

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 February 2026 11:20
To: Planning
Subject: Planning Application Comments - 3/2025/1006 FS-Case-796559014

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/1006

Address of Development: Land off Pendle Road Clitheroe BB7 1FS

Comments: I am against the above proposed development for these reasons.

The development is unnecessary.

The existing Half Penny Meadows development to the south of the proposed development is being built in 5 phases.

Currently the builders are working on phase 3 and have reached this point after nine years of works. Existing provision of new housing we can assume may meet local need until 2035 on this basis. This contradicts the stated need by the proposed developer in their application.

Congestion

Pendle Road itself has seen a steady increase in traffic over the last nine years and particularly since the creation of the roundabout at the junction with the A59.

The road has become gridlocked along its entirety, especially during rush hours.

The roundabout at the junction of Pendle Road with Higher Standen Drive has become particularly dangerous.

Drivers have become frustrated by the slow speeds as evidenced by the excessive use of car horns and the encroachment of traffic onto Pendle Road from Higher Standen Drive.

At other times cars turning left into Higher Standen Drive, do so at speed and cause danger to traffic emerging from Northgate.

Proposed bus stops on Higher Standen Drive by the junction with Northgate are likely to increase these dangers and congestion with cars backing up behind buses at the bus stops and queuing onto Pendle Road.

These problems of danger to road users and excessive congestion are very likely to be exacerbated by the proposed new development, particularly with the development's primary infrastructure and entrance being located from the roundabout, directly opposite Higher Standen Drive.

Traffic generated by 210 dwellings is likely to lead to a significant increase in congestion along the entirety of Pendle Road.

Concentration of Housing

The size of the proposed site and the number of new dwellings seems to suggest that the concentration of housing is going to be higher than existing development in the area and not in keeping with what already exists.

Pollution

High levels of airborne particulates are often a problem on the Half Penny Meadows estate, especially on dry or sunny or windy days. This is clearly evidenced by a visible haze over the estate. The Lane running south of Four Lane Ends has been widened and is used by the developers on a constant basis.

The lane here is heavy with concrete residue and building dust. Again this becomes airborne commonly with the weather outlined above. This despite the use of road cleaning trucks along the lane.

Without exaggeration the dust that constantly flies up can be described as choking.

A new development to the north of Pendle Road would presumably be serviced by use of the lane to the north of Four Lane Ends.

This would likely face the same issues with dust creation and increase the volume of airborne particulates in the whole vicinity.

It is noted by Taylor Wimpey reports that higher levels of radon gas have been detected on the site.

The levels are exacerbated by ground disturbance which is highly likely within a new housing development.

Four Lane Ends itself is described on the Lancashire County Council website as "a well known rural lane, often cited for its historical significance and popularity with walkers and cyclists".

The character of the lane has already changed but the proposed development is very likely going to lead to further significant degradation.

Health

There has been much publicity in recent years of the dangers of airborne dust and other pollutants associated with building.

Again radon is a radioactive gas and has been associated with some cancers.

We do not know at this stage whether radon has been detected in the ground to the north of Pendle Road but it is highly likely due to the close vicinity.

There are a great range of housing types being constructed in the area and the proposed development itself envisages a range of property types providing accommodation for single households, elderly and younger households with large detached family homes and affordable housing for younger families.

People at these ends of the age spectrum are particularly at risk from air pollution.

Amenity

The lanes and footpaths provide a popular amenity to a range of local people and visitors alike.

In fact the Lane is designated STRAT 4 for cyclists and walkers.

There is abundant wildlife including mammals and birds and visitors and local people alike can be seen enjoying this.

Ecological Report

Brooks ecological make it clear that further surveys are recommended to understand the true ecological value of the site. These have not been completed to date.

Agricultural land importance

The site has always been designated as grade 3, good quality farm land although with the proposal of a new development, this has been demoted to Grade 4 for arable use with the proviso that this

degrading could be alleviated with better drainage.

It seems that this site could remain as good quality agricultural land if upgrading occurred.

In fact the site has been put to pastoral use for many years now with a range of livestock grazed here for 365 days a year.

Arboricultural Report

The impact assessment makes it clear that the report is only valid for 12 months and amounts to visual checks and conjecture.

A more rigorous study would be required to provide the clarity needed for this site.

Overall the limited need for more immediate housing in the area is outweighed by the clear potential negative impacts of the proposed development.

[REDACTED]