

From: [REDACTED]
Sent: 02 March 2026 09:49
To: Planning; jonathan.hinder.mp@parliament.uk; Cllr Ian Brown
Subject: Planning Application 3/2026/0089 - Land at Highmoor Farm

⚠ External Email

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Dear Sir/Madam,

I write to formally and strongly object to the proposed development of 124 houses on designated Green Belt land.

This proposal represents an unacceptable loss of protected countryside and fails to properly address the significant environmental, infrastructure, privacy and security impacts it would create.

Cumulative Impact of Additional Proposed Development

In addition to this application, there is also a further proposal for approximately 200 houses on land further up Pendle Road. The cumulative impact of these two substantial developments must be considered together, not in isolation.

The combined scale of nearly 324 additional homes would place extraordinary pressure on already stretched roads, schools, GP surgeries, dentists and other local amenities. There is no evidence of a coordinated infrastructure strategy capable of supporting this level of expansion. Assessing this 124-home proposal without full consideration of the Pendle Road application would fail to properly evaluate the true cumulative impact on the area.

Loss of Wildlife and Habitat

The land currently supports a wide range of wildlife including pheasants, hedgehogs, ducks, deer and a variety of bird species. It forms part of an established and active ecological corridor. Disruption during nesting season, particularly for pheasants and ground-nesting birds, would be extremely harmful.

The installation of fencing whilst the development takes place will fragment habitats and block established wildlife routes. Hedgehogs, in particular, rely on connected green spaces to forage and survive. There is no clear explanation of how wildlife will safely move between areas once this land is built upon.

Balanced Pond Concerns

The proposed balancing pond raises serious concerns. There is insufficient detail regarding its safety, long-term maintenance responsibility, ecological impact and flood mitigation capacity. Without binding maintenance agreements and proper safety measures, such a feature could quickly become both an environmental and public safety risk.

Infrastructure and Local Services

Local roads are already in poor condition and struggle with existing traffic levels. An additional 124 homes — alongside the proposed 200 homes on Pendle Road — will significantly increase congestion and pressure on

junctions not designed for this capacity.

There is also a clear lack of supporting infrastructure. There are no confirmed plans for additional school places, GP surgeries, dentists or other essential services to accommodate the increased population. Existing developments in the area remain unfinished, with reported workmanship faults and stalled sales. It is unreasonable to approve further expansion when current projects are incomplete and raise quality concerns.

Security, Privacy and Footpath Positioning

A particularly serious concern is the proposed public footpath running behind residential gardens. There are no clear details regarding the distance between the footpath and property boundaries.

At present, members of the public already walk [REDACTED]. Introducing a formal footpath immediately behind gardens would intensify this issue considerably. This raises legitimate concerns regarding privacy, overlooking, trespass, anti-social behaviour and overall household security.

If a footpath is to be included within this development, it should be positioned nearer to the new houses rather than directly behind existing residential boundaries. Existing homeowners should not bear the burden of reduced privacy and increased security risk as a consequence of this proposal.

Residents are entitled to reasonable separation between private gardens and public access routes. Without clear boundary distances, screening proposals, landscaping buffers and security measures, this application lacks essential detail and should not be approved.

Conclusion

This proposal fails to adequately address:

- The cumulative impact of this development and the 200-house Pendle Road application
- The loss of Green Belt land
- The destruction and fragmentation of wildlife habitats
- Insufficient local infrastructure and amenities
- Increased traffic and road safety concerns
- Security and privacy risks due to proximity of a public footpath
- Ongoing concerns regarding unfinished developments and build quality

For these reasons, I strongly request that this application be refused.

This development would fundamentally alter the character of the area, erode protected countryside and place unacceptable pressure on local residents and infrastructure.

Please can I request that a meeting be arranged for affected residents with all parties concerned with this development to air our concerns?

Yours faithfully,

[REDACTED]

Sent from [Outlook for iOS](#)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 March 2026 12:46
To: Planning
Subject: Planning Application Comments - 3/2026/0089 FS-Case-805561227

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0089

Address of Development: Land at Highmoor Farm Clitheroe BB7 1PN

Comments: Highways

Clitheroe is already experiencing high volumes of traffic and the addition of a further 124 homes using Pendle Road will only further exacerbate the problem. I do not believe an adequate survey on traffic issues has been fully considered.

The access road to Highmoor Park is not suitable in my opinion to take a further 250 plus cars (assuming say 2 cars per household) and alternative access should be considered. The access itself to the site is a very popular footpath and I have concerns over the safety and use of this access not only during the development period but also once the site is developed.

The Standen Farm site is no where near completed and therefore the full impact on traffic is yet to be seen in Clitheroe but yet you wish to grant PP for another 124 homes on the same access route in and out of Clitheroe?

Environmental

We regularly see Barn Owls and Peregrine Falcons crossing the development area and are concerned at this valuable loss of wildlife should the development go ahead.

I am concerned that there will be a significant loss of hedgerows as part of this scheme and development

Sustainability

In my opinion there has been a lack of thought given to sustainability and another 250 cars in Clitheroe has not been considered. Are these houses to have solar panels, EV charging?, Heat source Pumps?

Resources in Clitheroe

Has adequate consideration into the number of school places at all age levels, ability to see a Doctor or Dentist been considered as I see no new provision of any of these services ?

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 March 2026 13:13
To: Planning
Subject: Planning Application Comments - 3/2026/0089 FS-Case-805586487

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0089

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
2nd March 2026

Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Application No: 3/2026/0089

Location: Land at Highmoor Farm Clitheroe BB7 1PN

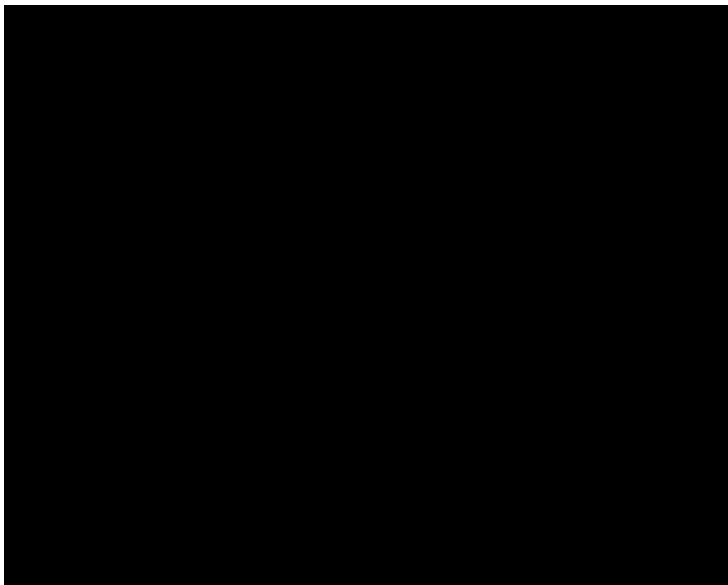
To Whom it may concern,

Please find below our objections to Planning Application No: 3/2026/0089.

1. Amendments to Main Highway onto Highmoor Park Estate

The amendment of the highway from the entrance of Highmoor Park would potentially damage the existing character and identity of the Highmoor Park Estate.

The proposed position of the highway would be where one of decorative gatepost is currently located and over the small garden in front of the brook, which are both lovingly maintained by local residents. Please see image below.



More details are required regarding the repositioning of the gate post and relandscaping of the area to ensure that the identity of the once prestigious Highmoor Park estate entrance is not lost. Especially to access a new estate that does not appear to be of a cohesive design in terms of style, layout and density etc.

2. New Highway (Footpath)

The plans to create a highway in the form of a footpath along the western edge of the development poses the threat of nuisance behaviour and a security concern for residents whose property directly faces or backs on to the site.

The first objection is to the purpose and location of the footpath.

- Is the footpath necessary in that location?
- Why does the footpath appear be closer to the existing properties who cannot access this path from their own properties?

The second objection to this highway would be regarding the proposed fencing.

The existing fencing would provide inadequate screening for privacy and noise from the footpath. It would be easy for people to jump over to take shortcuts and for irresponsible dog walkers to let their dogs loose to foul around the parameter or escape and attack pets in gardens.



The proposed fencing in the application for said boundary appears to be the same as the existing fence. Which is not suitable to prevent pedestrians from jumping over the fence and to prevent dogs from straying onto private property etc.

A more suitable type of solid fencing should be provided by the developer to screen for privacy and noise.

More detail about alternative proposed boundary fencing is needed as well as detail for positioning of site fencing during the construction phase.

3. Drainage

The proposed drainage plan is of major concern.

Developer Morris Homes have in the past failed to comply with relevant building regulations relating to drainage. Therefore, their ability to implement such complex drainage plans at this site are met with serious concern.

The SUDS Drainage plan seems to divert water from the balancing pond into the beck which then flows into the brook on Taylor Street. It is not clear who is responsible for the maintenance of this watercourse. But as you can see from the images below the waterway consists of several sections of varying widths, depths and standards of maintenance. Making it difficult to calculate the full impact

that the rediverted surface water of the proposed estate would have on the surrounding area if the balancing pond were to be inadequate or fail.



This proposed SUDS plan needs to be assessed by an independent expert. Because the design, build and maintenance of this poses a critical threat to the surrounding area if not executed correctly.

With particular regard for residents and businesses on Taylor Street and Shawbridge who are already subjected to regular Flooding.

The social media post below from local MP shows a photograph of Taylor Street flooding in Jan 2025.

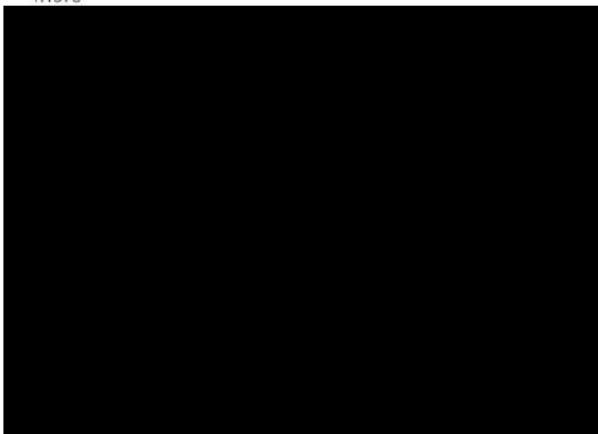


Jonathan Hinder MP

6 Jan 2025 · 🌐



Taylor Street in Clitheroe turning into a lake again. Seems to be a blocked culvert causing the issue...
more



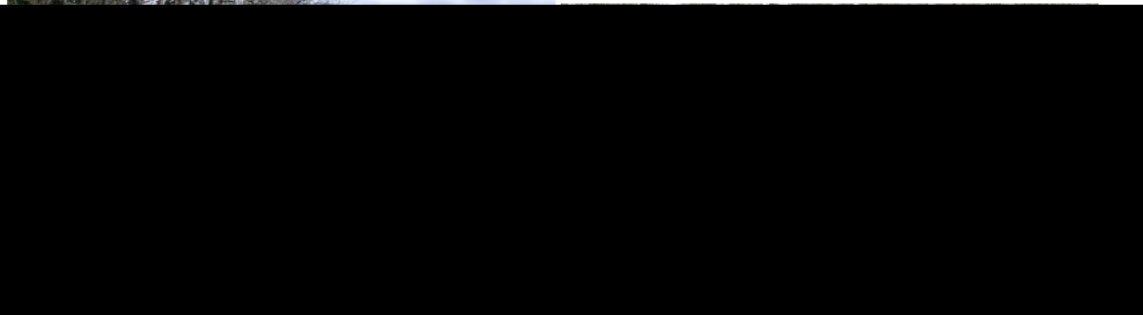
👍 33 💬 14 ➦ 4



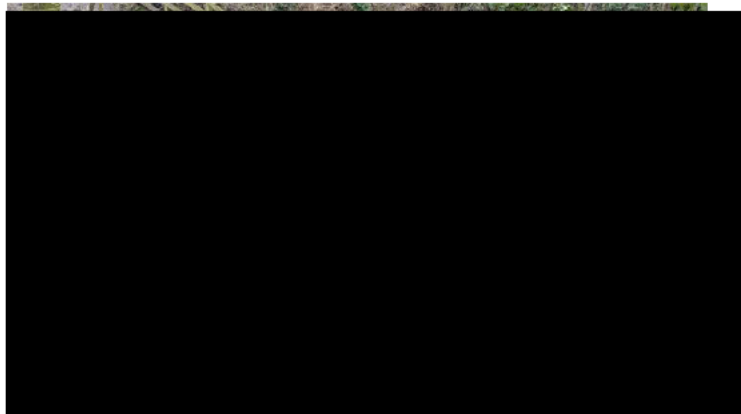
Also is there a proposed Surface Water Management Plan for the construction phase and does this detail surface water run-off to be directed away from the properties of existing residents?

4. Position of the LEAP

The location of the LEAP next to a beck and the balancing pond are a real safety concern for parents of young children.



Particularly when the access to the footpath from Bracken Hey is currently so poorly maintained and impossible to use safely without getting wet.



5. Existing Infrastructure

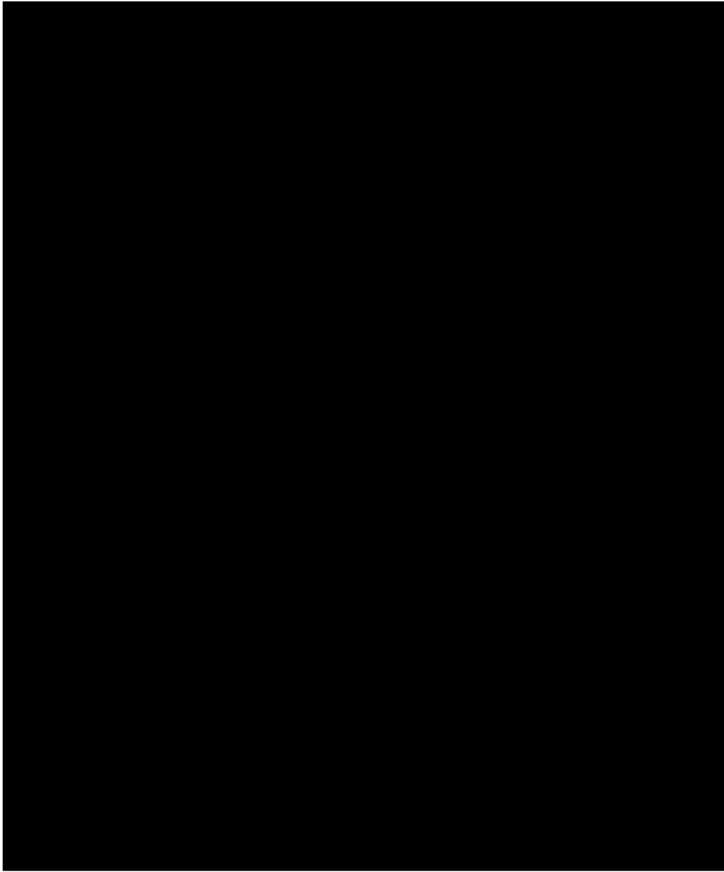
Since the creation of the new roundabout at the top of pendle road from the A59 (Part of the Half Penny Meadows development) And the opening of a large supermarket at the bottom of Pendle Road (Lidl), There has been much more vehicle congestion on Pendle Road.

This along with the thousands of new homes that have been built in the town over the past decade has caused the area to be of extremely high risk for pedestrians who have no safe place to cross and are forced to cross the road between ill parked vehicles and giant potholes. Which of course is exacerbated on matchdays at the Clitheroe Wolves training ground at the top of pendle road and at Clitheroe FC at the bottom of Pendle Road.

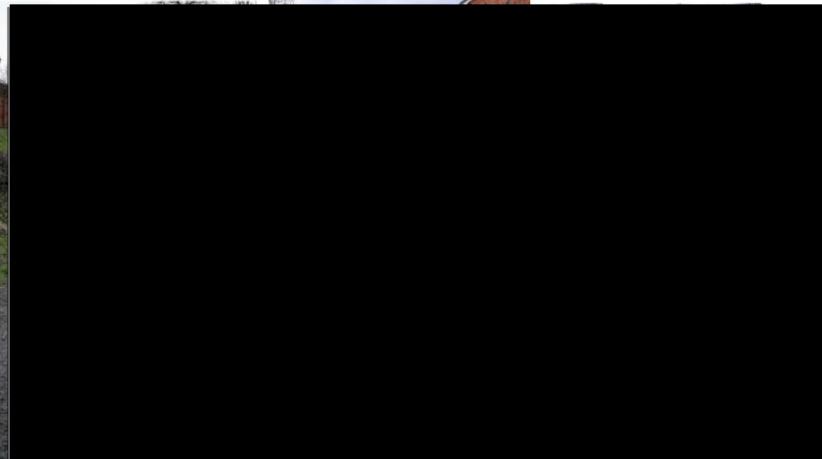
The bus stops have no shelters and cannot be easily accessed by disabled people or pushchair users because the bus is very rarely able to stop alongside the pavement due to parked cars.

The residents of the proposed estate accessing Pendle Road would contribute to the traffic congestion and its pedestrians would be faced with a heavily congested main road with no designated pedestrian crossing and poor access to inclusive public transport.

Finally, the existing pedestrian exit routes via the Highmoor Park estate are not Wheelchair and Pushchair friendly. Particularly the footpath directly opposite the proposed entrance to the site.



And also the ramp at the bottom of Mearley Syke.



The existing infrastructure of Clitheroe in terms of accessibility is substandard. Serious consideration needs to be given to the accessibility of this site into the existing estate and beyond.

To conclude it is in my opinion that major improvements to the local infrastructure such as local footpaths, Flood prevention, inclusive accessibility and Highway safety issues are carried out by local government before a development such as this should be allowed to proceed at this site.

However, should this application be approved, it is imperative that the proposed SUDS drainage design is fit for purpose, and a maintenance plan is agreed and actioned by the relevant body.

Kind Regards

[REDACTED]

From: [REDACTED]
Sent: 02 March 2026 17:41
To: Planning
Subject: Ref:3/2026/0089

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Lyndsey Hayes

I have concerns in 3 areas regarding this application re reserved matters:

1 Flood risk at southern boundary of the site. I note the concerns of [REDACTED] the Environment Agency on 24/02/2026. There is a drain from Highmoor Farm across the meadow which [REDACTED] following a ditch and subsequently into Shaw Brook [REDACTED].) I have [REDACTED] since 1982 and although Shaw Brook drains from Pendle it very rarely swells to overflowing and water has never come within 10 metres of my house. It is important that the site drainage, if it is to enter the brook, does so near the bridge by the Highmoor Park roundabout or below and not use the ditch [REDACTED] thereby putting my [REDACTED] at risk.

2 Town infrastructure. This year is the 50th anniversary of the opening of Clitheroe Health Centre in November 1976. It has been extended to the limit on a confined site. Clitheroe's population has already increased more than 50% and appointments are difficult to obtain. Pendle Road is very congested and in poor repair. Schools are oversubscribed: I [REDACTED] the (sadly failed) appeal against the Henthorn development and it was stated then children would be bused to Bowland.

3 Wildlife: Curlews nest in the meadow, they are now endangered in the UK and protected under the 1981 Wildlife Act. My garden attracts herons, egrets, owls, bats, frogs and newts as well as many garden species. The rookery at Highmoor wood had just been increasing again when many trees were felled. The main concern is the curlews: here Spring is not heralded by a cuckoo but by the distinctive cry of the returning curlews.

Thank you for considering these issues.

Yours sincerely,

[REDACTED]