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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 19 June 2026 00:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/1006 FS-Case-849219616

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**Planning Application Reference No.:** 3/2025/1006

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

**Comments:** Re: Objection to Planning Application 3/2025/1006

I wish to strongly object to the above planning application for the following reasons:

- Overdevelopment and impact on the character of the area

The proposal for up to 200 new dwellings represents a significant and inappropriate scale of development on greenfield land at the edge of Clitheroe. This would constitute overdevelopment that harms the rural character and appearance of the area north of Pendle Road, which forms an important transition between the town and the surrounding countryside.

- Highway safety and traffic congestion

Pendle Road and the junction with the A59 already experience significant traffic congestion and safety issues. The addition of up to 200 dwellings would generate a substantial increase in vehicle movements, exacerbating existing problems. The outline submission does not adequately demonstrate that safe access can be achieved without causing severe harm to highway safety. A roundabout or other major improvements at the Pendle Road/A59 junction would likely be required but has not been properly addressed.

- Infrastructure strain

Local infrastructure, including roads, drainage, sewage systems, schools, and healthcare facilities in Clitheroe, is already under considerable pressure. The proposal fails to demonstrate that these services can accommodate the additional demand without unacceptable impacts on existing residents.

- Landscape, visual amenity and green space

The site is prominent and visible from surrounding areas. Developing these fields would result in an urbanising effect, causing significant harm to the landscape and visual amenity. The loss of open countryside and agricultural land is contrary to sustainable development principles.

- Biodiversity, flood risk and drainage

Any development must achieve a meaningful Biodiversity Net Gain. The current submission does not

sufficiently demonstrate how this will be delivered on or off-site. Additionally, sustainable urban drainage (SuDS) details must be robust to ensure no increased flood risk to neighbouring properties or downstream areas.

#### Other Material Considerations

- Loss of amenity for nearby residents due to increased noise, light pollution, and overlooking.
- Pressure on local services and community facilities.
- Cumulative impact when considered alongside other housing developments in Clitheroe and the wider Ribble Valley.

The proposal is considered contrary to the Ribble Valley Local Plan, the National Planning Policy Framework (particularly policies relating to housing in appropriate locations, highway safety, design, landscape protection, and infrastructure delivery), and would cause significant and demonstrable harm.

I therefore respectfully request that this application be refused.

Thankyou

