to this application's surface-water drainage strategy and recommended refusal until adequate information is provided — a present, statutory objection that did not exist before;
- the private foul-drainage system serving the existing phases has repeatedly failed, including a failure logged as an environmental emergency when untreated effluent was at risk of entering the watercourse, so the previous finding of no drainage harm can no longer be relied upon;
- a new vehicular access directly onto the A671 (Chatburn Road) is proposed, which was not assessed in the previous appeal and requires fresh highway scrutiny;
- protected-species and biodiversity net gain issues are live and the supporting ecological survey work is dated; and
- the long-term management and maintenance model on which the scheme depends has demonstrably failed on the same estate.

These are real and demonstrable harms, not "policy-only" harm. Even where the tilted balance is engaged, NPPF paragraph 11(d)(ii) still requires permission to be refused where the adverse impacts of granting it would significantly and demonstrably outweigh the benefits. I acknowledge that the proposal would deliver housing, including 30% affordable housing; but that broadly reflects the level of provision policy already expects rather than an exceptional benefit, it could be delivered on suitable or allocated sites, and in my submission it does not outweigh the combination of harms set out in this objection. At the very least, the Council cannot properly grant permission while a statutory consultee (the LLFA) maintains an unresolved objection, and the matters below should be resolved before any decision is made.

I also note that Clitheroe Town Council has objected on the basis that the site is outside the settlement area and would amount to ribbon development. I agree with that objection.

2. Drainage, flooding and long-term maintenance

The Lead Local Flood Authority has objected to the application on the basis of an inadequate surface-water sustainable drainage strategy and recommends refusal until sufficient information has been submitted. That should carry significant weight.

As a resident of the existing Bowland Park estate immediately adjacent to the site, I have particular, first-hand concerns about both surface-water and foul drainage and their long-term maintenance.

The applicant's surface-water strategy relies on discharging through a new wetland to the on-site watercourse at a restricted rate, using a vortex flow control device (hydro-brake) with permeable surfacing and attenuation baskets. These techniques can work, but they depend on correct long-term maintenance: hydro-brakes are prone to blockage and failure, and permeable surfaces lose effectiveness over time unless maintained by residents who are often unaware of the obligation. As [REDACTED] I can also add that the existing open areas and footpaths alongside this watercourse and the railway already flood frequently in heavy rain — which is hard to reconcile with the assessment that surface-water flood risk here is "very low". Given the LLFA's objection, the watercourse running through the site and its flood zone 2 and 3 land, the Council should not treat these measures as a sufficient answer on flood risk without the information the LLFA requires and a funded, enforceable long-term maintenance regime. Where uncertainty remains it should count against the proposal, not be deferred to a condition.

Foul drainage concerns me equally, and the Flood Risk Assessment and Drainage Report addresses it only briefly. It confirms that Phase 3 would have a new private pumping station and rising main — repeating the private pumped arrangement used for the existing phases, which discharge to the 225mm adopted foul sewer in Chatburn Road. As a resident of those phases, I can attest that this system has a long, documented history of failure: repeated pump breakdowns and alarms, recurring tanker call-outs, and assessments by attending engineers that it is undersized for the dwellings it serves and was not correctly installed or commissioned. In February 2025 a failure was logged with the managing agent's emergency line as an environmental emergency, untreated effluent being at risk of entering the watercourse; the pumps are now physically strapped and weighted into the chamber base to stop them failing, and residents have repeatedly been charged for remedial works. The Report assesses neither foul capacity nor the reliability of adding a further pumped phase. Before any approval, I ask the Council, United Utilities and the LLFA to require full foul-capacity information — including whether the receiving 225mm sewer can take the additional flows — and independent verification that the arrangements will be reliable and will not increase pollution risk to the watercourse or existing residents.

The Council should not approve the application unless and until the LLFA objection is fully resolved, United Utilities' position is clear, and there is a robust, enforceable adoption and maintenance plan for both foul and surface-water drainage. Conditions should not be used to defer fundamental drainage questions that affect existing residents, the watercourse and the proposed new residents.

3. Access, highways and construction traffic

The proposed Chatburn Road access is the main substantive change from the previous scheme. It should not be treated as a minor technical adjustment. The Council and LCC Highways should scrutinise the safety of the proposed junction, visibility splays, vehicle speeds, pedestrian safety, cumulative traffic, and the interaction with nearby existing accesses, the hospital and other Chatburn Road users.

This stretch of Chatburn Road (the A671) is already busy and difficult at peak times. As a resident I regularly have to queue to turn out of Bowland Park onto Chatburn Road; on a recent morning I was fourth in line waiting to exit. The road carries significant through-traffic past Clitheroe Community Hospital and Clitheroe Royal Grammar School, with associated ambulance, patient, pupil and parent movements and recurrent on-street parking. The cumulative effect of the housing already built along this corridor, this proposal, and the heavy-goods traffic expected from the Haweswater Aqueduct Resilience Programme (HARP) on Pimlico Link Road and Chatburn Road does not appear to have been properly reassessed; the applicant's Transport Statement relies substantially on assessments prepared for the earlier scheme and on trip generation falling below a threshold. I ask that LCC Highways assess the new Chatburn Road junction against realistic current and future conditions, including cumulative and HARP traffic, rather than historic assumptions.

A full Construction Traffic Management Plan should be required before any approval. In particular:

- no construction traffic should be permitted through Bowland Park;

- no contractor parking should be permitted on Bowland Park estate roads;
- construction routing, hours, wheel washing, dust, noise and delivery management should be controlled;
- Chatburn Road access safety should be assessed on the basis of real-world speeds and conditions, not just theoretical trip thresholds.

4. Bowland Park connection, emergency access and estate management

The application appears to rely on a relationship with Bowland Park for emergency access and/or pedestrian/cycle connectivity. The Council should clearly establish whether any part of the proposed emergency access, pedestrian/cycle link, drainage, landscaping, maintenance access or other works relies on land, rights or infrastructure associated with Bowland Park or Bowland Park (Clitheroe) Management Company Limited.

This matters because the applicant's own Drainage Report relies on a developer-established management company to maintain the Phase 3 highways, foul drainage, attenuation and surface-water systems long-term — the very model that has broken down on the existing phases. The estate's management company, Bowland Park (Clitheroe) Management Company Limited (company number 12446100), remains under the developer's control; residents (including me) have sought membership and directorship and been refused or indefinitely deferred. In February 2025 the managing agent confirmed in writing that the developer is retaining control of the company precisely because of this "further phase currently under review for construction", transfer to residents also being held up by outstanding highways issues. The conflict of interest is plain: the developer holds both the duty to remedy estate infrastructure (such as the failing pumping station) and the control not to, while excluding and not consulting the residents who bear the cost. This goes directly to the deliverability and enforceability of the long-term commitments on which the application depends; on the Phase 1 and 2 evidence, the Council should not rely on those commitments being delivered through a developer-controlled management company.

If the Council is minded to approve the application, any link to Bowland Park should be tightly controlled:

- no general vehicular access between the new development and Bowland Park;
- emergency-only access to be physically controlled by lockable bollards or equivalent;
- no construction access through Bowland Park;
- no contractor parking on Bowland Park;
- no transfer of maintenance liability or cost to existing Bowland Park residents;
- full legal, ownership and management arrangements to be approved before commencement.

5. Ecology, BNG and open-space obligations

The application affects a sensitive edge-of-site environment including the stream corridor, ecological/open land, trees, habitat creation and long-term biodiversity management. On 5 June 2026 I provided the Council, separately and in confidence, with protected-species information relevant to this application, and asked that it not be published in any way that could identify sensitive species locations. This public representation is the fuller response I indicated in that correspondence I would submit before the consultation deadline. The confidential information should be considered by the Council's ecology officers/Countryside Officer alongside this objection. Because the Council already holds protected-species evidence relating to this site, any necessary updated protected-species survey work should be carried out and assessed by a suitably qualified ecologist before the application is determined, and not deferred to a post-permission condition — the presence and location of protected species could affect site layout, construction methodology, lighting, drainage design, mitigation requirements and whether the scheme is acceptable at all.

I am also concerned, from documented experience on the existing estate, about how much weight can safely be placed on the applicant's assertions of ecological and open-space delivery. The original Bowland Park consent (3/2017/0653), by its Condition 4, required the approved landscaping to be implemented in the first planting season and maintained for at least ten years, including replacement of any tree or shrub that dies; the approved scheme specified wildflower meadow seeding (Emorsgate EM1F or similar) sown into scarified ground to promote biodiversity. From 2023 I reported to Oakmere, to the managing agent (Trinity Estates) and to the Council's Planning Enforcement team that the wildflower areas alongside the railway had not established as approved and that planted trees had died and not been replaced. The Council's Countryside Officer acknowledged the lack of meaningful growth; the developer maintained the scheme accorded with consent; and to my knowledge those areas remain below the approved specification. Nor is this limited to that consent: the Phase 2 consent (3/2020/0325) permitted loss of boundary hedgerow and trees only on the basis of replacement and compensatory planting — its approved Landscape Proposals and Biodiversity assessment provided for new native hedgerow, hedge-and-tree and woodland planting and further wildflower seeding (Emorsgate EW1F) to offset the loss and deliver gain — and, from my observation as an [REDACTED], that replacement planting has likewise not been delivered as approved. Against that background, I ask the Council not to take the applicant's habitat-creation, BNG and open-space assertions for Phase 3 at face value, and to ensure any landscaping, BNG and habitat obligations are specific, measurable and genuinely enforceable rather than left to promises undelivered on the same estate.

If this application is approved, the Council should require a legally enforceable Biodiversity Net Gain plan, Habitat Management and Monitoring Plan, stream protection measures, lighting controls, invasive species controls, and clear 30-year funding and management obligations. These should be secured through planning condition and/or legal agreement, not left to informal estate management promises.

6. Noise, residential amenity and the Agent of Change principle

The application does not appear to include any acoustic or noise assessment, despite proposing new homes and gardens close to Chatburn Road and to established industrial activity associated with Pimlico Road to the rear of the site. As a resident [REDACTED] to the site, I can attest that noise from that direction is frequently noticeable, including loud noise in the evening and late at night. I make no claim about the precise source or operator; I simply record what I regularly hear.

I understand from other representations to this application that there is an ongoing Environmental Health investigation into an established industrial operation on Pimlico Road (referred to in those representations as CHR Tarmac). The Council holds its own Environmental Health records and is far better placed than I am to establish the position, and I ask that it does so before determining this application.

These matters engage the "Agent of Change" principle in the National Planning Policy Framework (paragraph 200), under which the onus is on new noise-sensitive development to provide suitable mitigation against existing noise sources, rather than on the existing business. Without a proper acoustic assessment, the Council cannot be satisfied that future occupants of the proposed dwellings, particularly those closest to Pimlico Road, would enjoy acceptable living conditions, nor that the development would avoid placing unreasonable restrictions on an existing operation contrary to paragraph 200. I ask that a dedicated noise/acoustic assessment, properly addressing the Agent of Change principle, be required and assessed before the application is determined.

7. Level of public concern and committee determination

This proposal has attracted substantial objection from residents across Bowland Park, Guardians Close, Bellman Way, Coplow View and Chatburn Road, raising drainage, highways, ecology, amenity, private estate-management and deliverability concerns. Given the planning and legal history of this site, the unresolved statutory objection from the Lead Local Flood Authority, and the level of public concern, I ask

that the application be determined by the Council's Planning and Development Committee following a site visit, rather than under delegated powers.

8. Requested outcome

For the reasons above, I ask the Council to refuse the application.

If the Council is minded to approve it, I ask that approval not be granted until the LLFA objection and all drainage, highways, ecology, ownership and management issues have been fully resolved, and that strict conditions and/or Section 106 obligations be imposed covering:

- no construction access via Bowland Park;
- no general vehicular access between Bowland Park and the new development;
- secure emergency-only access controls;
- full Construction Traffic Management Plan;
- no contractor parking on existing estate roads;
- resolved LLFA and United Utilities drainage requirements;
- independent verification of foul-drainage capacity and confirmation that Phase 3 will not worsen the existing private pumping system or increase pollution risk to the watercourse;
- clear drainage adoption and long-term maintenance arrangements, with maintenance of drainage, landscaping and open space secured through robust, enforceable mechanisms and not left solely to a developer-controlled management company;
- enforceable BNG/HMMP and ecological management obligations;
- protection of the stream corridor and ecological/open land;
- lighting controls to protect wildlife and neighbouring amenity;
- a dedicated acoustic/noise assessment addressing the Agent of Change principle, with any mitigation secured before occupation;
- healthcare and infrastructure contributions where required;
- no transfer of costs or liabilities to existing Bowland Park residents.

Please treat this as my formal objection to application 3/2026/0315.

Yours sincerely,

A black rectangular redaction box covering the signature of the author.

BB7 4UB

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 June 2026 23:45
To: Planning
Subject: Planning Application Comments - 3/2026/0315 FS-Case-851213756

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0315

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

Comments: Dear Kathryn Hughes.

Re' Application 3/2026/0315.

As a resident of the neighbouring development, I have a keen interest in the plans proposed by the developer. I note the content of a number of responses already received and displayed on the planning application website and concur with their well expressed objections.

In addition to the objections already made I specifically want to raise the following points.

1. Lack of Community Engagement

Drainage layout (1 of 2 on your website): The applicant indicates that they intend for "F8 – PUMP INCOMING IL85.026 PUMP & RISING MAIN TO BE DESIGNED BY SPECIALIST". As a resident directly affected by issues arising from the design of similar drainage aspects from the previous 'phases' of this developer at the same location, I object in the strongest terms to the council allowing a vague assurance that this would meet the requirements of the proposed new phase. The existing development (phases 1 & 2) have had waste water/sewerage issues well documented and ongoing since 2021. These have involved numerous site visits by specialist contractors to address immediate concerns such as: pump alarms, waste backup to resident WC's and the imminent and immediate threat of discharge of sewerage into the adjacent watercourse.

The fact that this issue remains unresolved, nearly 5 years after the first issues were identified (in September 2021), supports a view that Oakmere Homes Ltd (or agents directly representing them) have failed to take adequate steps to identify and resolve the root cause of these failures. My understanding is that there is currently an outstanding amount of £15,000 in specialty contractor charges which the managing agency (www.trinityestates.com) identified in 2025 but have not yet billed residents for (but in which correspondence indicate it fully intends to do so). A request to the management company for "an independent 'expert' to provide an opinion on the specification and build of the sewerage system at Bowland Park", reference 1538, dated 26/02/2025 still remains unanswered.

Whilst the issue referred to above may be insufficient in itself to refuse planning permission for this application, I would urge those responsible for the decision on this respect to ensure that the specialist design requirements for this aspect of the application be made perfectly clear, formally approved as sufficient, and publicly available to interested parties prior to any decision being made.

The estate's management company, Bowland Park (Clitheroe) Management Company Limited remains under the developer's control, and whilst residents have formally and validly sought membership and directorship, they been refused.

Thus, the developer has failed to consult with the existing residents regarding how Phase 3 will impact our current infrastructure. Given the ongoing issues with the estate management and drainage, a formal consultation should have been conducted.

2. Environmental and Ecological Impact

The potential for sewage discharge into the adjacent watercourse poses a severe risk to local wildlife and habitats. The council has a duty to protect these blue corridors, and allowing a vague drainage plan to proceed threatens local biodiversity.

The ecological appraisal referred to in the application was undertaken in 2019. It notes that bat activity for 1.5 hours on two separate dates in 2019 has “only occasionally passes of common bats during the surveys”. While I would not profess to be an expert in such areas, I would suggest that a survey undertaken almost 7 years ago would not be sufficiently robust to support an opinion on the current bat population, particularly given the now well-established nature of phases 1 & 2 of the Bowland Park development.

I urge the planning committee to defer or refuse this application until a full, independent audit of the existing drainage infrastructure is completed, and the developer provides explicit, binding technical specifications for public review.

Thank you for considering these points.

