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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 02 August 2026 23:44  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0315 FS-Case-862144066

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**Address of Development:** Land off Chatburn Road Clitheroe BB7 4JX

**Comments:** Hello,

I would like to object to the above Plan.

The site lies outside the defined settlement boundary of Clitheroe and is designated as open countryside on the adopted Proposals Map.

Policies DMG2 (Strategic Considerations) and DMH3 (Dwellings in the Open Countryside and AONB) of the Ribble Valley Core Strategy 2008–2028 strictly limit new residential development in such locations. Policy DMH3 permits new dwellings in the open countryside only where they are essential for agriculture or meet an identified local need (or fall within other limited exceptions).

This proposal for 39 houses does not meet any of the exception criteria. It would represent a clear and significant encroachment of built development into the open countryside, contrary to the spatial strategy set out in Key Statement DS1, which directs the majority of new housing to the principal settlements and the strategic site south of Clitheroe.

The site is part of the landscape between Chatburn Road and the wider countryside. Adding 39 dwellings, even at a purported “low density,” would urbanise this edge-of-settlement location, eroding the rural character of the area.

The site is productive agricultural land. Its permanent loss for housing is not justified when alternative sites exist or can be identified through the Local Plan process. Even if not strictly mandatory, submitting an ALC report would help demonstrate that poorer-quality land has been preferred (or that impacts are limited).

Previous similar proposals by the same applicant in the immediate vicinity (including the scheme at the junction of Chatburn Road and Pimlico Link Road) have been the subject of significant scrutiny and, in one case, successful legal challenge precisely because of the conflict with countryside protection policies.

Vehicular access is proposed via a single new junction onto Chatburn Road. Chatburn Road already carries significant local traffic and forms part of the wider network linking Clitheroe with Chatburn and the A59/A671 corridors.

Additional vehicle movements by residents and construction traffic will increase pressure on this route, with potential impacts on highway safety, particularly for pedestrians and cyclists. The proposed pedestrian link does not adequately address the cumulative traffic and accessibility issues associated with further ribbon-style expansion along this corridor.

While it is acknowledged that recent appeal decisions (notably the January 2026 decision relating to land south of Chatburn Old Road) have concluded that the Council cannot currently demonstrate a five-year housing land supply, this does not automatically justify unrestricted development in the open countryside.

The presumption in favour of sustainable development under paragraph 11 of the NPPF is still subject to the requirement that development should not significantly and demonstrably outweigh the adverse impacts. In this case, the harm to the adopted spatial strategy, landscape character, and the permanent loss of agricultural land are significant adverse impacts that are not outweighed by the provision of 39 dwellings.

Furthermore, the emerging Local Plan process is underway. Approving substantial greenfield development outside settlement boundaries ahead of the proper plan-making process risks undermining the emerging strategy and prejudicing the allocation of more sustainable and appropriate sites.

Please kindly register my objection.

Thankyou.