

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 August 2026 05:43
To: Planning
Subject: Planning Application Comments - 3/2026/0603 FS-Case-869107373

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0603

Address of Development: Land adjacent to Fernhill Ribchester Road Clayton Le Dale BB1 9EG

Comments: Dear Sir/Madam,

I am writing to formally object to the proposed development of 2 dwelling houses on the field immediately adjacent to [REDACTED]

We would like to object for the following reasons:

1. The Development is Contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy
2. Road Safety
3. Contribution to Flooding
4. Environmental Impact
5. Impact on Rural Character and Landscape
6. Loss of Privacy

We have outlined each point in detail below:

1. The Development is Contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy

The proposal is contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of two new residential dwellings in the defined open countryside, located outside of a defined settlement boundary.

The development is not within either the Tier 1 or Tier 2 villages outlined in the Core Strategy:
<https://www.ribblevalley.gov.uk/downloads/file/1700/adopted-core-strategy>

Policy DMG2 states:

WITHIN THE TIER 2 VILLAGES AND OUTSIDE THE DEFINED SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

1. THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING

OF THE AREA.

2. THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.
3. THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED AND IS SECURED AS SUCH.
4. THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
5. THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
6. THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

We believe that the proposed development does not meet any of the considerations as outlined in policy DMG2 of the Ribble Valley Core Strategy.

Policy DMH3 of the Ribble Valley Core Strategy States:

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

10.20 WITHIN AREAS DEFINED AS OPEN COUNTRYSIDE OR AONB ON THE PROPOSALS MAP, RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO:

1. DEVELOPMENT ESSENTIAL FOR THE PURPOSES OF AGRICULTURE OR RESIDENTIAL DEVELOPMENT WHICH MEETS AN IDENTIFIED LOCAL NEED. IN ASSESSING ANY PROPOSAL FOR AN AGRICULTURAL, FORESTRY OR OTHER ESSENTIAL WORKERS DWELLINGS A FUNCTIONAL AND FINANCIAL TEST WILL BE APPLIED.
2. THE APPROPRIATE CONVERSION OF BUILDINGS TO DWELLINGS PROVIDING THEY ARE SUITABLY LOCATED AND THEIR FORM AND GENERAL DESIGN ARE IN KEEPING WITH THEIR SURROUNDINGS. BUILDINGS MUST BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT THE NEED FOR COMPLETE OR SUBSTANTIAL RECONSTRUCTION.
3. THE REBUILDING OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO THE FOLLOWING CRITERIA:
 - THE RESIDENTIAL USE OF THE PROPERTY SHOULD NOT HAVE BEEN ABANDONED.
 - THERE BEING NO ADVERSE IMPACT ON THE LANDSCAPE IN RELATION TO THE NEW DWELLING
 - THE NEED TO EXTEND AN EXISTING CURTILAGE.

THE CREATION OF A PERMANENT DWELLING BY THE REMOVAL OF ANY CONDITION THAT RESTRICTS THE OCCUPATION OF DWELLINGS TO TOURISM/VISITOR USE OR FOR HOLIDAY USE WILL BE REFUSED ON THE BASIS OF UNSUSTAINABILITY.

THE PROTECTION OF THE OPEN COUNTRYSIDE AND DESIGNATED LANDSCAPE AREAS FROM SPORADIC OR VISUALLY HARMFUL DEVELOPMENT IS SEEN AS A HIGH PRIORITY BY THE COUNCIL AND IS NECESSARY TO DELIVER BOTH SUSTAINABLE PATTERNS OF DEVELOPMENT AND THE OVERARCHING CORE STRATEGY VISION

We believe that the proposed development does not meet any of the conditions outlined in policy DMH3 of the Ribble Valley Core Strategy.

2. Road Safety:

Ribchester Road is the main thoroughfare between the town of Blackburn and the villages of Ribchester and Longridge to the North. Pavements are either very narrow, travelling south from Oaks Quarry Garage to Oaks Bar, or there is no pavement at all, travelling North from Oaks Quarry Garage to the Bishop of Blackburn's House.

The nearest school, Salesbury C.E. Primary school can only be accessed by pedestrians using either Ribchester Road or Lovely Hall Lane. Both of these roads lack pavements for considerable sections and therefore present a significant danger for children walking to school. This would result in parents driving children to school which reduces the sustainability of the site and increases the overall carbon footprint.

The entrance to Oaks Quarry Garage is less than 50m from the proposed development. Many large articulated lorries enter and exit Oaks Quarry Garage at all times of the day. Visibility for lorries exiting Oaks Quarry Garage is poor and visibility of cars leaving the proposed development is limited by a large stone wall and a large hawthorn tree belonging to 197 Ribchester Road.

This increases the chances of a road traffic accident for cars entering and exiting the proposed development.

3. Contribution to Flooding:

The junction at Oaks Bar and the bridge over Showley Brook on Ribchester Road, flood regularly during periods of heavy rainfall. Ribchester Road from the proposed development North towards Oaks Bar is a relatively steep road so water runoff is fast and quickly contributes to localised flooding during heavy or prolonged rainfall.

The proposed development is on a site that is currently grassland which absorbs rainfall and reduces the impact on localised flooding during periods of heavy rain. Due to the sloped nature of the site towards Ribchester Road, any building or landscaping, even if they are of a permeable nature, will contribute to additional water entering Ribchester Road, exacerbating the localised flooding at Oaks Bar.

Note that properties on this side of Ribchester Road do not have access to any mains foul drainage. The properties here have septic tanks.

4. Environmental Impact:

Much of the surrounding area is pasture for cows and or sheep. As a result, cover for small mammals and amphibians is limited. The location of the proposed development is currently an unmanaged field that provides cover for small mammals such as field mice, voles, shrews and amphibians such as the common toad and frog.

Due to the presence of small mammals and amphibians, the field is a regular hunting spot for raptors such as Barn Owls, Tawny Owls, Buzzards and Kestrels. Loss of this habitat would reduce the food

sources for these raptors and negatively impact the population.

The biodiversity net gain report provided does not take into account loss of habitat.

5. Impact on Rural Character and Landscape:

The site is currently open rural land and contributes significantly to the character, openness, and visual amenity of this part of Ribchester Road.

The introduction of two dwellings would:

- Urbanise a currently undeveloped stretch of countryside
- Erode the rural setting and openness
- Create harmful encroachment into the countryside

This proposal conflicts with local planning policies aimed at protecting the intrinsic character and beauty of the countryside within the Ribble Valley.

6. Loss of Privacy:

[REDACTED] . The house [REDACTED]
[REDACTED] One of the houses in [REDACTED]
development [REDACTED] . This would [REDACTED]
[REDACTED] , [REDACTED] . This would result in a significant loss of privacy for
the occupants. We would not have specified [REDACTED]
[REDACTED]

The residents on this side of Ribchester Road have views across the proposed development site all the way to Ramsgreave and Mellor. Development of this site will remove these views for all.

For the reasons we have outlined above, particularly the harm to rural character, highway safety concerns, and impact on residential amenity, we respectfully request that this planning application be refused

[REDACTED]



31st August 2026

Dear Sir/Madam,

Planning Application No: 3/2026/0603

Grid Ref: 367150 433327

Proposal: Outline application for the proposed erection of two dwelling houses with access applied for.

Location: Land adjacent to Fernhill Ribchester Road Clayton Le Dale BB1 9EE

We are writing to voice our concerns with the proposed development of 2 dwelling houses on the piece of land immediately adjacent to Fernhill, Ribchester Road BB1 9EE

We would like to raise the following concerns:

1. The proposed development is within 100 meters of an intensive broiler unit
2. Drainage from proposed development
3. Road safety
4. Impact on wildlife

We have outlined each point in detail below:

1. Our main point is that the neighbouring farm is an intensive Broiler unit. This farm has been growing chickens for around 35 years and the previous owners also farmed and grew chickens. Since it is an intensive broiler unit - the farm is under the Environmental agency and has an Integrated Pollution Prevention and control Permit (IPPC) and has an appointed environment officer. To comply with IPPC the farm has noise, odour and dust management plans in place as well as the need to comply with other areas regarding the environment. When the farm applied for this permit houses within 400meters had to be listed. This proposed planning development is within 100 meters of the broiler unit (adjacent and looks out onto one of the chicken houses). Our concern would be that new occupancies would need to be fully aware that they are moving next door to an intensive broiler unit and there will be odour, noise and dust - yes it will be kept to a minimum and controlled but like any farm there is no getting away that smell, noise and dust are present. The farm does not receive any complaints at present from their existing neighbours and would like this to continue

2. Ribchester road has no mains sewer drainage where the proposed development is planned, so a concern is where will the drainage go from the proposed development go. A septic tank still requires drainage away and if it's a soakaway how will they be maintained as poor maintenance will risk surrounding fields to become water logged. The drains for water run off on Ribchester Road aren't currently able to cope - when there is heavy rain fall the water runs down the development side of the road and water is seen bubbling from the drain covers flowing out onto the road surface. The concern is that the fields will be affected by this development or that they will need access to fields to put in a drain for water drainage.

3. Ribchester road is a busy road. The speed limit is 30mph but greater speeds are reached on this road - particularly from Blackburn down to the traffic lights on the A59. Visibility is reduced due to bends in the road, tree/bush growth, the road is narrower and a number of different entrances at different angles adjoining Ribchester road - this would cause safety concerns for road users and those exiting/ entering the proposed development or their neighbours. On this part of Ribchester road there is only a narrow footpath and nothing further up, again a safety concern. The road surface in the area where proposed development is, isn't great - very uneven road surface.

There have been at least 5 incidents in the last 6 years where vehicles have hit a fence and wall not far from the traffic lights, 3 of the occasions hitting and knocking down the street lamp (these replacements of the street lamps will be on your records). As mentioned this part of Ribchester Road is a safety concern and more houses could increase the risk of a serious collision or fatality.

4. Just for your information a number of deer are often seen in the fields, neighbouring this piece of land proposed for development, also in the neighbouring larger gardens and actually seen in the area for development. These deer risk going out on to Ribchester road if they didn't have the safety of the large piece of land to hide away in. Up until recently this land was classed as agricultural land.

We do hope you take into account the above concerns, especially our main concern - the long standing broiler unit, as this is a family's livelihood that could be jeopardised in the future due to people not being aware that this is a working farm that does naturally have odour, dust and noise.

Thank you
Sincerely,

[Redacted Signature]