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**Sent:** 15 March 2021 15:25

**To:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>

**Subject:** Form completion: Planning Application Comments Form

#### FORM DETAILS

**Web Ref No:** 24315

**Form:** Planning Application Comments Form

**Completed:** 15/03/2021 15:24:45

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#### USER DETAILS

**Site user  
email:** [REDACTED]

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#### USER INPUTS

**title:** [REDACTED]

**LastName:** [REDACTED]

**firstName:** [REDACTED]

**numberName:** [REDACTED]

**postAddress:** [REDACTED]

**postCode:** [REDACTED]

**refNo:** 3/2020/0911

**addDev:** Shackletons Garden Centre Ltd Clitheroe Road Chatburn Clitheroe BB7 4JY

**comments:** [REDACTED] the site occupied by Dugdale Merchants Ltd on Pendle Trading Estate, Chatburn Road, Clitheroe BB7 4JY, opposite Shackletons Garden Centre, we trust that the planning authorities are taking full account of the flood and drainage risk posed to the area as a result of the extensive development proposed. Previous developments have not, in our opinion, taking full account of the consequences of water running off the developed site, which was previously agricultural land. We would refer you to a previous court case brought by Lancashire County Council against Dugdale Merchants Ltd in 2007 regarding the subsidence under Chatburn Road. After 12 months of argument the case was withdrawn and LCC paid costs. We have always registered our concern over the developments at Shackletons Garden Centre with regard to the water run-off down into Pendle Trading Estate which has, in the past, resulted in flooding and the undermining of the road. Little notice would appear to have been taken as in 2019 we were visited again by LCC who were concerned about water running out across the highways. We referred them to our letters, which have expressed our concerns regarding previous planning applications and, of course, to our court case in 2007. The new plans should appreciate that the drainage in the area is insufficient to cope with even the current demands and that properties nearby are well below the level of Shackletons Garden Centre. We trust that the drainage proposals in these new plans will receive proper scrutiny as once again there appears to be little or no recognition of the past problems. The designers need to be aware of what has actually happened on the ground as their

projections seem happy to continue to allow for surface water from an extensive development to run off down the hill across/under the road and [REDACTED] potentially causing damage and flooding.