

26 MAR 2026

With regard to planning application 3/2025/0997

Grid Ref: 372961 440676

I strongly object to the proposed development and believe that planning permission should be refused outright for the following reasons, given in no particular order.

Highway Condition and Traffic Impact Objection

Henthorn Road is already in a poor state of repair, with deteriorating surfaces and frequent potholes evident along its length. The introduction of heavy construction traffic during the build phase will place additional strain on an already compromised highway, inevitably accelerating its deterioration. Furthermore, once the development is complete, the projected increase of several hundred vehicle movements per day will compound this damage, leading to a need for more frequent and costly maintenance interventions.

In its current condition, Henthorn Road is not capable of safely accommodating existing traffic volumes. The section between Brown Street and Thorn Street is notably constrained, with a narrowing of the carriageway that already functions as a bottleneck. Any increase in traffic associated with the proposed development will inevitably exacerbate congestion at this point.

The resulting traffic intensification is likely to have several adverse impacts. These include increased air pollution and noise, both of which will negatively affect the health and quality of life of local residents. In addition, the constrained road layout, combined with higher traffic volumes, will heighten risks to pedestrian safety.

Speeding is already a recognised issue along Henthorn Road. An increase in vehicle numbers, particularly during peak periods, will further elevate the likelihood of traffic collisions and associated hazards.

For these reasons, the proposed development would have an unacceptable impact on the local highway network and should be refused.

Lack of Demonstrated Housing Need

There remain a substantial number of dwellings yet to be delivered as part of the Halfpenny Meadows development, including a proportion of designated affordable housing. This existing allocation has not yet been fully or substantially built and therefore continues to represent a committed and available housing supply within the area.

In these circumstances, there is no clear or demonstrable need for additional housing development at this time. Approving further applications prior to the completion of existing commitments would be premature and risks undermining the effective and coordinated delivery of planned growth.

Such an approach would be contrary to the principles of sustainable development, as it would place additional pressure on local infrastructure and services before current allocations have been realised and properly integrated into the community.

Local Infrastructure

Clitheroe has experienced significant expansion over the past decade, with multiple housing developments contributing to a marked increase in population. However, local infrastructure has not kept pace with this growth.

The local highway network is already under considerable strain, with increasing congestion and declining road conditions evident across the area. In addition, key community services are operating at or beyond capacity. Local schools are facing pressure in accommodating pupils, and GP services are similarly stretched, making it increasingly difficult for residents to access timely healthcare.

Public facilities more broadly are also experiencing the cumulative effects of sustained growth without corresponding investment. The existing infrastructure is therefore already struggling to meet current demand.

The addition of further residential development in this context would place an unacceptable burden on already constrained infrastructure, exacerbating existing issues and undermining the quality of life for both current and future residents.

In the absence of clear, deliverable, and adequately funded infrastructure improvements to support the proposed development, the application should be resisted as unsustainable.

Loss of Greenfield Land and Unsustainable Site Selection

The proposed development would result in the loss of valuable greenfield land, contributing to the incremental erosion of the natural landscape and rural character of the area surrounding Clitheroe. Such land forms an important part of the setting of the town and provides visual amenity, ecological value, and a clear distinction between built and open countryside.

At a time when previously developed (brownfield) land remains available and in need of regeneration, the continued release of greenfield sites is of significant concern. **National planning principles place emphasis on the effective use of land, encouraging development to be directed towards brownfield sites wherever possible in order to protect the countryside from unnecessary loss.**

The proposal does not adequately demonstrate why development cannot be accommodated on more suitable previously developed land, nor does it justify the need to release this greenfield site ahead of such alternatives. The primary motivation appears to be financial, as greenfield development is cheaper and more profitable for developers, rather than meeting genuine housing need in appropriate locations.

The loss of this land cannot be considered sustainable and would result in permanent harm to the character and appearance of the area.

Conclusion

For the reasons outlined above — lack of need, inadequate infrastructure, severe highway concerns, and the unnecessary loss of green space — I strongly urge the planning authority to refuse this application.