

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 25 JUNE 2026					
Briefing version			Issue Date:		
Committee Version		•	Issue Date:	24/06/2026	
Application Ref:	3/2025/1006	Outline application for the erection of upto 200 dwellings and associated landscaping, children’s play area, sustainable urban drainage and other infrastructure with all matters reserved except for access at Land off Pendle Road, Clitheroe		REC:	DEFER & DELEGATE

Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

In terms of potential noise issues, the site is in close proximity to the A59 a major arterial road which runs through the Ribble Valley from Preston to Skipton. A Noise Impact Assessment (ref 255496 Revision P03 dated December 2025 by BWB) has been submitted which considers the noise from road traffic on the A59 to the east as well as Pendle Road to the south. The tables within the report indicate that highest expected road traffic noise at daytime levels would be 60dB LAeq.16hr and nighttime at 50dB LAeq.16hr for the A59 (at 10m from the eastern boundary) and 60dB LAeq.16hr and 45dB LAeq.16hr respectively for Pendle Road (at 10m from the southern boundary).

In order to be acceptable, the completed scheme would need to be able to demonstrate that external amenity spaces would not exceed 55dB LAeq.16hr (0700 – 2300) and that internally (with windows open) that bedrooms, living rooms and dining rooms meet the required criteria ideally through site layout and room orientation prior to considering façade solutions.

As the application is in outline further details will need to be considered once a detailed layout is available taking into account the above criteria and suggested solutions in order to ensure that the development provides sufficient protection for external amenity spaces and internal spaces are designed and constructed to achieve the appropriate noise levels. This can be controlled by appropriate conditions.

An amended Land Use Parameters Plan ref: P25-2353_DE_003 Sheet 1 Rev C has been submitted which increases the landscape buffer and planting along the eastern boundary to Pendle Road to provide connectivity to the Ancient Woodland in the eastern corner.

LCC Highways have confirm their position in relation to bus services improvements with a contribution request of £74,000 per annum for 5 years (£370,000 total).

LCC Education have confirmed their position with no contribution required towards education.

The applicant has confirmed that the proposed housing mix and tenure is anticipated to be a 50/50 split between affordable rented and ownership products. The exact type and mix will be based upon the Council's Affordable Housing Needs Assessment (May 2025).

The applicant has confirmed that the off-site BNG provision has been sourced within NCA 33: Bowland Fringe and Pendle Hill (Wyre LPA) which will meet the requirements for 2.08 units of low or medium distinctiveness area habitat, 0.68 units of high distinctiveness or higher hedgerow habitat and 0.21 units of watercourse habitat. This is acceptable.

The above comments and changes to the conditions do not result in any changes to the officer's views from those stated within the report.

Conditions to follow.