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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 September 2026 00:06
To: Planning
Subject: Planning Application Comments - 3/2026/0230 FS-Case-872707096

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Address:

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Planning Application Reference No.: 3/2026/0230

Address of Development: Land south of Ribblesdale Primary School, west and north of Higher Standen Drive, Clitheroe

Comments: Hello,

I would like to register my objection for the above Application. It would change land identified for employment use into housing. The Council's report confirms that the site is a Committed Employment Site and was intended to form part of Standen's mixed-use development.

Policy DMB1 requires consideration of the economic and social consequences of losing employment land, and whether alternative employment uses have been properly explored. The applicant's marketing evidence dates from 2022/23 and may not reflect the employment market in 2026.

The Council should require an up-to-date assessment and give significant weight to the loss of local employment opportunities. Standen should not become an increasingly residential, commuter-focused estate.

The site is grassland with mature trees, planting, a watercourse and links to the surrounding countryside and green infrastructure.

The cumulative impact of development at Higher Standen needs to be considered. Further housing would reduce the remaining open land and increase urbanisation. Existing development should not be used to justify the continued loss of green space; the open land that remains is becoming increasingly valuable.

The Council's report identifies an initial biodiversity LOSS of -10.56%, despite proposed hedgerow gains.

Ecological damage should first be avoided and minimised, with off-site compensation used only as a last resort. The site connects to woodland, hedgerows and Pendleton Brook. Potential impacts include disturbance, lighting, effects on bats and birds, and damage to retained habitats. Wildlife thrives in this area with the brook close by and there are many hedgehogs that reside here along with voles, barn owls and deer.

The Council should require more biodiversity to be retained and enhanced on site, along with updated surveys, construction controls, long-term habitat management and protection of a dark ecological corridor.

Although the site may not be the highest-grade agricultural land, developing it would add to the cumulative loss of fields, grassland, hedgerows, trees and wildlife habitat across Ribble Valley. Previously developed land and regeneration opportunities should be prioritised.

The site has clay geology, surface-water flow routes, varying flood risk and potential sewer surcharge risks. United Utilities has also identified unresolved foul and surface-water matters.

The site is close to Ribblesdale Primary School making safety especially important. A further 60 homes will increase traffic and pedestrian movements.

The Council notes that some existing routes are unmade and unlit and need improvement. Children should not be expected to use unsafe or inaccessible routes.

Developments in Standen include pedestrian and cycle links, highway improvements, employment land, retail and community facilities. The Council's report records that some of these connections have still not been delivered.

Further housing should not be approved while essential infrastructure remains incomplete.

Development should not get ahead of the provision of transport, employment, community facilities and active-travel links.

The Council's housing land supply position does not mean that every housing proposal must be approved. The NPPF tilted balance still needs to be applied alongside the harms noted above.

Please record my objection for this Plan.

Thankyou