

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 January 2026 14:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/1006 FS-Case-791280079

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Pendle Road Development

**Comments:** if this development on Pendle Road goes ahead will there be a corresponding development of the health facilities in the town ?

Whilst money may flow into the council coffers and indeed the towns retailers and restaurants it is the citizens who will suffer . The unacceptable wait for a GP appointment will be increased eveb further and the strain on the local schools increased further

I am sure that the developer will produce a site worthy of the Ribble Valley it is the existing citizens who will suffer not now but in the future

It is a beautiful area of the town which I often walk around , that will disappear amongst a collective of brick and rendered squares . Very disppointing if this goes ahead

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 27 January 2026 16:42  
**To:** Planning  
**Subject:** 3/2025/1006 - Land off Pendle Road Clitheroe BB7 1JH

⚠ External Email

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Good afternoon,

I have just been informed of the proposal for additional housing on land up Pendle Road. I noticed there was a neighbour notice provided on the 19th January, however, I have never received such notice and I live in the Taylor Wimpey estate opposite.

My concerns with this proposal are:-

- Why are the council looking into building more houses up on Pendle Road when the current Taylor Wimpey estate has not finished. Are the council not concerned if something happens to the housing market they could potentially have two half build estates in Clitheroe, several other towns have had the same issue when buying has slowed down, or the house builders have gone into administration that then building just stops and it becomes an eye sore for the town.
- Pendle Road is in no state to accommodate the existing traffic, never mind adding more with this proposal and considering Taylor Wimpey estate is still being built. The road has pot holes everywhere and it bottle necks at Alps Butchers / Lidl, where the road infrastructure cannot cope now with the amount of cars passing down, especially with all the park cars, the road will require widening or double yellow lines on both sides, that is without Clitheroe F.C. hosting a match, which makes driving down there near enough impossible, sometimes I drive down or up the A59 to get into Clitheroe because the traffic is so bad and backed up Pendle Road it isn't worth trying.
- The current roundabout proposed to be used for the access, is constantly having cars doing doughnuts around, speed bumps need placing strategically, especially for the existing Taylor Wimpey Estate, an accident is waiting to happen.
- Emergency services, and first responders will struggle using Pendle Road with the traffic congestion, causing delays to responding to emergencies.
- GPs and Dentist, currently very limited space for getting appointments and getting into doctors or GP currently, that is without this estate and others being built in Clitheroe.

That is just a few of the many issues I can see with this new estate, and I feel reading the applicants responses they haven't considered the above and are trying to put a positive spin on the negatives.

Regards,

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 January 2026 17:11  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/1006 FS-Case-791368739

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** 375218 441303

**Comments:** I disagree with the planning based on existing traffic issues see attached

<https://www.change.org/p/the-removal-of-bus-shelter-in-its-current-position-on-higher-standen-drive-clitheroe>

This development will further exasperate the dangerous situation and create more traffic on a development that already has too many, and this is from a resident on the said development.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 January 2026 17:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/1006 FS-Case-791374505

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** 375218441303

**Comments:**

Additional comments to my original

The MARIO PIA report is incorrect for this statement-There are five PIAs recorded at junctions along Pendle Road/Shawbridge Street, however within the last five years there have been no accidents at the site access roundabout nor at the Pendle Road/A59/Clitheroe Road roundabout.

I know of three in the past 3 years where police were present