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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 July 2026 16:25
To: Planning
Subject: Planning Application Comments - 3/2025/1006 FS-Case-857836892

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Planning Application Reference No.: 3/2025/1006

Address of Development: Land off Pendle Road, Clitheroe

Comments: Hello,

I am writing to object to the above planning application for the development of land off Pendle Road, Clitheroe.

The site is outside the defined settlement boundary for Clitheroe and in open countryside in an Area of Outstanding Natural Beauty.. The proposal represents inappropriate development in this location, contrary to Key Statements DS1 and H2, and Policies DMG1, DMG2, and DMH3 of the Ribble Valley Core Strategy. Recent similar applications in the borough have been refused or faced significant scrutiny for the same reason, emphasising the need to protect the rural character and prevent urban sprawl.

The development would erode the attractive rural setting of Clitheroe, including views toward Pendle Hill and the surrounding countryside. Large-scale housing on prominent fields would introduce an incongruous urban form, harming the landscape and visual amenity of the area (contrary to NPPF paragraph 187 and local policies on conserving the Forest of Bowland National Landscape qualities where relevant). Existing mature vegetation retention claims need rigorous verification, but the overall scale would still result in significant harm. Even with landscaping buffers, the scale (hundreds of homes, roads, lighting) would result in permanent loss of openness and visual intrusion, especially from public viewpoints, footpaths, and nearby properties.

Pendle Road and the local network already experience congestion, especially near the roundabout and links to the A59. Adding hundreds of new dwellings (with associated traffic from residents, deliveries, and visitors) would exacerbate safety issues, queuing, and air quality problems. There are also concerns about cumulative impacts with existing and approved developments like Taylor Wimpey's Standen phases. Adequate pedestrian/cycle links and public transport enhancements must be demonstrated but appear insufficient.

Clitheroe's schools, GP surgeries, dentists, and other amenities are under strain. The proposal would add significant demand without guaranteed timely mitigation. Claims of 30% affordable housing and over-55s provision are noted, but the overall quantum risks oversupply relative to demonstrated local

need, potentially impacting property values and community cohesion.

Greenfield development increases surface water runoff risks. Full details on SuDS, foul drainage, and biodiversity net gain (including impacts on local wildlife) must be robustly addressed. Any shortfall here would be unacceptable.

This site is not allocated, and approving it would undermine the local plan process. I urge the Council to refuse this application as it fails to meet key policy tests and would cause significant harm that cannot be adequately mitigated. I request notification of any updates or committee dates.

Thankyou

