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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 February 2026 17:04
To: Planning
Subject: Planning Application Comments - 3/2025/1006 FS-Case-801046704

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Planning Application Reference No.: 3/2025/1006

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

Comments: I would like to object to the outline planning permission for 200 dwellings on pendle road by Richborough:

The first reason I believe this should be refused is due to traffic congestion. The developers paid for traffic assessment says that their will be no impact to road safety, however from a resident living very close by i can assure you that a minimum of 200 extra cars will have a sufficient negative impact especially during peak travel times.

As outlined in NPPF a 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'.

I believe this development does meet the above criteria.

Also the development is on good agricultural land, that can not be characterised as "Grey belt"., and there are other sites within the borough that meet the brownfield site first approach, and grey belt second approach.

Rather than enhancing the local environment i believe that a further large development on the outskirts of the town will ruin Clitheroe's market town character.

Also while the proposed development does have good transport links, it still sits further than the required 15 minute walk from a railway station (which would get automatic approval), and the local bus service initial bus stop is on pendle road, creating further traffic congestion.

Finally, the local amenities could not cope with a further 200 homes, in addition to the over 500 homes on halfpenny meadows further phases, and the further developments on Henthorn road. Which will mean longer waits at GPs surgeries, dentists etc.