

Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

18<sup>th</sup> December 2025

Dear Sir/Madam

**Land off Henthorn Road, Clitheroe**  
**Planning Portal Reference: PP-14382954**

**RE: Outline planning application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access.**

I hereby notify you that we have today submitted an outline planning application with all matters reserved except for access for residential development via the Planning Portal. We have submitted the reports shown below:

1. Covering Letter & Certificates
2. Site Location Plan (9053-FPCR-XX-XX-DR-L-0002-P03)
3. Access Plan (1677-01-F)
4. Development Framework Plan (9053-FPCR-XX-XX-DR-L-0001-P14)
5. Planning and Affordable Housing Statement
6. Socio-Economic Benefits Statement
7. Design and Access Statement
8. Preliminary Risk Assessment Report (Desk Study)
9. Flood Risk Assessment and Outline Drainage Strategy
10. Ecological Appraisal and supporting surveys and reports
11. Statutory Biodiversity Metric Calculator
12. Biodiversity Metric Report
13. Arboricultural Assessment
14. Landscape and Visual Appraisal
15. Transport Assessment
16. Travel Plan
17. Heritage Desk-Based Assessment
18. Mineral Resource Assessment



19. Air Quality Assessment
20. Odour Impact Assessment
21. Noise Screening Report
22. Statement of Community Involvement
23. Waste Management Strategy
24. Crime Impact Statement
25. Lighting Strategy

The sum of £24,663.00 plus service charge has been paid via the Planning Portal.

Please note that the Statement of Community Involvement (Item 22 on the above list) contains complete copies of all correspondence received during the pre-application consultation. Some of the correspondence includes personal details such as names, addresses and e-mail addresses and have been provided in an unaltered form to ensure full transparency. A Fair Processing Notice was included on the consultation leaflets and website, which made it clear to members of the public providing this data that it would be forwarded to the LPA as part of an application and that the Council may publish it online. The Council will of course need to handle this information in line with its own data protection policies.

**\*For the DFP, the chosen scale of 1:1000 at A1 size offers sufficient context and detail appropriate for the scheme's scope. Utilising a scale of 1:1250 at A3 size would be unsuitable for the drawing dimensions, and at 1:2500, the level of detail would be inadequate.**

I attach a copy of the press advert placed today in the Craven Herald to advertise our proposals.

Your validation checklist requires the following items, and we have indicated which documents submitted relate to these, using our numbering from above:

### **National Requirements**

<b>National Requirement</b>	<b>Plan/Document Submitted</b>
Standard Application Form	Item 1
Ownership Certificate and Agricultural Land Declaration	Item 1 (Notices attached)
Plans and Drawings	Items 2, 3 and 4 (*see above note)
Application Fee	See paid fee above
Design and Access Statement	Item 7
Fire Statement	Not applicable for an outline application
Biodiversity Net Gain (BNG)	Item 11 and Item 12
Outline Planning Applications	Item 3, 4 and 5
Environmental Impact Assessment	Not applicable – The previous planning application submitted on the site for up to 160 dwellings, which is a larger scale than what is now proposed, was not deemed to be EIA development. As such,

	the application is not considered to be EIA development.
S73 (minor material) and S96A (non-material) amendments	Not applicable

## **Local Requirements**

### **Plans to support an application**

<b>RVBC Requirement</b>	<b>Plan submitted</b>
Site Location Plan	Item 2 (*see above note)
Site Layout Plans (Existing and Proposed)	Item 4 (*see above note)
Floor Plans (Existing and Proposed)	Not applicable for an outline application
Elevations (Existing and Proposed)	Not applicable for an outline application
Roof Plans (Existing and Proposed)	Not applicable for an outline application
Site Levels Plans (Existing and Proposed)	Not applicable for an outline application
Sectional Drawings (Existing and Proposed)	Not applicable for an outline application
Street scene Plan (Existing and Proposed)	Not applicable for an outline application
Additional Plans for specific development types	Not applicable for an outline planning application

### **Documents to support an application**

<b>RVBC Requirement</b>	<b>Applicant document submitted</b>
Affordable Housing Statement	Item 5
Agricultural Appraisal	Not applicable
AONB Major Development Test	Not applicable
Biodiversity Net Gain (BNG)	Not applicable – The application is not seeking an exemption.
Biodiversity Report	Item 12
Coal Mining Risk Assessment	Item 8
Crime Impact Statement	Item 24
Financial Viability Assessment	Not applicable
Flood Risk Assessment and Sequential and Exception Tests	Item 9
Flues and Ventilation / Extraction Details	Not applicable for an outline application
Green Belt Calculations	Not applicable
Heritage Statement	Item 17
Land Contamination Statement	Item 8
Landscape and Visual Impact Assessment	Item 14
Lighting Assessment	Item 25
Listed Building Consent	Not applicable
Marketing Statement	Not applicable
Mineral Resource Assessment	Item 18
Noise Assessment	Item 21

Odour Assessment	Item 20
Planning Statement	Item 5
Retail Sequential Test and Impact Assessment	Not applicable
Statement of Community Involvement	Item 22
Street Adoption Statement	Not applicable for an outline application
Structural Survey	Not applicable
Sustainable Drainage Strategy	Item 9
Sustainable Drainage Pro-Forma	Item 9
Telecommunications Development	Not applicable for an outline application
Transport Statement, Transport Assessment and Travel Plan	Item 15 & Item 16
Tree Survey / Arboricultural Impact Assessment	Item 13
Tree Works Application	Not applicable
Waste Management Strategy (refuse and recycling)	Item 23
Wind Energy Applications	Not applicable

We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity; however, should you have any queries or require any further information, please do not hesitate to contact the writer. We also reiterate our willingness to work with the Council through the application process and would welcome discussions and/or meetings in connection with our proposals.

Yours faithfully,

*A. Etchells*

**Anthony Etchells**

Project Manager

On behalf of Gladman Developments Ltd



PAGE 8



### Care home's generous Christmas Day invite

### Hospital bosses in plea as flu surges

PAGE 8



### Property, puzzles & TV guide



ALL YOUR LEISURE CONTENT INSIDE

## Villagers ready to open pub they own

THE community-owned Punch Bowl Inn in Burton in Lonsdale is due open in time for Christmas.

Doors open at the Punch Bowl at 5pm tomorrow (Friday) when people will be able to buy drinks, including barista coffee.

The pub will then be open every day over Christmas and the New Year holiday.

Every household in Burton has received a leaflet through their door with the exact opening times.

A spokesperson for the pub posted on its Facebook page: "As planned we will be opening in stages, starting with drinks only, then food in the new year, and letting bedrooms in spring. "We are incredibly proud of what this community has done to save our beloved pub.

"It's been a gargantuan effort, and we can't wait for you all to see the results."

Skipton MP Sir Julian Smith, who supported villagers in their fundraising described it as "great news for Burton in Lonsdale".

The pub – the last in the village – closed in February last year, and was put up for sale.

Villagers, determined to save the pub for the community, raised more than £600,000 to buy it, including half from the Government's Community Ownership Fund.

It was just before Christmas last year when the group learnt it had been granted £300,000 from the Government fund.

Earlier this year it got planning consent for improvements.

# Fresh attempt to build at canal site

## New plan put forward for 30 homes

A DEVELOPER is trying again to build houses on an edge-of-Skipton site – despite having an earlier scheme for the same piece of land refused and dismissed on appeal to the Secretary of State.

Mandale Homes has applied to build 30 houses at Clay Hall, off Broughton Road, an about 2.5 acre – one hectare site, which in 2016 was given outline planning permission for up to 20 homes by the former Craven District Council.

By Lesley Tate

lesley.tate@cravenherald.co.uk

The once grazing land, which has recently been cleared and an access road built, is bordered by the Leeds and Liverpool Canal and the A629 western bypass flyover.

The housebuilder appealed to the Planning Inspectorate in September, 2023, after Craven Council rejected its

almost identical application to build 30 homes at the site.

The plan was a scaled-down version of an earlier plan for 42 homes which was also refused by the former Craven Council in 2021, a decision also upheld on appeal to the Secretary of State.

Mandale Homes had been confident of securing planning permission.

■ Continued on Page 5



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## PLANNING

**Notice under Article 13 of the Town & Country Planning (Development Management Procedure) Order 2015, Section 67 & 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Regulation 5 & 5A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.**

North Yorkshire Council (Craven) has received the following applications that are required to be advertised under the above legislation for the reasons stated.

**Application No: ZA25/27511/LBC Proposal:** Listed building consent for alterations to internal and external layout, insertion of metal fencing to create an outdoor terrace area for C/O PADD Limited C/O PADD Limited  
**Location:** 10 Mill Bridge Skipton BD23 1NJ **Reason:** Proposes works to a Listed Building.

**Application No: ZA25/27293/FUL Proposal:** Full planning permission for alterations to external layout, insertion of metal fencing to create an outdoor terrace area for SORELLA SKIPTON LTD **Location:** 10 Mill Bridge Skipton BD23 1NJ **Reasons:** Affects the setting of a Listed Building. Affects the character and appearance of a Conservation Area.

**Application No: ZA25/27507/LBC Proposal:** Listed building consent for replacement Porch and Conservatory and part re-roofing of former barn roof for Mr & Mrs G GREENBANK **Location:** Wenning Bank Wenning Bank Bridge To A65T Underpass Clapham LA2 8ES **Reason:** Affects the character and appearance of a Conservation Area.

**Application No: ZA25/27481/HH Proposal:** Housholder permission for extension to existing first floor balcony, including alterations to an existing first floor window opening, for Mr Siyam Ali **Location:** 8 St Robert Close Gargrave BD23 3PT **Reason:** Affects the character and appearance of a Conservation Area.

The applications are available to view and for comment online at [publicaccess.cravenc.gov.uk/online-applications/](http://publicaccess.cravenc.gov.uk/online-applications/) or electronically at 1 Belle Vue Square, Broughton Road, Skipton, BD23 1FJ.

Representations can also be sent in writing to Development Management, 1 Belle Vue Square, Broughton Road, Skipton, BD23 1FJ so as to arrive no later than 11th January 2026. All comments received will be available for public inspection and will be viewable on the internet along with the application details. However, we will endeavour to prevent signatures, telephone numbers and email addresses from appearing on the comments published on the internet. The applications progress can be tracked at [publicaccess.cravenc.gov.uk/online-applications](http://publicaccess.cravenc.gov.uk/online-applications)

**Martin Grainger, Head of Development Management**  
 Dated 18th December 2025

TAKE NOTICE that the YORKSHIRE DALES NATIONAL PARK AUTHORITY has received the following:

**Town and Country Planning Act 1990 (as amended) Proposed development which would affect the character or appearance of a conservation area**

**Application Reference No: C/51/51** From Emma Lund for Full planning permission for conversion of barn to a self-build dwelling house with associated parking, air source heat pump, ancillary garden, dry-stone walling and external works and installation of a package sewage treatment plant at Low Barn, East Garth Farm, Litton, (GR:390501,473923)

**Major Application**

**Application Reference No: C/55/51A** From South Craven District Scout Council for Full planning permission for change of use of land and building to provide a 10-pitch campsite for use by the Scout Association and other organised youth groups (60 days per year) and associated development including erection of a lean-to wash stand at Field to west of High Stables, Malham Tarn House, Malham, (GR: 389196,467341). Representations can be made to [planning@yorkshiredales.org.uk](mailto:planning@yorkshiredales.org.uk) or by post to Yoredale, Bainbridge, Leyburn, DL8 3EL by 08/01/2026. The applications can be viewed at [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk). If you do not have internet access, please call 01969 652345.

**R. Graham,**  
 Head of Development Management 18/12/2025

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## GOODS Vehicle Licensing

**Goods Vehicle Operator's Licence**

James Blades trading as Blades Builders of 15, Earby Road, Salterforth, Lancashire BB18 5TQ is applying for a licence to use 15, Earby Road, Salterforth, Lancashire BB18 5TQ as an operating centre for 2 goods vehicles and 0 trailers, and to use 15, Earby Road, Salterforth, Lancashire BB18 5TQ as an operating centre for 2 goods vehicles and 0 trailers

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Quarry House, Quarry Hill, Leeds, LS2 7UE, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available at [www.gov.uk/object-hgv-operator-licence](http://www.gov.uk/object-hgv-operator-licence).

## PLANNING

**Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

Proposed development at: Land off Henthorn Road, Clitheroe, Lancashire, BB7 3BY. Notice is hereby given that an application is being submitted by Gladman Developments for outline planning permission for the following proposal: Outline planning application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access. Local Planning Authority to whom the application is being submitted: Ribbles Valley Borough Council Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Mr Anthony Etchells, Date 03.12.2025

**Statement of owners' rights:** The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

**Statement of agricultural tenants' rights:** The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years. 'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

## PROBATE & Trustee

**DOROTHY ANN HUCK (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of Barchester - The Dales Care Home, The Spinney, Draughton, Skipton, BD23 6DU formerly of 31 Gainsborough Court, Skipton, BD23 1QG, who died on 24/08/2025, are required to send written particulars thereof to the undersigned on or before 19/02/2026, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

**Walker Foster Solicitors,**  
 3 High Street  
 Skipton BD23 1AA

## TRAFFIC & Roads

**North Yorkshire Council, Temporary Prohibition of Traffic, Mewith Lane, Low Bentham, Order 2026, No. 489** We have made this Order to prohibit any vehicle from using Mewith Lane, Low Bentham for a temporary period (subject to access to premises) between 05/01/26 & 13/03/26, due to Yorkshire Water works to renew the water mains. However, the max duration of this Order is until 05/07/26. The closure period will be indicated by traffic signs & a local alternative route will be signed on site where appropriate. All enquiries to Yorkshire Water - 0345 124 2424 or see <https://www.northyorks.gov.uk/roadworks-map>

**Temporary Prohibition of Traffic, Long Lane, Cowling & Cowling Hill Lane, Cowling, Order 2025, No. 493** We intend to make this Order to prohibit any vehicle from using Long Lane, Cowling & Cowling Hill Lane, Cowling for a temporary period (subject to access to premises) between 12/01/26 & 06/02/26, due to Quickline Communications Ltd works to install fibre ducting & chambers. However, the max duration of this Order is until 12/04/26. The closure period will be indicated by traffic signs & a local alternative route will be signed on site where appropriate. All enquiries to Quickline Communications Ltd - 01482 247365 or see <https://www.northyorks.gov.uk/roadworks-map>

**Temporary Prohibition of Traffic, B6160 The Scale, Barden, Order 2026, No. 502** We intend to make this Order to prohibit any vehicle from using B6160 The Scale, Barden in the vicinity of Barden Beck Bridge for a temporary period (subject to access to premises) between 05/01/26 & 06/02/26, due to bridge repairs. However, the max duration of this Order is until 05/07/26. The closure period will be indicated by traffic signs & a local alternative route will be signed on site where appropriate. All enquiries to North Yorkshire Council please contact our Customer Service Centre 0300 131 2 131 Area 5 Skipton Highways or see <https://www.northyorks.gov.uk/roadworks-map>

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Visit: [publicnoticeportal.uk](http://publicnoticeportal.uk)

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The Public Notice Portal is a free to use, online service that will tell you who is applying for what and for where. Plus, if you register, we'll tell you about any plans for your community before it's too late.

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18<sup>th</sup> December 2025

Dear 

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(England) ORDER 2015  
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

**Proposed development on land off Henthorn Road, Clitheroe**

We give notice that Gladman Developments Limited is applying to Ribble Valley Borough Council for an outline planning application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access.

Any owner\* of the land or a tenant\*\* who wishes to make representations about this application should write to:

**Ribble Valley Borough Council**

**Address**

The Planning Department  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

**BY 21 DAYS FROM DATE OF NOTICE**

Signed



**Anthony Etchells** | Project Manager  
**Gladman Developments**



\* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

\*\* 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

**Statement of Owners' rights**

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

**Statement of agricultural tenants' rights**

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

18<sup>th</sup> December 2025

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**Gladman Developments**



[www.gladman.co.uk](http://www.gladman.co.uk)



01260 288800



[land@gladman.co.uk](mailto:land@gladman.co.uk)

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[www.gladman.co.uk](http://www.gladman.co.uk)



01260 288800



[land@gladman.co.uk](mailto:land@gladman.co.uk)

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