

[REDACTED]

From: [REDACTED] >
Sent: 03 March 2026 14:55
To: Planning
Subject: Planning reference 3/2026/0089 Land at Highmoor Farm BB7 1PN - Reserved matters - [REDACTED]

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Planning Officer,

I am writing to object to the application for reserved matters in respect of the proposed road that will run adjacent to the top of the cul de sac [REDACTED]

My objection is based on residential amenity, noise and pollution.

The current Landscape Structure Plan shows only 2 new trees being planted at the top of the cul de sac behind the existing hedge which is low.

It follows that this will not provide adequate protection from the loss of privacy (including from overlooking), nuisance (particularly from headlights), noise and pollution that will be generated from a significant number of vehicles accessing the development along this road.

I respectfully request the Council to require landscaping that provides proper screening for existing residents.

Kind regards,

[REDACTED]

Sent from my iPhone

From same person as next response



3rd March, 2026

Planning Application No:3/2026/0089

Location: Land at Highmoor Farm Clitheroe BB7 1PN

Dear Sir or Madam,

I have just heard that there is a plan to build more new houses in Clitheroe.

It is such a shock to know that council is considering building more houses off Pendle Road. Work 1000 of houses had been just built off Pendle Road just few years ago.

These houses had already put impact on the daily life on Clitheroe residents, such as being told that they don't get school places for their children and we can't get prompt doctor's appointments at Clitheroe health centre.

We now hear that the Council is thinking of allocating even more land for developers to build on. Will the residents' voice ever be considered?

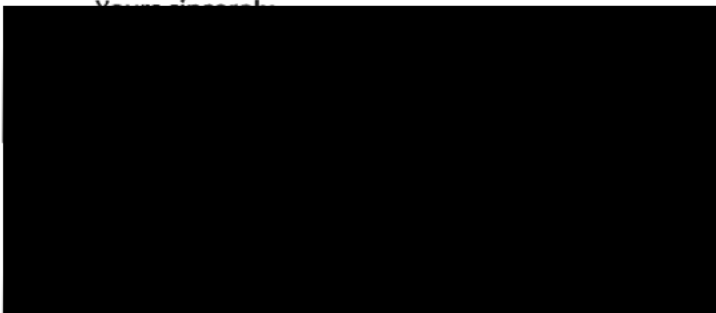
At Highmoor Farm land, we have seen deer. It is beautiful farm land and we should protect it for as long as we can. I have heard there are several farmers who are interested in farming the land, yet they haven't been given permission.

It is in the best interests of the town of Clitheroe to keep this natural land as it is.

Please listen to the residents of Clitheroe. We hope that Ribble Valley Council will do their best to protect the land around us.

Please listen to our concerns,

Yours sincerely,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 March 2026 18:41
To: Planning
Subject: Planning Application Comments - 3/2026/0089 FS-Case-806431467

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0089

Address of Development: Land at Highmoor Farm clitheroe BB7 1PN

Comments: Planning Application No:3/2026/0089
Location: Land at Highmoor Farm Clitheroe BB7 1PN

I have just heard that there is a plan to build more new houses in Clitheroe. It is such a shock to know that council is considering building more houses off Pendle Road. Work 1000 of houses had been just built off Pendle Road just few years ago. These houses had already put impact on the daily life on Clitheroe residents, such as being told that they don't get school places for their children and we can't get prompt doctor's appointments at Clitheroe health centre. We now hear that the Council is thinking of allocating even more land for developers to build on. Will the residents' voice ever be considered? In Highmoor Farm land, we have seen deer. It is beautiful farm land and we should protect it for as long as we can. I have heard there are several farmers who are interested in farming the land, yet they haven't been given permission. It is in the best interests of the town of Clitheroe to keep this natural land as it is. Please listen to the residents of Clitheroe. We hope that Ribble Valley Council will do their best to protect the land around us.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 March 2026 17:16
To: Planning
Subject: Planning Application Comments - 3/2026/0089 FS-Case-807003696

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0089

Address of Development: Land at Highmoor Farm Clitheroe BB& 1PN

Comments: I bought this house in the knowledge that planned housing development was anticipated, although the loss of view from my house will be a big disappointment.

My objection however centres on the:

1. the traffic situation in Highmoor Park Pendle Road and surrounding areas, and
2. the resulting planned layout of the area surrounding the new development

1. Traffic situation in the area around Highmoor Park and Clitheroe more generally.

Traffic congestion is an obvious issue around Highmoor Park and Clitheroe more widely resulting in street-side parking build-up, poor maintenance of road surfaces, and notable congestions at most local junctions. For example, traffic turning onto Pendle Road from Highmoor Park onto Pendle Road will be further exacerbated by an increase from 125 further houses on the land at Highmoor Farm. Especially difficult currently at rush hour and school drop off/pick-up times, the road surface is continually being churned up and sees no signs of any permanent repair. The congestion, particularly at the Shawbridge Street mini roundabout is only likely to get worse as it already struggles to feed traffic from 3 adding roads and an immediate further 2 when access to the industrial estate and Lidl car park are considered. Parking along Pendle Road, and traffic access along it, becomes almost impossible when Clitheroe FC are at home and this is merely one example of an overloaded road system. The same could be said of Whalley Road heading out to Barrow.

There does not appear to be any evidence of any traffic planning given to alleviate these difficulties and certainly no consideration towards encouraging alternative to motorised transport.

2. The resulting planning layout of the area surrounding the new development

I was disappointed to read that none of the trees on the land appear worth saving, not even those with tree preservation orders on them. It simply appears convenient to remove the trees to simplify the building works, along with a promise to plant a few new saplings as replacements. The resulting poison of the new houses appears to show no regard for the view of Pendle Hill from the footpaths to the rear of Abbot Walk, nor for the houses backing onto this previous Greenfield site. A complaint from the NIMBY in me, perhaps, but a disappointment in the overall rigour of the planning process as I see it.

Regards



3 March 2026

Ref: Morris Homes Application 3/2026/0089

Dear Sir or Madam,

We write to object to the above-mentioned application, in relation to land at Highmoor Farm.

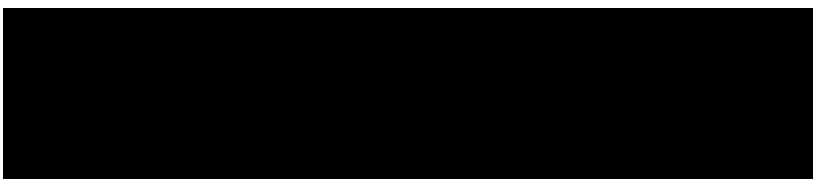
We do not need more homes in Clitheroe! The proposed housing would exacerbate the excessive development in Clitheroe, which is already having a detrimental effect on traffic flow and the character of the town, as well as removing more of the town's green spaces. Further development off Pendle Road (with new houses still being built at Standen, plus the application for land opposite), will increase the highway pressure. This particular route to the town suffers from significant queuing and delay during peak times, when the traffic heading down Pendle Road towards Shawbridge backs up beyond the entrance to Highmoor Park. Additional housing will exacerbate this and will increase the risk of serious accidents.

In addition, the potential noise disturbance is of great concern; the plans submitted by Morris homes show an access road to around 96 of the 124 properties running parallel to the [REDACTED]. The original outline plan had, instead, indicated that the access road to the houses would be further along the current farm track and would terminate in a cul-de sac at the [REDACTED]. The noise disturbance and distress likely to be caused for us and our neighbours by construction machinery and contractors' vans passing directly [REDACTED] is extreme. Equally, we are alarmed at the impact on air quality and noise of this access route to the number of homes planned: if each new property includes 1.5 cars on average, 96 houses equates to at least 140 cars regularly passing close to our house.

Furthermore, we are extremely concerned about the risk of flooding that would be created by building on land so close to our home. Currently, during periods of heavy rain, small ponds develop immediately behind our garage and at the rear of the garden. (We have included photographs at the end of our letter that demonstrate this). We know that flood defenses are indicated further down the site, but we do not see how these will mitigate the impact on land nearer to the entrance to the planned development and fear our house, and others, will become at risk of flooding. We note that in the planning documents the Construction Environmental Management Plan includes the risk "Site Water Run-off" and the action to mitigate this, is, very simply, "**Consider** ditch to prevent site water run off to surrounding areas". This is inadequate.

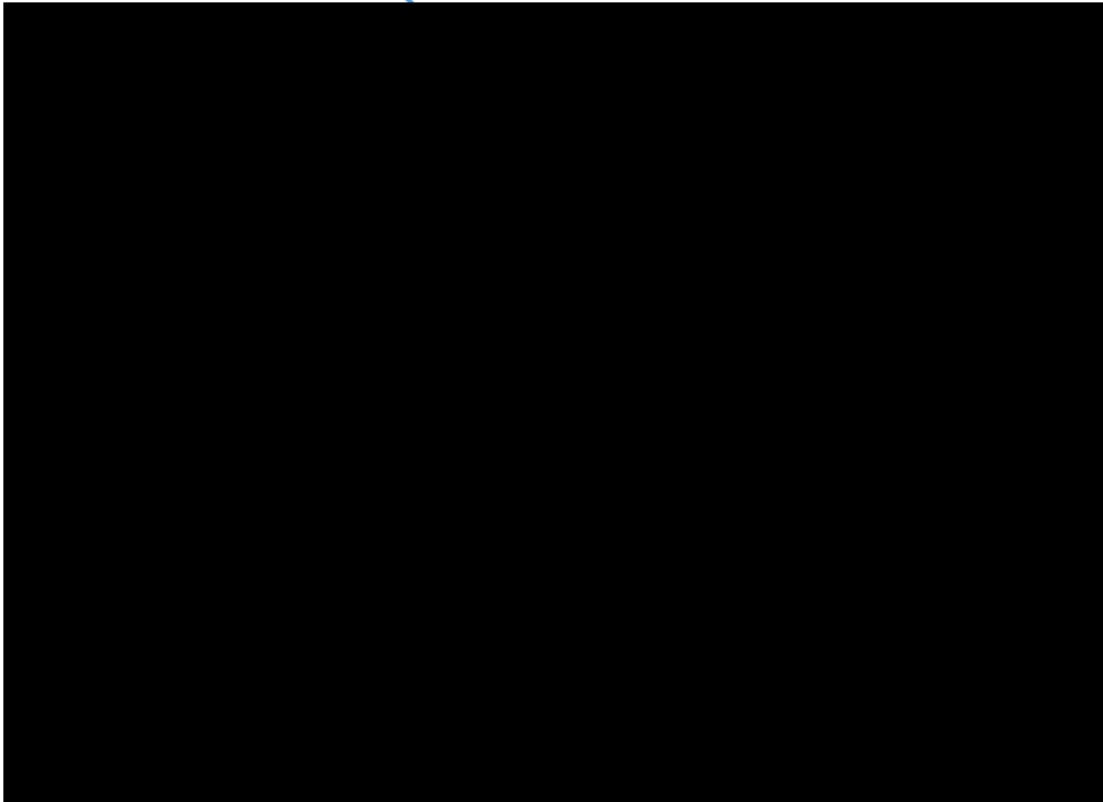
We trust that you will consider our objections seriously and ask that you reject the plan submitted.

Yours faithfully,

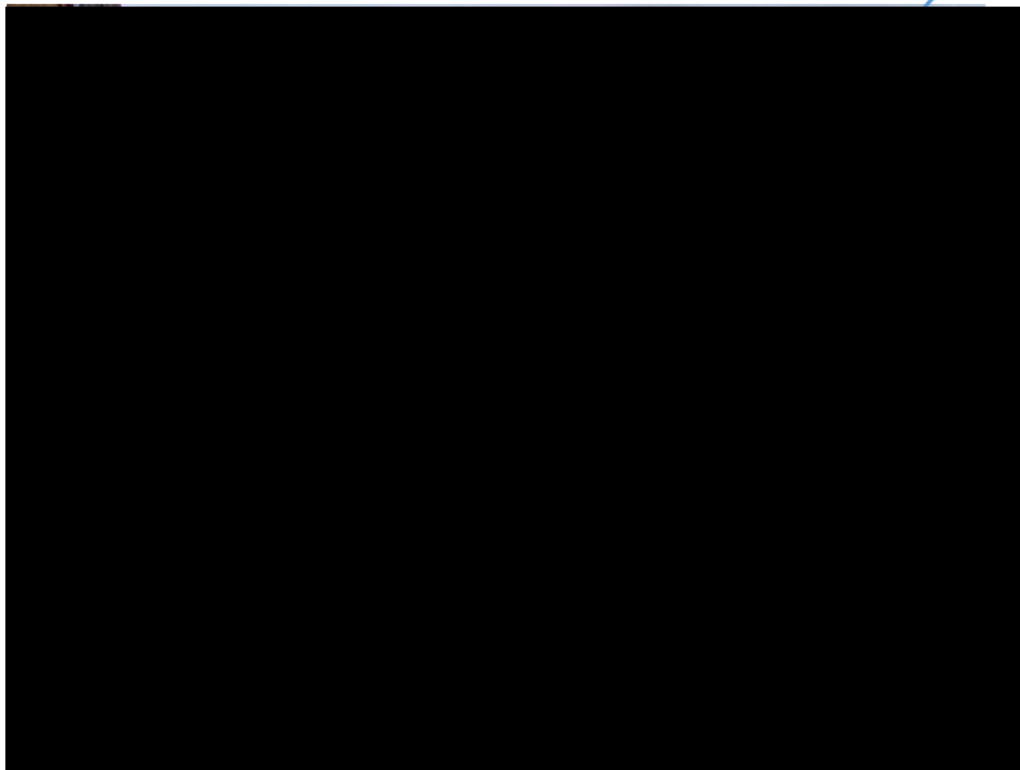


Photographs:

1. Flooding behind [REDACTED], in the area of the road accessing the lower half of the proposed development:



2. Two photographs: the first, of flooding [REDACTED], which will surely impact on [REDACTED] should building take place on the land around it;



and the second, showing flooding further up the field, [REDACTED]:

