

23 December 2025



Lyndsey Hayes
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Clitheroe
BB7 2RA

Matthew Dawber
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Planning Portal Ref: [PP-14505462](#)

Dear Lyndsey,

OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR A RESIDENTIAL DEVELOPMENT (USE CLASS C3) AT LAND NORTH OF PENDLE ROAD, CLITHEROE

Savills (UK) Limited is instructed by Richborough (the Applicant) to prepare and submit a planning application for outline planning permission with some matters reserved except for access, for a residential development at Land North of Pendle Road, Clitheroe (the Site). The proposed description of development is set out below:

“Outline planning application for the erection of up to 200 dwellings and associated landscaping, children’s play area, sustainable urban drainage, and other infrastructure with all matters reserved except access.”

Submission Documentation

This application is supported by a suite of technical and administrative documents, and plans, which have been uploaded online to the Planning Portal and comprises of the following:

Title	Reference / Date	Responsibility
Administrative		
Covering Letter	December 2025	Savills (UK) Ltd
Application Forms	December 2025	Savills (UK) Ltd
Ownership Certificate (Article 14)	December 2025	Savills (UK) Ltd
Application Fee (incl. VAT)	£28,065.00 ¹	Richborough
Plans (for approval)		
Site Location Plan	P25-2353_DE_001-01, Revision B	Pegasus
Parameters Plan	P25-2353_DE_003, Revision B	Pegasus
Proposed Site Access Roundabout	T25604, Dwg No 001 Revision -	Hub Transport Planning
Site Access Refuse Vehicle and HGV Swept Path Analysis	T25604, Dwg No 002 Revision -	Hub Transport Planning
Emergency Vehicle and Ped / Cycle Access with Fire Tender Swept Path	T25604, Dwg No 003 Revision -	Hub Transport Planning
Additional Pedestrian Access onto Pendle Road	T25604, Dwg No 004 Revision -	Hub Transport Planning

¹ Based on a fee for outline planning permission: some matters reserved > construction of new dwellinghouses on 8.92 hectares site area



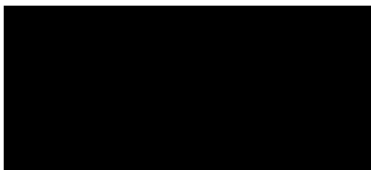
Plans (illustrative only – not sought for approval)		
Illustrative Development Framework Plan	P25-2353_DE_002_01, Revision E	Pegasus
Illustrative Landscaping Masterplan	P25_2353_EN_07A, Revision C	Pegasus
Reports		
Preliminary Ecological Appraisal Report	ER-8455-01C	Brooks Ecological
River Condition Assessment Report	ER-8455-02B	Brooks Ecological
Biodiversity Net Gain Assessment (Part 2 Post Development)	ER-8455-04A	Brooks Ecological
The Statutory Biodiversity Metric	BM-8455-01B	Brooks Ecological
Geophysical Survey Report	MSSD2187	Magnitude Surveys
Heritage Statement	794-PLN-HER-01868, Version 1.2	Tetrattech
Phase 1 Geoenvironmental	255496-BWB-XX-XX-T-G-0001_Ph1, Revision P3	BWB
Flood Risk Assessment	255496-BWB-ZZ-XX-T-W-0001_FRA, Revision P03	BWB
Noise Impact Assessment	PRC-BWB-ZZ-ZZ-RP-YA-0002, Revision P03	BWB
Sustainable Drainage Statement	255496-BWB-ZZ-XX-T-W-0002_SDS, Revision P02	BWB
Design and Access Statement including Design Code	December 2025	Pegasus
Landscape and Visual Impact Assessment, including Figures: - Figure 1 Screened Zone of Theoretical Visibility (SZTV) - Figure 2 Site Context and Topography Plan - Figure 3 Environmental Designation Plan - Figure 4 PRoW, ZTV and Viewpoint Locations - Figure 5 Landscape Character Plan - Figure 6 Local Context Plan - Figure 7 Illustrative Landscape Masterplan - Figure 8 Viewpoint Photosheets (Part 1, 2, 3) - Figure 9 Illustrative Masterplan	25-2353, Version 4	Pegasus
Transport Assessment	Revision A	Hub Transport Planning
Travel Plan	Revision A	Hub Transport Planning
Flood Risk Sequential and Exception Test	Version 4 December 2025	Savills (UK) Ltd

Planning, Community Involvement, and Affordable Housing Statement	December 2025	Savills (UK) Ltd
Agricultural Land Classification	SES/R/PRC/2025#V1	Soil Environment Services Ltd
Arboricultural Impact Assessment	2052-AIA-V1-B	SEED Arboriculture Ltd.
Crime Impact Statement	December 2025	Vic Smith

Summary

This planning application has been submitted via the planning portal (PP-14505462) in accordance with local and national planning application requirements for an outline application with all matters reserved except for access at the site. I trust you have everything you require to validate this application, and commence with the statutory consultation process. Should you have any questions relating to this submission, please do not hesitate to contact myself or my colleague Larna Smith (+44 07812 432572) to discuss further.

Yours sincerely



Matthew Dawber
Associate Director

