

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 May 2026 00:15  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0230 FS-Case-837278323

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0230

**Address of Development:** Land to the south of Ribblesdale Primary School / off Higher Standen Drive, Clitheroe

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

**Impact on Local Infrastructure and School Capacity**

The site is adjacent to Ribblesdale Primary School. Additional housing will increase pressure on school places, traffic, and parking around the school, particularly at drop-off and pick-up times. Recent expansions at local schools highlight existing strains in the Clitheroe area.

**Traffic, Highway safety, and parking -**

Access via Higher Standen Drive and connections to the local road network will generate additional vehicle movements. This area already experiences congestion, especially near schools. The development risks worsening highway safety for pedestrians, cyclists, and residents. Concerns include increased on-street parking and impacts on emergency access.

**Loss of Open Countryside and Visual Amenity**

The site forms part of the Higher Standen Farm strategic allocation but represents a significant loss of open/green space next to an existing school and residential area. The scale and density of 60 homes will harm the rural character and visual amenity of the area. Proposals should better respect the local landscape and topography.

**Drainage, Flood Risk, and Environmental Impact**

- Development on this site may increase surface water runoff and affect local drainage systems. I request a full assessment of flood risk, sustainable drainage (SuDS), and impacts on nearby watercourses or ecology. Any approval must include robust conditions to prevent flooding for existing properties.

**Affordable Housing and Housing Mix**

While the application mentions 30% affordable housing (including units for older people), I question whether this adequately meets local needs or if the overall mix suits the Clitheroe area.

**Other Matters**

Potential noise, disturbance, and loss of privacy for neighbouring properties during construction and

after occupation.

Cumulative impact with other approved or proposed developments in the Higher Standen area. There are already many houses up for sale. Do we need more? There are also hundreds of approved new build homes in the area yet unbuilt.

Insufficient public open space or green infrastructure to serve the new residents and mitigate impacts on the school.

The proposal conflicts with relevant policies in the Ribble Valley Local Plan regarding countryside protection, infrastructure delivery, design, and residential amenity. I urge the Council to refuse permission.

Thankyou

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 May 2026 00:17  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0230 FS-Case-837278671

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0230

**Address of Development:** Land to the south of Ribblesdale Primary School / off Higher Standen Drive, Clitheroe

**Comments:** I wish to object to the above planning application due to:

**Impact on Local Infrastructure and School Capacity**

The site is adjacent to Ribblesdale Primary School. Additional housing will increase pressure on school places, traffic, and parking around the school, particularly at drop-off and pick-up times. Recent expansions at local schools highlight existing strains in the Clitheroe area.

**Traffic, Highway safety, and parking -**

Access via Higher Standen Drive and connections to the local road network will generate additional vehicle movements. This area already experiences congestion, especially near schools. The development risks worsening highway safety for pedestrians, cyclists, and residents. Concerns include increased on-street parking and impacts on emergency access.

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