



Statement of Community Involvement

Land off Henthorn Road, Clitheroe

December 2025

Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email 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 clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.



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01260 288888

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1 INTRODUCTION

1.1 Background

1.1.1 This Statement of Community Involvement (SCI) has been prepared in support of an outline planning application made by Gladman Developments Ltd ('Gladman') for the development of Land off Henthorn Road, Clitheroe ('the site'). The description of development is as follows:

“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”.

1.1.2 Prior to submitting the application, Gladman undertook a consultation exercise with the local community, including residents and political stakeholders, and took account of the views expressed. This SCI outlines how the local community has been engaged, summarises the feedback received and sets out Gladman's responses to the issues raised.

2 PLANNING POLICY CONTEXT

2.1 National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. It was most recently revised in December 2024.

2.1.2 Chapter 4 of the NPPF emphasises the importance of pre-application engagement. In particular, paragraph 40 states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

2.1.3 Paragraph 41 explains that local planning authorities should, where they consider it beneficial, “encourage any applicants who are not already required to do so by law to engage with the local community ... before submitting their applications.” Furthermore, paragraph 42 notes, “The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”

2.1.4 The NPPF clearly expresses the Government’s aim to increase the amount of pre-application engagement undertaken in the planning process and highlights the benefits of early engagement.

2.2 Ribble Valley Borough Council’s Statement of Community Involvement

2.2.1 Ribble Valley Borough Council’s Statement of Community Involvement (SCI) was formally adopted in November 2025 and sets out the Council’s approach to stakeholder engagement for planning applications within the authority.

2.2.2 The SCI provides information on the Council’s approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.

2.2.3 The SCI promotes engagement with local stakeholders at an early stage. It states:

“The Council also encourages applicants to engage with both the Council and the community/third parties before an application is submitted. This will give an opportunity to address issues before the planning application is submitted, thus potentially avoiding an application being invalidated and reducing the time to determine an application. Depending on the scale of the proposed development and the issues involved, pre-application engagement may include some of the following:

- Discussions with Statutory Consultees, neighbours, Parish Councils and Members
- Exhibitions and/or workshops
- Leaflet drops to local residents outlining the proposal and inviting comments
- Making detailed plans available for public view on websites and social media”

2.3 Gladman’s Approach

2.3.1 Having considered national guidance on pre-application engagement and Ribble Valley Borough Council’s SCI, Gladman has completed a comprehensive programme of community engagement, which is considered appropriate for the proposed development of the site.

3 CONSULTATION APPROACH

3.1 Engagement with the Local Community

3.1.1 In order to seek the views of residents, businesses and other key stakeholders in the area, Gladman undertook a consultation exercise.

3.1.2 As detailed below, the local community was directed to a dedicated website that outlined Gladman's proposals for the site and enabled them to submit feedback. Recognising that not everyone is able to view information online and respond through a website, Gladman also accepted feedback via email and in hard copy.

3.1.3 A summary of all consultation responses received is provided in the next chapter.

3.2 Public Consultation Website

3.2.1 Gladman launched a dedicated website containing details of the initial development proposals for the site at <https://clitheroe-gladman.hub.arcgis.com>. The website has been operational since public consultation commenced on 14th October 2025.

3.2.2 A Development Framework Plan (DFP) showing how the site could be developed is displayed on the website. Taking into consideration existing constraints and opportunities for development identified through initial assessments, the DFP highlights proposed areas for residential development along with green infrastructure provision.

3.2.3 Alongside setting out the key features of the proposals for the site, the website also outlines the benefits the scheme would bring to the area and contains a set of frequently asked questions.

3.2.4 A feedback form is provided on the website, enabling the local community to submit their views on the proposals for the site.

3.2.5 A copy of the website pages is included in **Appendix A**.

3.3 Consultation Leaflet

3.3.1 Leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on 14th October 2025 to 1,217 households and businesses in the vicinity of the site. On the basis that on average 2.29 people live in a household (North West 2024 average taken from ONS¹), the leaflet was distributed to around 2,800 people.

3.3.2 A copy of the leaflet is included in **Appendix B**.

3.4 Engagement with Clitheroe Town Council

3.4.1 On 14th October 2025, Gladman wrote to Clitheroe Town Council to provide details of the consultation, enclosing a copy of the consultation leaflet and the Development Framework Plan. However, no response was received.

3.4.2 A copy of the letter is included in **Appendix C**.

3.5 Engagement with Ward Councillors

3.5.1 On 14th October 2025, Gladman wrote to Ward Councillors Mary Robinson and Michael Graveston, who represent Primrose Ward, and Ryan Corney and Simon O'Rourke, who represent Edisford and Low Moor Ward, to provide details of the consultation, enclosing a copy of the consultation leaflet and the Development Framework Plan. However, no responses were received.

3.5.2 Copies of these letters are included in **Appendix D**.

3.6 Engagement with County Councillor

3.6.1 On 14th October 2025, Gladman wrote to County Councillor Warren Goldsworthy to provide details of the consultation, enclosing a copy of the consultation leaflet and the Development Framework Plan. However, no response was received.

3.6.2 A copy of this letter is included in **Appendix E**.

¹ ONS, 'Households by household size, regions of England and Great Britain constituent countries'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/datasets/householdsbyhouseholdsizeregionsofenglandandgbconstituentcountries>

3.7 Engagement with Jonathan Hinder MP

- 3.7.1 On 14th October 2025, Gladman wrote to Jonathan Hinder MP to provide details of the consultation, enclosing a copy of the consultation leaflet and the Development Framework Plan. However, no response was received.
- 3.7.2 A copy of this letter is included in **Appendix F**.

4 CONSULTATION FEEDBACK

4.1 Consultation Outcomes

4.1.1 Gladman is pleased that a number of people engaged with the consultation exercise for the proposed development and submitted comments during the pre-application process.

4.2 Summary of Comments and Responses

4.2.1 The tables below summarise all the local community's comments and set out Gladman's responses to the issues raised.

4.2.2 A full copy of all consultation responses received from the local community is included in **Appendix G**.

HIGHWAYS AND TRANSPORTATION	
Summary of Consultation Comments	Gladman's Response
Traffic and Highways Impacts	
<ul style="list-style-type: none"> Clitheroe's roads already cannot cope with the existing level of traffic. Henthorn Road is already very busy, especially at peak hours, and is effectively a one-way street in many places due to on-street parking. There will be an increase in traffic on Henthorn Road during the construction phase. 115 more houses would mean at least 200 additional cars using Henthorn Road. Henthorn Road is the county's biggest cul-de-sac. Henthorn Road should be widened. 	<ul style="list-style-type: none"> The Transport Assessment submitted in support of the application assesses the highway impact of the proposed development. It concludes that the proposed development would not have a detrimental impact on the operational performance of the highway network. At the application stage, the Transport Assessment will be reviewed by the local highway authority. Where appropriate, planning conditions and/or financial contributions may be agreed to mitigate any impacts that may be identified through the application process.

<ul style="list-style-type: none"> • There is a bottleneck at the top of Henthorn Road, especially when the level crossing is in use. • The southern end of Henthorn Road is narrow and regularly used by heavy goods vehicles to access the wastewater treatment works and the tip. • Traffic will be displaced to surrounding roads and 'rat running' will occur. • A new road needs to be constructed to take traffic away from Henthorn Road, such as to Whalley Road or the A59. 	
Road Safety	
<ul style="list-style-type: none"> • Henthorn Road is in poor condition, suffers from speeding problems and has a history of accidents. • The additional traffic generated will create a significant safety hazard at the crossroads, where traffic already queues back through the level crossing. • Routing traffic and construction vehicles through Ingleton Crescent would endanger the existing residents due to the road being narrow and having pinch points. Children often play by/on this road and animals regularly crosses it. 	<ul style="list-style-type: none"> • As confirmed by the Transport Assessment, the proposed development will not give rise to any material highways-related impacts. The proposals are safe in highways and transport terms and will not increase risk to any road users, including pedestrians.
Site Access	
<ul style="list-style-type: none"> • Accessing the northern parcel from Ingleton Crescent is unsuitable. • Accessing the southern parcel from Henthorn Road is unsuitable. 	<ul style="list-style-type: none"> • The Transport Assessment concludes that the proposed site access points are safe and suitable and capable of

<ul style="list-style-type: none"> • Access should be provided further south along Henthorn Road. 	<p>accommodating the traffic likely to be generated by the scheme.</p>
Pollution	
<ul style="list-style-type: none"> • The additional traffic will cause air, noise and light pollution. 	<ul style="list-style-type: none"> • The additional traffic will not result in any unacceptable forms of pollution.

FACILITIES AND SERVICES	
Summary of Consultation Comments	Gladman's Response
Local Facilities and Services	
<ul style="list-style-type: none"> • Local facilities and services are already at capacity, including schools, doctors and dentists. • The existing local facilities and services need expanding and improving. • Additional facilities and services are required. • The proposals do not include any further facilities or services for the area. 	<ul style="list-style-type: none"> • New housing developments can help to secure funding towards improvements in facilities and services through legal agreements that oblige the developer to make financial contributions towards specific projects if deemed necessary and meet legal tests of necessity. • Should the Council/statutory consultees feel there is a pressing need for any of these facilities/upgrades to existing facilities, section 106 contributions from this scheme can help to fund these.

HOUSING AND AFFORDABLE HOUSING	
Summary of Consultation Comments	Gladman's Response
Housing	
<ul style="list-style-type: none"> • There is already too much housing in Clitheroe. • New homes are not needed in Clitheroe. • Why does Clitheroe need another 115 houses? 	<ul style="list-style-type: none"> • There is a national and local housing crisis. • Ribble Valley Borough Council cannot demonstrate a five year housing land supply, which is a requirement of

	<p>national planning policy. The inability to demonstrate a five year housing land supply indicates the need for further housing delivery in the borough.</p> <ul style="list-style-type: none"> • The Council is reliant on sustainable sites like this to maintain housing delivery. The provision of housing on this site will contribute to boosting the supply of homes in the borough. • Clitheroe is classified as a first-tier settlement (Principal Settlement) in the adopted Core Strategy and is identified as the most sustainable settlement in the borough in the Settlement Hierarchy (December 2008) evidence base document. In recognition of its sustainability and suitability for growth, the Core Strategy directs 2,320 dwellings to Clitheroe between 2008 and 2028, which is the highest level of housing growth directed to any settlement in the borough. • The proposed development will contribute to maintaining the vitality and viability of the town.
Affordable Housing	
<ul style="list-style-type: none"> • Clitheroe needs aspirational homes, not low-cost affordable housing. • Young people are forced to move out of Clitheroe due to housing being too unaffordable. 	<ul style="list-style-type: none"> • Ribble Valley Borough Council's affordability ratio for 2024 stands at 6.23, which is significantly higher than the ratio of 3.5 that is traditionally seen as the signifier of an affordable housing

	<p>market. Homes are less affordable in Ribble Valley than the North West average (5.86), highlighting a significant local housing affordability problem.</p> <ul style="list-style-type: none"> • The scheme will deliver 30% affordable housing in accordance with Key Statement H3 (Affordable Housing) of the adopted Core Strategy. • The affordable homes delivered as part of these proposals will meet the tests set out by the Government in terms of affordability criteria and will help to meet the unmet need that currently exists. The rest of the houses will be sold at market rate in line with the local area.
Number of Dwellings / Size of Development	
<ul style="list-style-type: none"> • The number of homes proposed should be decreased. • The area of the site proposed to be developed should be reduced. • The proposed level of development would significantly harm the town's character, resulting in the loss of its quiet, semi-rural nature. • The scheme should be sensitive to the local landscape and adjacent housing. 	<ul style="list-style-type: none"> • The NPPF requires an effective use of land to meet the need for housing. Gladman considers the scheme to represent a proportionate extension to the settlement. • The Development Framework Plan submitted in support of the application has been carefully designed to respond positively to the surrounding townscape and landscape. New homes are proposed to be located adjacent to the existing settlement edge, and the proposed areas of green infrastructure beyond will integrate the scheme into

	the landscape and provide a well-vegetated edge to the development.
Type of Housing	
<ul style="list-style-type: none"> The housing market in Clitheroe and the surrounding area is becoming saturated with this type of housing. The homes should be designed for the future, with air-source heat pumps and electric vehicle charging points. 	<ul style="list-style-type: none"> The proposed development will provide up to 115 new dwellings in a range of sizes, styles and tenures to meet the diverse range of local housing needs, including properties for those struggling to get onto the property ladder, young families and households requiring an affordable home. The homes will be constructed in accordance with the latest planning policy and building regulations, ensuring they are suitable, modern and sustainable properties.

ENVIRONMENTAL ISSUES	
Summary of Consultation Comments	Gladman's Response
Use of Greenfield Site / Agricultural Land	
<ul style="list-style-type: none"> The countryside should be protected. Build on brownfield land rather than greenfield land. The development of the site would result in the irreversible loss of farmland that could be used for food production. 	<ul style="list-style-type: none"> There is insufficient brownfield land available within the borough to accommodate the homes needed to meet growing housing needs. For the Council to meet its housing target, some agricultural land will need to be developed for housing.
Open / Green Space	
<ul style="list-style-type: none"> The development will result in the loss of green space. There will be no green spaces left soon. 	<ul style="list-style-type: none"> The proposed development includes 4.04 hectares of green infrastructure (56% of the total site area), comprising

<ul style="list-style-type: none"> • We value the beautiful scenery and green spaces that make the area special. • The fields and existing footpath are regularly used. • It is already publicly accessible green space. • The development of the site will impact the wellbeing of existing residents. 	<ul style="list-style-type: none"> • new community parkland, other publicly accessible open space, a community orchard, landscaping and planting, recreational routes, two children’s play areas and two attenuation basins. • The development of the site would open up a large area of green space that would otherwise be inaccessible private land.
<p>Environment and Ecology</p>	
<ul style="list-style-type: none"> • The proposed scheme would impact local wildlife. • The site and adjacent land, including Pendleton Brook, is home to a range of wildlife. • The scheme must be environmentally sustainable. • You should work with local ecologists, the Lancashire Wildlife Trust and the RSPB to ensure the proposals are wildlife friendly. • The current hedgerows should be retained and more trees and hedgerows should be planted. • The construction process will inevitably involve the removal of existing trees, which will negatively impact local wildlife. 	<ul style="list-style-type: none"> • The Ecological Appraisal submitted in support of the application demonstrates that the proposed development would not impact upon any ecological designations. The appraisal and supporting documents set out mitigation measures to ensure there are no unacceptable impacts in relation to ecology. • The application proposes to improve the on-site ecology through additional planting, structural landscaping and the inclusion of attenuation basins. The submitted Biodiversity Metric Report confirms that the site will achieve at least a 10% biodiversity net gain above its baseline level. • Throughout the application process, Gladman will work collaboratively with the Council and statutory consultees to ensure there are no unacceptable impacts in relation to ecology.

	<ul style="list-style-type: none"> The Arboricultural Assessment submitted in support of the application confirms that the proposed development largely avoids impacting existing trees and hedgerows, with removals primarily limited to those necessary to facilitate access into and across the site. The losses will be mitigated through new tree and hedgerow planting as part of the extensive green infrastructure proposals for the site.
Flood Risk	
<ul style="list-style-type: none"> Flood risk must be considered properly. 	<ul style="list-style-type: none"> The submitted Flood Risk Assessment and Outline Drainage Strategy demonstrates that the proposed development would operate with a minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of national policy and guidance.

MISCELLANEOUS	
Summary of Consultation Comments	Gladman's Response
Planning Policy	
<ul style="list-style-type: none"> Don't build on Green Belt land. 	<ul style="list-style-type: none"> The site is classified as greenfield land but is not designated as Green Belt in planning policy terms.
Landscape	
<ul style="list-style-type: none"> It is an Area of Outstanding Natural Beauty and should be conserved. 	<ul style="list-style-type: none"> The site does not fall within a National Landscape, which was previously known

	as an Area of Outstanding Natural Beauty.
Public Rights of Way	
<ul style="list-style-type: none"> • The public right of way that runs through the site should be improved. • How will improved connectivity to the wider public rights of way network be achieved? 	<ul style="list-style-type: none"> • The public right of way crossing the site is retained as part of the proposals and improvements can be discussed through the planning application process. • As shown on the DFP, provision has been made to enhance connectivity with the wider public rights of way network.
Impact on the Local Community	
<ul style="list-style-type: none"> • The proposed development will negatively impact the local community. 	<ul style="list-style-type: none"> • The proposals will deliver a number of significant community benefits, including market and affordable housing, ecological enhancements, a new community parkland with visitor car parking provision and other green infrastructure, comprising new publicly accessible open space, a community orchard, landscaping and planting, recreational routes, two children's play areas and two attenuation basins.
Impact on Infrastructure	
<ul style="list-style-type: none"> • The proposed development will impact the already under pressure infrastructure. • The infrastructure needs to be improved prior to building new homes. 	<ul style="list-style-type: none"> • A section 106 agreement will be prepared to accompany the proposals. This will make provision for any contributions that are requested by service and infrastructure providers and ensure that any necessary enhancements to local infrastructure will be secured and

	delivered alongside the site's development.
Wastewater Treatment Works	
<ul style="list-style-type: none"> • There is often noise pollution from the nearby wastewater treatment works at night. 	<ul style="list-style-type: none"> • Noise from the nearby wastewater treatment works is not anticipated to adversely impact future residents of the scheme.
Car Parking	
<ul style="list-style-type: none"> • There should be designated car parking spaces for homeowners. 	<ul style="list-style-type: none"> • Car parking will be provided in accordance with local policy and guidance.
Economic Benefits	
<ul style="list-style-type: none"> • The economic benefits of the proposals would be limited. 	<ul style="list-style-type: none"> • The estimated cost of the proposed development is £17.72 million; this construction spend would contribute significantly to GDP and support 97 FTE construction jobs, including 7 apprenticeships, and 132 indirect FTE jobs in associated industries each year of the three-year build-out period. • Household expenditure from the 115 homes is calculated to be over £3.13 million per annum, benefitting local businesses and ensuring the continued vitality and viability of Clitheroe. It is anticipated that 16 full-time equivalent (FTE) jobs would be supported each year as a result of the uplift in resident expenditure levels. • The proposed scheme has the potential to generate approximately £226,100 in

	<p>Council Tax per annum and a New Homes Bonus of around £953,360 over a four-year period, benefitting Ribble Valley Borough Council.</p> <ul style="list-style-type: none"> The Socio-Economic Benefits Statement submitted as part of the application sets out in more detail the considerable socio-economic benefits of the scheme.
On-Site Play Areas	
<ul style="list-style-type: none"> We already have several fairly inadequate play areas on the neighbouring estates that have been designed for children under five. We need a play area designed for children up to the age of sixteen, with larger and more interesting equipment. 	<ul style="list-style-type: none"> The detailed design of the play equipment will be confirmed at the reserved matters stage.
Sustainable Urban Drainage System	
<ul style="list-style-type: none"> Will new residents of the scheme be required to contribute towards the maintenance of the on-site sustainable urban drainage system? 	<ul style="list-style-type: none"> The sustainable urban drainage system will be maintained by a management company unless otherwise agreed with the Council.
Construction Process	
<ul style="list-style-type: none"> The construction process will be messy, noisy and chaotic. 	<ul style="list-style-type: none"> It is expected that the construction of the development will not take place until a Construction and Environmental Management Plan (CEMP), or similar, has been submitted to and approved by the local planning authority. The CEMP will set out measures to manage and minimise environmental impacts and will be implemented during the construction

	<p>of the proposed development. It is anticipated that the CEMP will incorporate a series of management plans, including but not limited to a Traffic Management Plan, Noise Management Plan, Waste Management Plan, Ecological Management Plan and Water Management Plan.</p>
Consultation Process	
<ul style="list-style-type: none"> • Not all members of the local community are able to respond the consultation due to not receiving a leaflet. 	<ul style="list-style-type: none"> • Leaflets were distributed to 1,217 households and businesses in the vicinity of the site.
Comments Supporting the Development	
<ul style="list-style-type: none"> • The proposed homes should be built. • More housing is required. • The proposals are well thought through. 	<ul style="list-style-type: none"> • The comments in support of the proposals are noted.

5 CONSULTATION REVIEW

5.1 Community Benefits

- 5.1.1 Throughout the consultation process, Gladman invited suggestions on how the local community could benefit from the proposed development.
- 5.1.2 Potential suggestions for community benefits must be tested against government rules that limit what applicants for planning permission can offer. The rules exist to ensure that developers cannot 'buy' consents. Nevertheless, Gladman will consider and discuss ideas put forward by stakeholders throughout the planning process.
- 5.1.3 The proposals will deliver a number of significant community benefits, including market and affordable housing, ecological enhancements, a new community parkland with visitor car parking provision and other green infrastructure, comprising new publicly accessible open space, a community orchard, landscaping and planting, recreational routes, two children's play areas and two attenuation basins. Critically, the implementation of agreed community benefits will be guaranteed through their inclusion within a section 106 agreement.

5.2 Amendments to the Proposals

- 5.2.1 Considering the feedback received from the local community, Gladman concluded that the proposals for the site did not require amending between consultation and submission.
- 5.2.2 Gladman will review any comments received during the determination period of the planning application and amend the proposals where appropriate. Any potential amendments will be discussed with relevant stakeholders, including the local planning authority.

6 CONCLUSION

- 6.1.1 Prior to submitting the outline planning application, Gladman undertook a consultation exercise with the local community, including residents and political stakeholders, and carefully considered the feedback received.
- 6.1.2 This SCI has outlined how the local community has been engaged, summarised the feedback received and set out Gladman's responses to the issues raised.
- 6.1.3 Considering the feedback received from the local community, Gladman concluded that the proposals for the site did not require amending between consultation and submission.
- 6.1.4 Overall, it is considered that the scope of the consultation has met with and gone beyond the recommendations of both national and local policy.

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Appendix A

Public Consultation Website



GLADMAN



Land off Henthorn Road, Clitheroe

Providing up to 115 new homes and public open space for the community of Clitheroe.

Find out more about our proposals by clicking the link below.

Have your say by completing our survey.



[Our proposals for Land off Henthorn Road, Clitheroe](#)

Gladman Developments is proposing to submit an outline planning application for a residential development of up to 115 new homes...

[Click to find out more](#)



[Land off Henthorn Road, Clitheroe](#)

[Click to find out more](#)

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). The SCI may also include extracts or complete copies of correspondence received (including any details such as your name, address and email where you have provided them) to enable the views received to be considered by the Local Planning Authority. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views but will not use this information for any other purpose.

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Our proposals for Land off Henthorn Road, Clitheroe

Gladman Developments Ltd

Overview

Gladman Developments is proposing to submit an outline planning application for a residential development of up to 115 new homes including public open space and recreational facilities on Land off Henthorn Road, Clitheroe.

Gladman has over 30 years experience in the land and development industry. We are committed to bringing forward sustainable developments.

This website provides details of our proposals and allows you the opportunity to let us know your views and help us shape our next steps.

Please take a look at our initial proposals and let us know your thoughts. We are interested to understand what services and facilities in the local area could benefit from improvements and would value your contributions to help shape our plans.

Our Proposals

The illustrative plan shows how the site could be developed and identifies the areas that we think are capable of accommodating new homes and those that will form areas of new public open space. The plan takes into consideration the existing constraints and new opportunities for development that were identified through our initial detailed technical assessments.



Key features of the proposals include:

- Up to 115 high-quality homes of varying sizes, types and tenures, including provision of 30% affordable housing in line with local planning policy.
- A substantial amount of on-site green infrastructure, including public open space, structural landscaping and planting, recreational footpaths and children's play provision.
- Delivery of a minimum biodiversity net gain of 10% compared to the existing biodiversity value of the site, resulting in more or better-quality natural habitat and opportunities for local wildlife.
- A sustainable urban drainage system to manage on-site surface water in a way that provides a betterment over the natural drainage regime, improves water quality and delivers visual amenity and ecological benefits.
- Improved connectivity to the surrounding public rights of way network, including Ribble Way.
- Vehicular, pedestrian and cycle connections onto Henthorn Road and Ingleton Crescent.

The proposals have been informed by an analysis of the site and its context. At this stage, the proposals are not final and may change in response to feedback received through this consultation.

Benefits

Housing - The proposal will deliver up to 115 homes to help meet the needs within Clitheroe and Ribble Valley.



Affordable Housing

30% of housing on-site will be affordable, providing for those in affordable housing need. This is in accordance with local planning policy.



Biodiversity

New habitats will be introduced on-site through new trees and hedgerows and wildflower planting. The proposal will seek to deliver at least a 10% biodiversity net gain in line the national requirement.

Local Services and Facilities

Local businesses will benefit from the additional custom that the development will generate.



Employment Opportunities

The proposal will provide job opportunities on-site through direct construction jobs and support jobs in many associated industries.

Environment

Our proposals aim to provide places for people to live that are considerate to the environment and will promote the wellbeing of existing and future residents in Clitheroe.



Green Space

The development will deliver new publicly accessible green space.

Economic Benefits

Ribble Valley Borough Council will benefit from substantial financial payments in relation to the New Homes Bonus and Council Tax payments generated as a direct result of the scheme.



FAQs



Housing

Ribble Valley Borough Council is required to deliver 311 homes per annum. The delivery of up to 115 homes on this site would help the Council meet this need.

Biodiversity

The proposed site is currently used for agriculture and therefore is home to few species and plants. With the creation of new homes and gardens and the introduction of new trees and hedgerows, the living environment will be enhanced for the benefit of residents and wildlife alike. The proposal will seek to deliver at least a 10% biodiversity net gain.



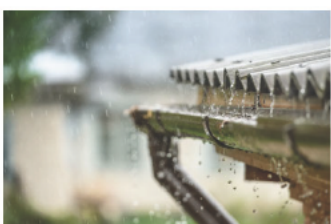
Highways and Transport

There is often concern regarding the impacts on the highway network and increased congestion. An expert highways consultant has undertaken surveys, and they consider that the additional number of car journeys would not make a significant impact on the current network. The proposals will be discussed at length with the Local

Highway Authority and if required, improvements would be provided as part of the development package.

Services and Facilities

Local residents often have concerns about how the services and facilities within the area would be able to accommodate the additional residents. Where capacity issues are identified within a facility, for example schools or healthcare facilities, a contribution will be made to accommodate the additional residents from the development. These contributions will be discussed with Ribble Valley Borough Council.



Flood Risk

We conduct in-depth research into the risk of flooding and mitigate any risk identified. Our surface water strategy ensures that no more water runs off the site post development than currently is the case; it has been designed to take into account the impacts of climate change. This will be achieved through

creating basins on-site to hold surface water run-off before controlling the release of this water into the existing drainage network at a rate agreed with the Lead Local Flood Authority.

Planning Application Progress

Gladman is currently in the process of preparing an outline planning application. An outline planning application seeks permission for the principle of development on the site. More detailed considerations, such as the appearance of the dwellings and materials used, will be subject to a further planning application known as reserved matters .

We will consider all comments submitted as part of this public consultation. A summary of the feedback received through this consultation will be provided in a Statement of Community Involvement, which will form part of our planning application to Ribble Valley Borough Council.

Please provide comments via the survey page.



Have Your Say Land off Henthorn Road, Clitheroe

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). The SCI may also include extracts or complete copies of correspondence received (including any details such as your name, address and email where you have provided them) to enable the views received to be considered by the Local Planning Authority. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views but will not use this information for any other purpose.

Your name?*

1000

Your age?*

Under 18

18 to 24

25 to 34

35 to 44

45 to 54

55 to 64

65 or older

What is your housing tenure?*

Homeowner

Private Rented

Social Rented

Other

Your Postcode?*

1000

Are you or anyone you know looking for a new home in Clitheroe?*

Yes

No

Unsure

Do our proposals include any features that you would like to see incorporated into the final design?*

1000

What changes could be made to improve our proposals?*

1000

Submit

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Appendix B

Consultation Leaflet

HAVE YOUR SAY

A new housing development of up to 115 new homes on Land off Henthorn Road, Clitheroe.

To view these proposals in more detail and provide your comments, please visit:

clitheroe-gladman.hub.arcgis.com

Community Benefits



Housing for all



Public open space



Ecological enhancements



Thriving community



Economic benefits



Community footpaths

Alternative ways to contact us

Your Views Clitheroe
Gladman House
Alexandria Way
Congleton
CW12 1LB

your-views@your-views.co.uk
(please use 'Clitheroe' as the subject line)

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views but will not use this information for any other purpose.



Not to Scale

Our Vision

Gladman is proposing a development of up to 115 houses on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the website, and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Ribbles Valley Borough Council.



HAVE YOUR SAY

clitheroe-gladman.hub.arcgis.com

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Appendix C

Engagement with Clitheroe Town Council

Clitheroe Town Council
Clitheroe Town Hall
9 Church Street
Clitheroe
BB7 2DD

Sent via email to: admin@clitheroetowncouncil.gov.uk

14th October 2025

Re: Proposed residential development on Land off Henthorn Road, Clitheroe

Dear Clitheroe Town Council,

I am writing to advise you that Gladman is promoting Land off Henthorn Road, Clitheroe for residential development. Gladman is the UK's leading residential land promoter and has been investing in communities across the country for over 30 years.

We are currently preparing a planning application for a high-quality, sustainable residential development of up to 115 dwellings with 30% affordable housing. The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Clitheroe's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting, public open space and children's play areas. A sustainable urban drainage system will manage surface water run-off and benefit biodiversity and residential amenity. Furthermore, pedestrian connections and recreational walking routes on site will enable sustainable journeys to local facilities. Enclosed is a copy of our proposed Development Framework Plan demonstrating these proposals.

We appreciate that Clitheroe Town Council will have an interest in the area's future development, and we would welcome the opportunity to discuss our proposals. We are keen to understand what social, environmental or recreational benefits may be provided through the proposed development.

Gladman will commence wider public consultation from Wednesday 15th October comprising of a targeted leaflet drop and bespoke website containing further details of the proposed development, and any feedback we receive from the local community will be used to inform our proposals.



The website can be accessed via the following link: clitheroe-gladman.hub.arcgis.com

We hope our letter is well received and look forward to hearing from you in due course.

Yours sincerely,

R.Devon

Robert Devon MRTPI
Planner



www.gladman.co.uk



01260 288800



land@gladman.co.uk

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Appendix D

Engagement with Ward Councillors

Councillor Mary Robinson
35 Victoria Street
Clitheroe
Lancashire
BB7 1BL

Gladman House
Alexandria Way
Congleton
CW12 1LB

Sent via email to: cllr.robinson@ribblevalley.gov.uk

14th October 2025

Re: Proposed residential development on Land off Henthorn Road, Clitheroe

Dear Councillor Robinson,

I am writing to advise you that Gladman is promoting Land off Henthorn Road, Clitheroe for residential development. Gladman is the UK's leading residential land promoter and has been investing in communities across the country for over 30 years.

We are currently preparing a planning application for a high-quality, sustainable residential development of up to 115 dwellings with 30% affordable housing. The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Clitheroe's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting, public open space and children's play areas. A sustainable urban drainage system will manage surface water run-off and benefit biodiversity and residential amenity. Furthermore, pedestrian connections and recreational walking routes on-site will enable sustainable journeys to local facilities. Enclosed is a copy of our proposed Development Framework Plan demonstrating these proposals.

We appreciate that as a representative of the local community you will have an interest in the area's future development, and we would welcome the opportunity to discuss our proposals. We are keen to understand what social, environmental or recreational benefits may be provided through the proposed development.

Gladman will commence wider public consultation from Wednesday 15th October comprising of a targeted leaflet drop and bespoke website containing further details of the proposed development, and any feedback we receive from the local community will be used to inform our proposals.

The website can be accessed via the following link: clitheroe-gladman.hub.arcgis.com

We hope our letter is well received and look forward to hearing from you in due course.



Yours sincerely,

R.Devon

Robert Devon MRTPI
Planner



www.gladman.co.uk



01260 288800



land@gladman.co.uk

Councillor Michael Graveston
West Glendene
Glendene Park
Clayton-le-dale
BB1 9JQ

Sent via email to: cllr.michael.graveston@ribblevalley.gov.uk

14th October 2025

Re: Proposed residential development on Land off Henthorn Road, Clitheroe

Dear Councillor Graveston,

I am writing to advise you that Gladman is promoting Land off Henthorn Road, Clitheroe for residential development. Gladman is the UK's leading residential land promoter and has been investing in communities across the country for over 30 years.

We are currently preparing a planning application for a high-quality, sustainable residential development of up to 115 dwellings with 30% affordable housing. The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Clitheroe's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting, public open space and children's play areas. A sustainable urban drainage system will manage surface water run-off and benefit biodiversity and residential amenity. Furthermore, pedestrian connections and recreational walking routes on-site will enable sustainable journeys to local facilities. Enclosed is a copy of our proposed Development Framework Plan demonstrating these proposals.

We appreciate that as a representative of the local community you will have an interest in the area's future development, and we would welcome the opportunity to discuss our proposals. We are keen to understand what social, environmental or recreational benefits may be provided through the proposed development.

Gladman will commence wider public consultation from Wednesday 15th October comprising of a targeted leaflet drop and bespoke website containing further details of the proposed development, and any feedback we receive from the local community will be used to inform our proposals.

The website can be accessed via the following link: clitheroe-gladman.hub.arcgis.com

We hope our letter is well received and look forward to hearing from you in due course.



Yours sincerely,

R.Devon

Robert Devon MRTPI
Planner



www.gladman.co.uk



01260 288800



land@gladman.co.uk

Sent via email to: cllr.ryan.corney@ribblevalley.gov.uk

14th October 2025

Re: Proposed residential development on Land off Henthorn Road, Clitheroe

Dear Councillor Corney,

I am writing to advise you that Gladman is promoting Land off Henthorn Road, Clitheroe for residential development. Gladman is the UK's leading residential land promoter and has been investing in communities across the country for over 30 years.

We are currently preparing a planning application for a high-quality, sustainable residential development of up to 115 dwellings with 30% affordable housing. The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Clitheroe's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting, public open space and children's play areas. A sustainable urban drainage system will manage surface water run-off and benefit biodiversity and residential amenity. Furthermore, pedestrian connections and recreational walking routes on-site will enable sustainable journeys to local facilities. Enclosed is a copy of our proposed Development Framework Plan demonstrating these proposals.

We appreciate that as a representative of the local community you will have an interest in the area's future development, and we would welcome the opportunity to discuss our proposals. We are keen to understand what social, environmental or recreational benefits may be provided through the proposed development.

Gladman will commence wider public consultation from Wednesday 15th October comprising of a targeted leaflet drop and bespoke website containing further details of the proposed development, and any feedback we receive from the local community will be used to inform our proposals.

The website can be accessed via the following link: clitheroe-gladman.hub.arcgis.com

We hope our letter is well received and look forward to hearing from you in due course.



Yours sincerely,

R.Devon

Robert Devon MRTPI
Planner



www.gladman.co.uk



01260 288800



land@gladman.co.uk

Councillor Simon O'Rourke
4 Backlane Croft
Clitheroe
BB7 2EZ

Gladman House
Alexandria Way
Congleton
CW12 1LB

Sent via email to: cllr.simon.orourke@ribblevalley.gov.uk

14th October 2025

Re: Proposed residential development on Land off Henthorn Road, Clitheroe

Dear Councillor O'Rourke,

I am writing to advise you that Gladman is promoting Land off Henthorn Road, Clitheroe for residential development. Gladman is the UK's leading residential land promoter and has been investing in communities across the country for over 30 years.

We are currently preparing a planning application for a high-quality, sustainable residential development of up to 115 dwellings with 30% affordable housing. The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Clitheroe's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting, public open space and children's play areas. A sustainable urban drainage system will manage surface water run-off and benefit biodiversity and residential amenity. Furthermore, pedestrian connections and recreational walking routes on-site will enable sustainable journeys to local facilities. Enclosed is a copy of our proposed Development Framework Plan demonstrating these proposals.

We appreciate that as a representative of the local community you will have an interest in the area's future development, and we would welcome the opportunity to discuss our proposals. We are keen to understand what social, environmental or recreational benefits may be provided through the proposed development.

Gladman will commence wider public consultation from Wednesday 15th October comprising of a targeted leaflet drop and bespoke website containing further details of the proposed development, and any feedback we receive from the local community will be used to inform our proposals.

The website can be accessed via the following link: clitheroe-gladman.hub.arcgis.com

We hope our letter is well received and look forward to hearing from you in due course.



Yours sincerely,

R.Devon

Robert Devon MRTPI
Planner



www.gladman.co.uk



01260 288800



land@gladman.co.uk

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Appendix E

Engagement with County Councillor

Councillor Warren Goldsworthy
8 Hatch Brook Avenue
Clitheroe
Lancashire
BB7 2SJ

Gladman House
Alexandria Way
Congleton
CW12 1LB

Sent via email to: warren.goldsworthy@lancashire.gov.uk

14th October 2025

Re: Proposed residential development on Land off Henthorn Road, Clitheroe

Dear Councillor Goldsworthy,

I am writing to advise you that Gladman is promoting Land off Henthorn Road, Clitheroe for residential development. Gladman is the UK's leading residential land promoter and has been investing in communities across the country for over 30 years.

We are currently preparing a planning application for a high-quality, sustainable residential development of up to 115 dwellings with 30% affordable housing. The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Clitheroe's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting, public open space and children's play areas. A sustainable urban drainage system will manage surface water run-off and benefit biodiversity and residential amenity. Furthermore, pedestrian connections and recreational walking routes on-site will enable sustainable journeys to local facilities. Enclosed is a copy of our proposed Development Framework Plan demonstrating these proposals.

We appreciate that as a representative of the local community you will have an interest in the area's future development, and we would welcome the opportunity to discuss our proposals. We are keen to understand what social, environmental or recreational benefits may be provided through the proposed development.

Gladman will commence wider public consultation from Wednesday 15th October comprising of a targeted leaflet drop and bespoke website containing further details of the proposed development, and any feedback we receive from the local community will be used to inform our proposals.

The website can be accessed via the following link: clitheroe-gladman.hub.arcgis.com

We hope our letter is well received and look forward to hearing from you in due course.



Yours sincerely,

R.Devon

Robert Devon MRTPI
Planner



www.gladman.co.uk



01260 288800



land@gladman.co.uk

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Appendix F

Engagement with Jonathan Hinder MP

Jonathan Hinder MP
House of Commons
London
SW1A 0AA

Gladman House
Alexandria Way
Congleton
CW12 1LB

Sent via email to: jonathan.hinder.mp@parliament.uk

14th October 2025

Re: Proposed residential development on Land off Henthorn Road, Clitheroe

Dear Mr Hinder,

I am writing to advise you that Gladman is promoting Land off Henthorn Road, Clitheroe for residential development. Gladman is the UK's leading residential land promoter and has been investing in communities across the country for over 30 years.

We are currently preparing a planning application for a high-quality, sustainable residential development of up to 115 dwellings with 30% affordable housing. The development proposals include a mix of house sizes and tenures and a design-led residential layout complementary to Clitheroe's existing built form and the site's context. The scheme incorporates formal and informal green infrastructure, including new tree and hedgerow planting, public open space and children's play areas. A sustainable urban drainage system will manage surface water run-off and benefit biodiversity and residential amenity. Furthermore, pedestrian connections and recreational walking routes on-site will enable sustainable journeys to local facilities. Enclosed is a copy of our proposed Development Framework Plan demonstrating these proposals.

We appreciate that you and your constituents will have an interest in the area's future development, and we would welcome the opportunity to discuss our proposals. We are keen to understand what social, environmental or recreational benefits may be provided through the proposed development.

Gladman will commence wider public consultation from Wednesday 15th October comprising of a targeted leaflet drop and bespoke website containing further details of the proposed development, and any feedback we receive from the local community will be used to inform our proposals.

The website can be accessed via the following link: clitheroe-gladman.hub.arcgis.com

We hope our letter is well received and look forward to hearing from you in due course.



Yours sincerely,

R.Devon

Robert Devon MRTPI
Planner



www.gladman.co.uk



01260 288800

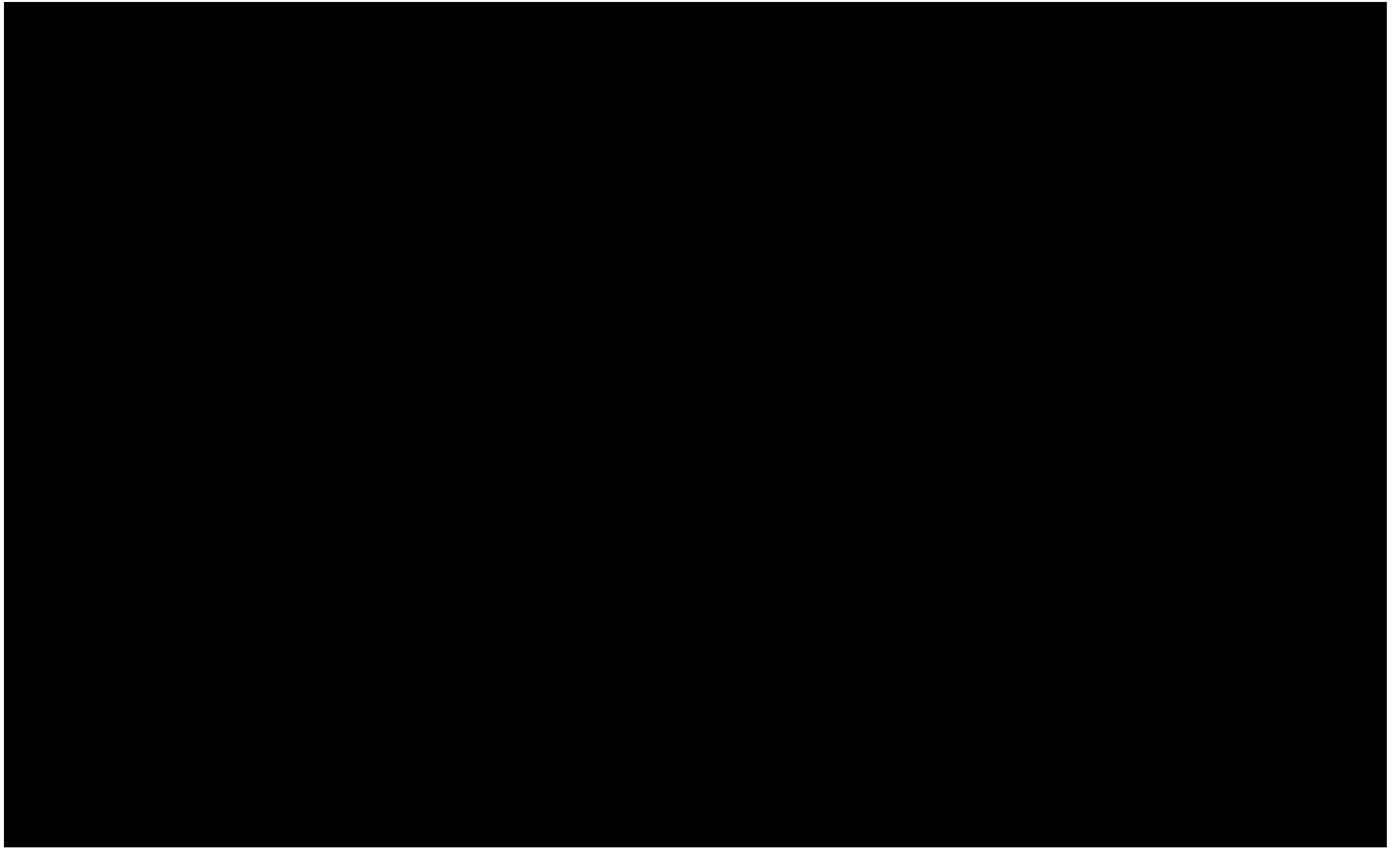


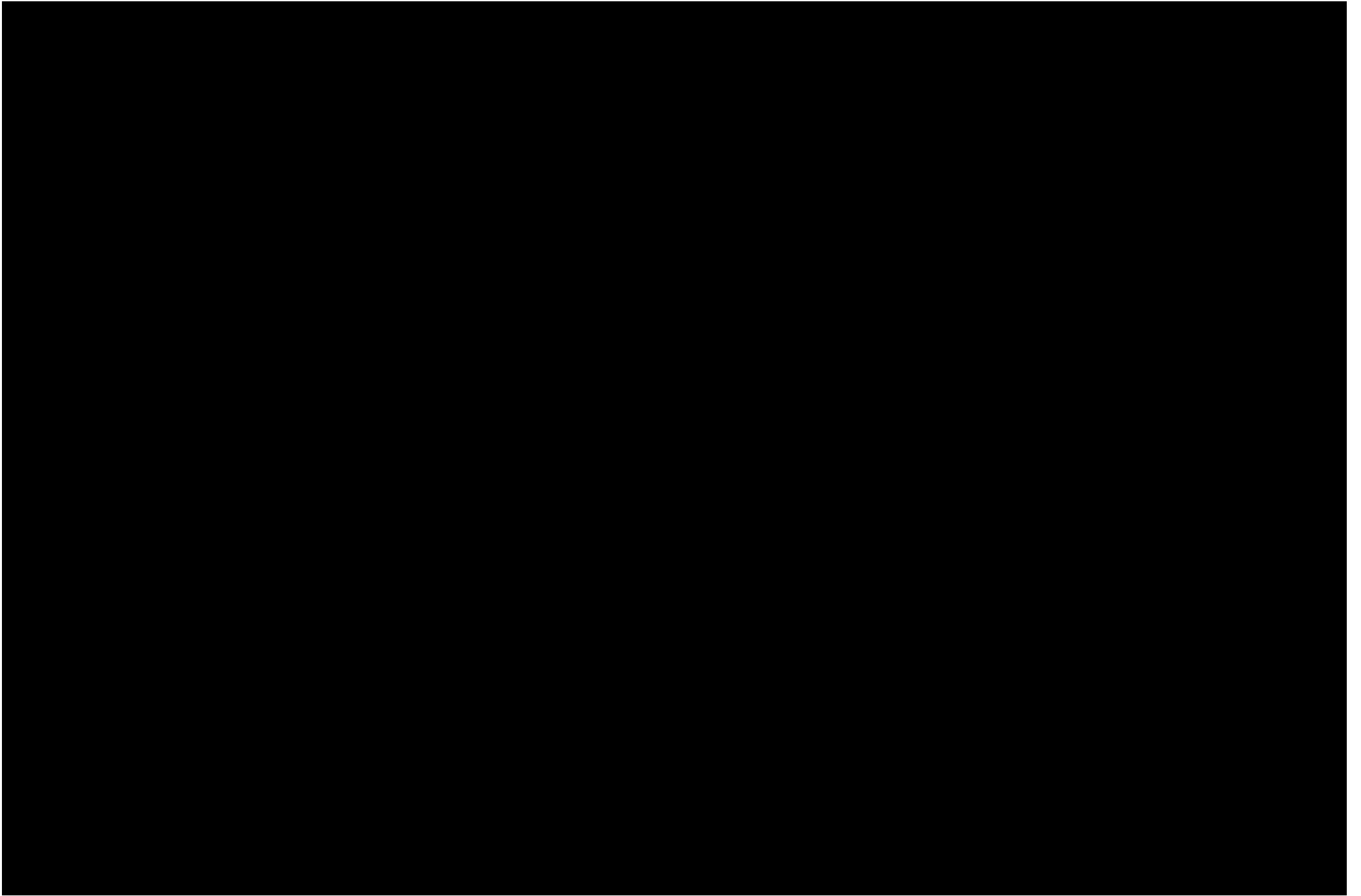
land@gladman.co.uk

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Appendix G

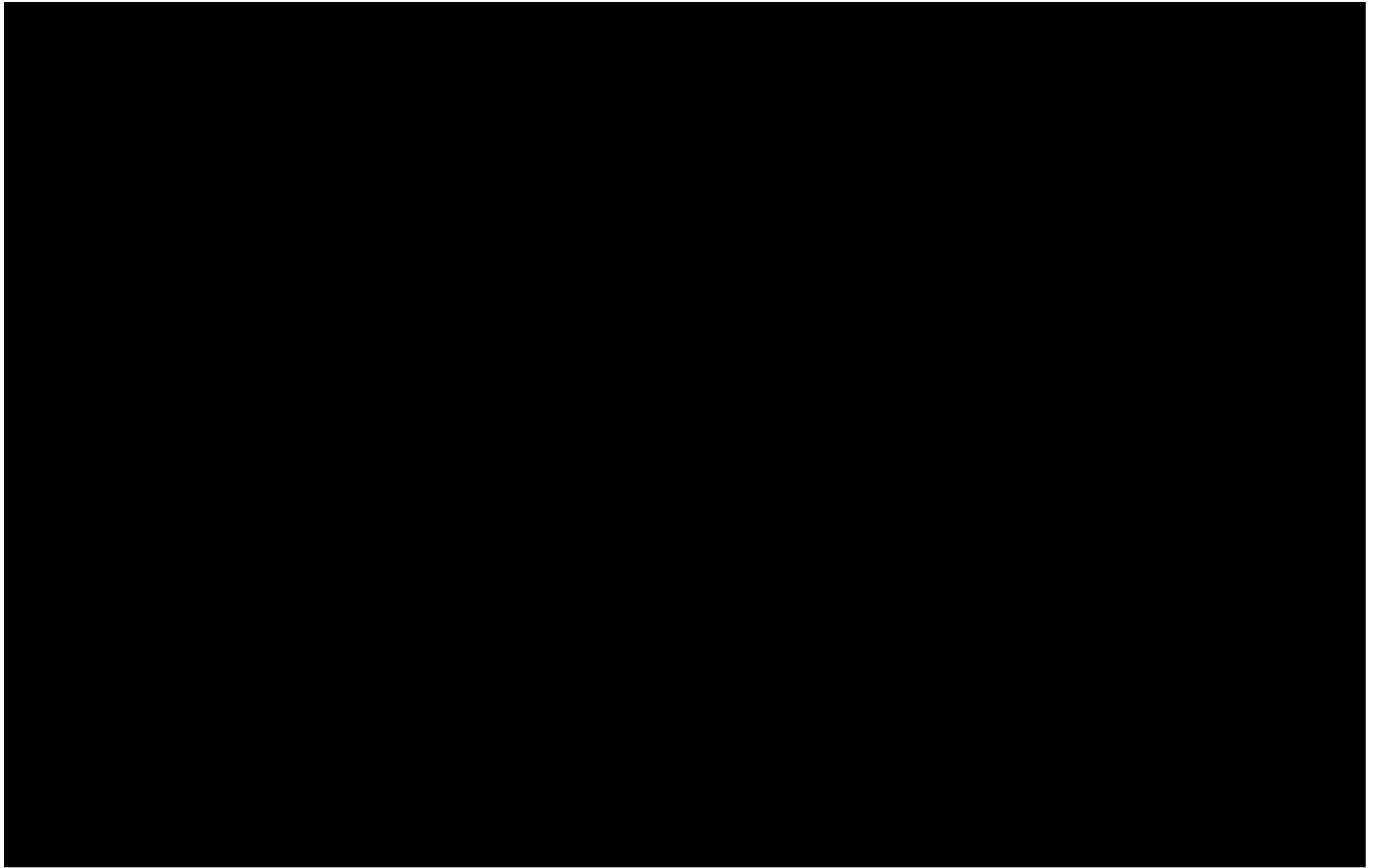
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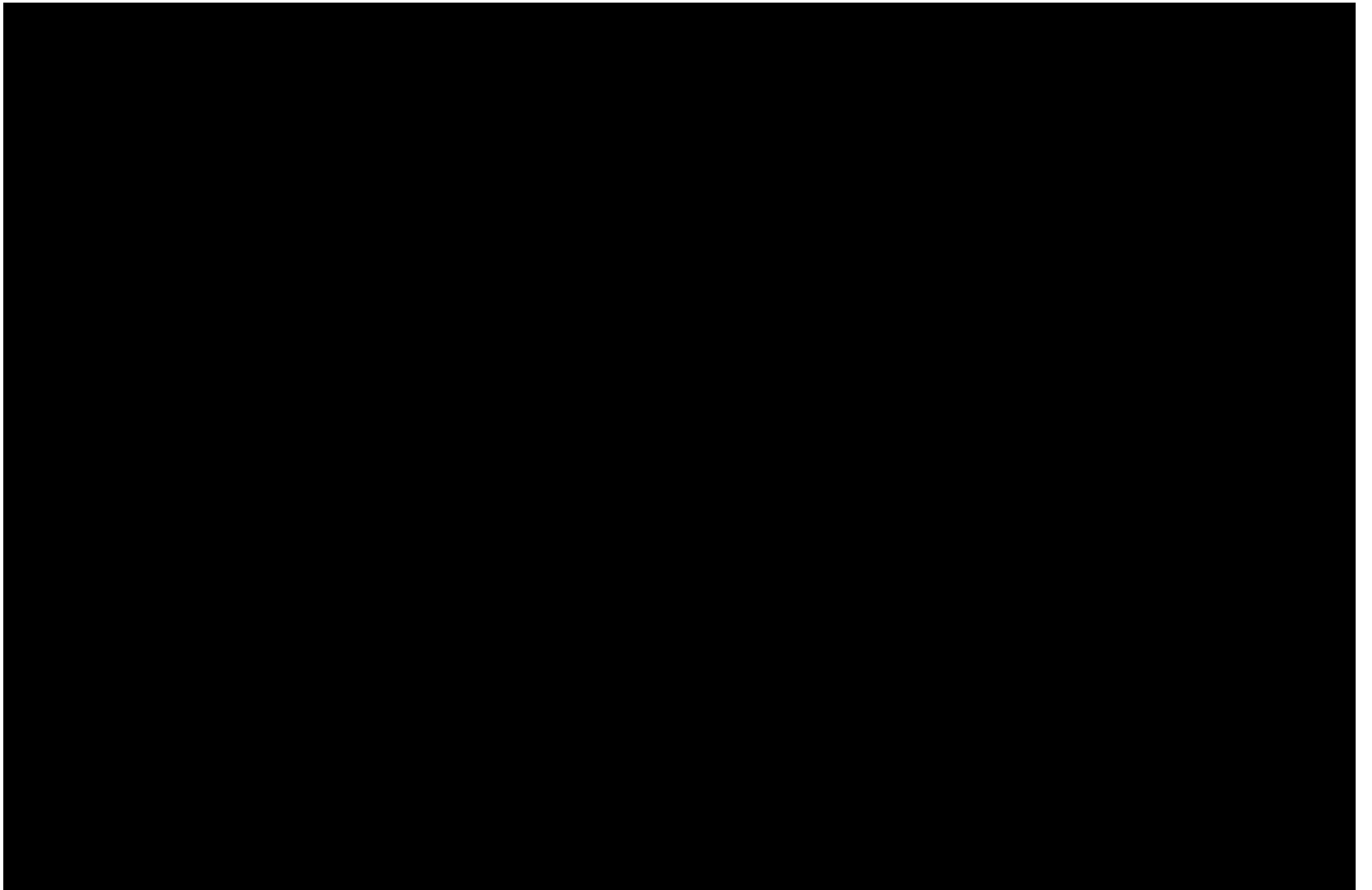


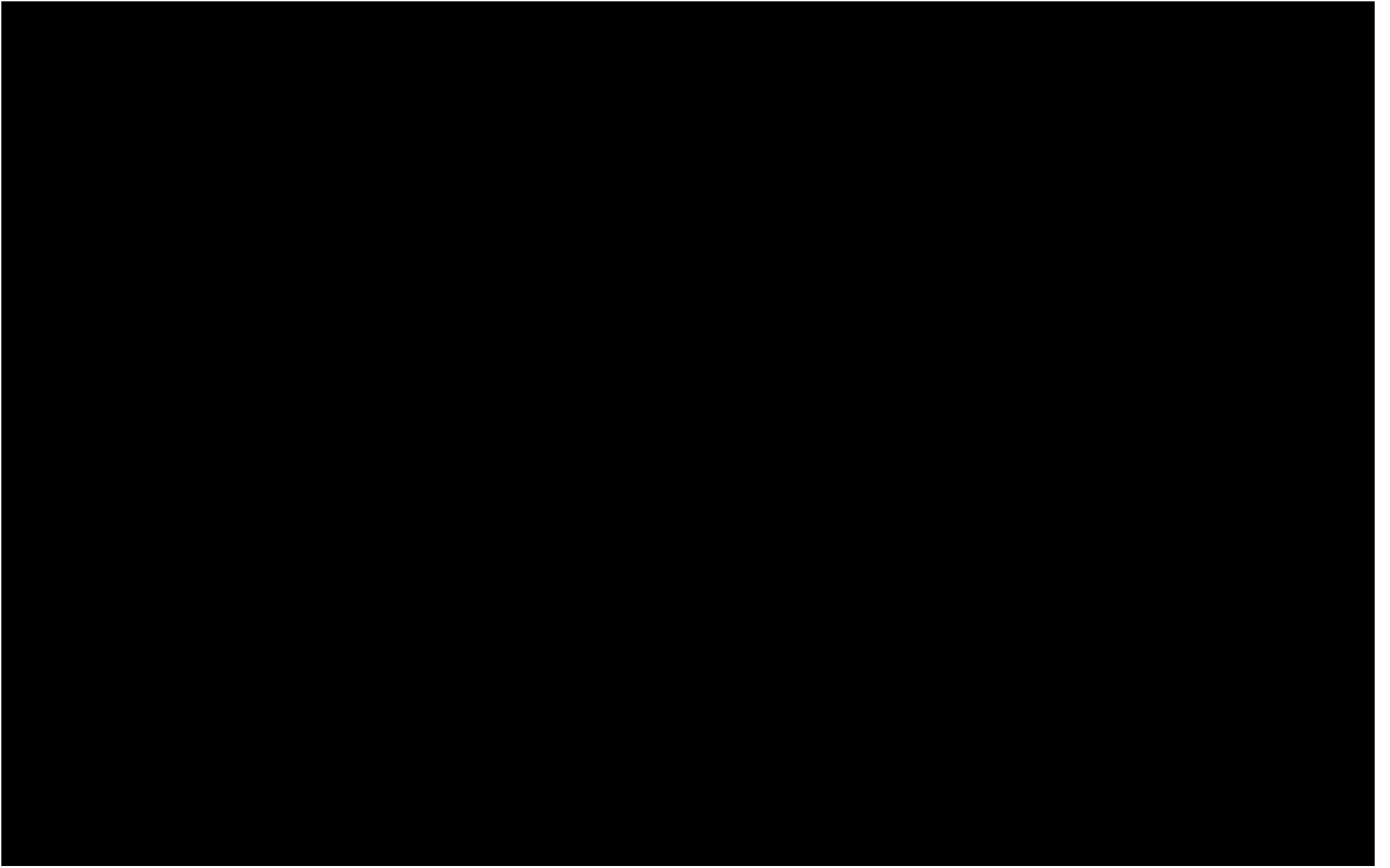


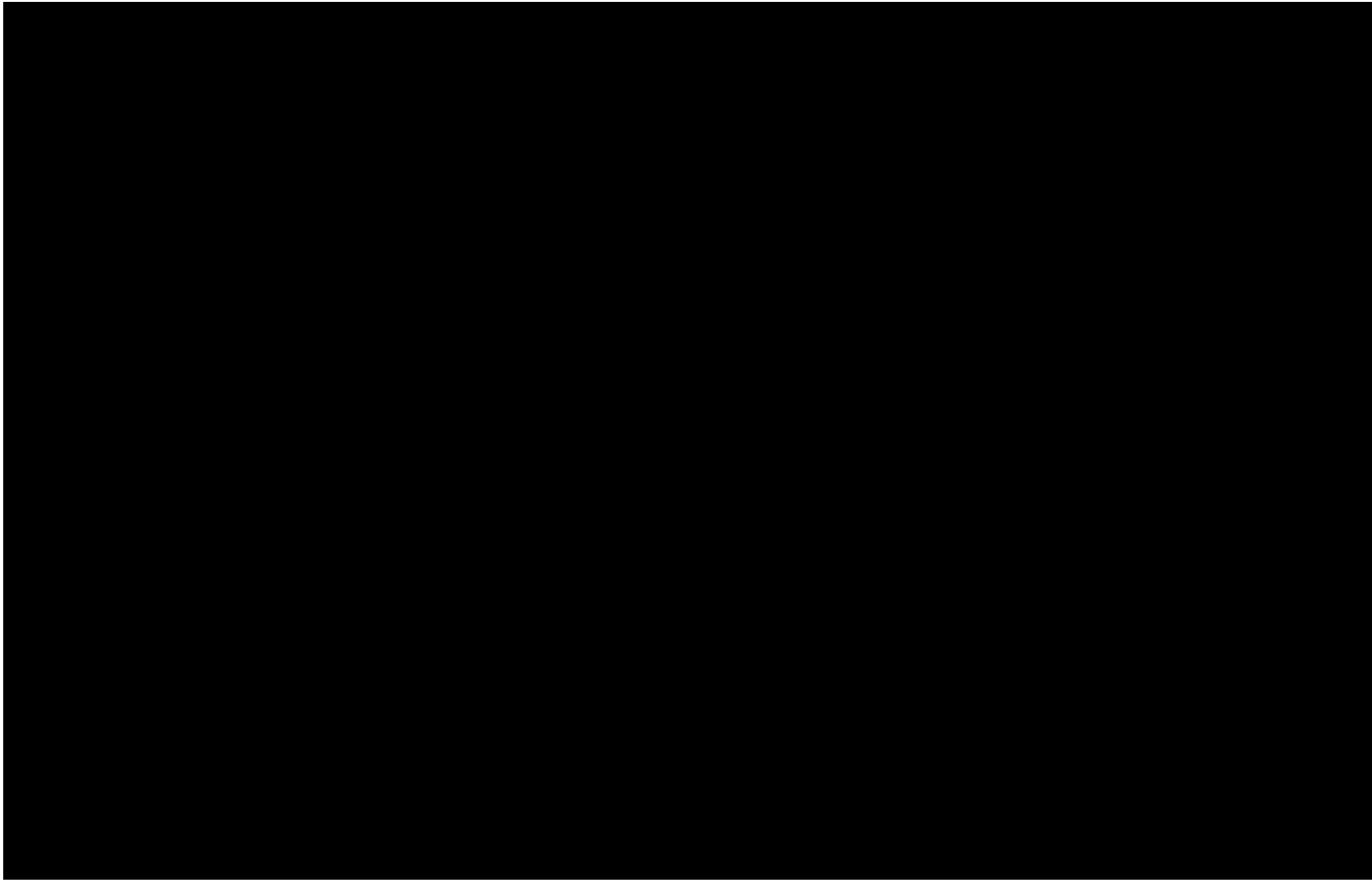














From: [REDACTED] >
Sent: 18 October 2025 11:38
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Sir

I understand you are proposing to build more houses at the bottom of Henthorn Road.

I would like to strongly object to this.

The amount of traffic passing my house (108 Henthorn Road) has increased substantially since I moved there in 2000.

It is almost impossible to reverse into my driveway now due to the volume of traffic especially at rush hour.

The existing developments should never have been allowed without traffic being able to exit directly onto the road between Clitheroe and Barrow. The cost of crossing the railway line could have been covered if originally planned for.

The traffic leaving Henthorn Road onto either Bawdlands or Eshton Terrace is already backed up at busy times. There are also larger queues at the Booths supermarket junction and on Woone Lane.

Also, as usual, no amenities eg shops are planned for this development.

I strongly oppose any further development on this road.

Sincerely

[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED]
Sent: 19 October 2025 08:36
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi

I feel I have to voice my considerable concerns regarding this proposed proposal to build 115 new properties on this particular site.

I would like to know who has considered the increase in traffic to Henthorn Rd. Has anyone even looked at this access area. Potentially 225 more cars could be using this only access to this estate. We already have 2 large housing estates using this 1 and only access down a busy rough road already. As a local resident who uses this road every day I experience the already heavy traffic flow at particular times of the day and weekends.

Schools. How on this earth are the current schools going to cope. Every new estate built in Clitheroe has empty promises to build schools , fund a health centre satellite centre . All never appear once planning permission is granted. We have had 1 new primary school which currently only has 3 classes. Where will all these children go to school? Will they have to travel outside the area. Current schools are in old buildings with little space to expand.

Has anybody visited our local Health Centre. Its creaking at the gates. How on earth is ELHT going to provide an infrastructure that can provide enough space and GP's to cope. What do the GP's feel about this.

We are used to empty promises from numerous building companies over the years what they are going to come up with to resolve these issues. Nobody proposes a new road into this already crammed area. Another access off the main Rd into Clitheroe would hep but nobody will do this due to cost instead cramming more people onto 1 Rd never built to carry the amount of traffic it already does.

Yours sincerely

[REDACTED]

From: [REDACTED]
Sent: 20 October 2025 11:13
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Opposing the new development of 115 homes of Henthorne road.
I feel like we were falsely sold our property as the lady at Miller homes told us this was the last development being built on Henthorne rd.
Also the infrastructure is already at bursting point. I used to live on Rochdale Road in Manchester.....Henthorne Road is by far more dangerous. I'd like to know how many traffic accidents have occurred since the new developments have been built. I think adding another 115 houses adds nothing for the people who currently live here. It just lines the pockets of people who don't even live in this area. I'm going to massively fight this and that's the general consensus I'm getting from my neighbours. I'll also be contacting Jonathan Hinder in regards to his opinions on the new development.
Sent from my iPhone

From: [REDACTED]
Sent: 20 October 2025 14:07
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Sir or Madam

I have just received a notification from you regarding your proposed building plans for 115 new homes off Henthorn Road.

Whilst I am not objecting to the development I would like you to consider access to the properties. The current access to cross the railway line from the A59 /A671 to Henthorn Road is through the town centre which is already congested at busy times. It would make sense if you could factor in a link road between A671 and the southern end of Henthorn Rd.

I will also suggest this to Ribble Valley Council via my local councillor.

Kind regards

[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: 20 October 2025 14:31
To: YourViews Gladman
Subject: *EXTERNAL:'Clitheroe'

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom This May Concern,

I am writing to object to the proposed development of 115 new homes off Henthorn Road, Clitheroe.

Henthorn Road currently has only one access point in and out, and with the number of recent developments in the area, the infrastructure is already under considerable strain. The road network is struggling to cope with existing traffic levels, and any additional housing will inevitably make the situation far worse, raising serious concerns about congestion and safety.

The wider road infrastructure across Clitheroe is also in a poor state. The town's roads cannot keep pace with the level of development that has already taken place. As a popular weekend destination for visitors, Clitheroe frequently becomes gridlocked, with traffic at a complete standstill during busy periods. Introducing further housing without significant road improvements will only compound these problems.

In addition, the local infrastructure that supports the community, including schools, healthcare, transport services and general welfare provision, is at breaking point. Class sizes in Schools are increasing, access to medical appointments is becoming more difficult, and public amenities are overstretched. The town simply cannot sustain any further large-scale housing developments without meaningful investment in essential services.

For these reasons, I strongly oppose the proposed development off Henthorn Road and urge the council to reject this application. Clitheroe needs proper infrastructure and investment before any further housing is considered.

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: 20 October 2025 14:36
To: YourViews Gladman
Subject: *EXTERNAL:CLITHEROE

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing to formally object to the proposed development of 115 new homes using the land off Henthorn Rd. While I understand the need for housing, this particular proposal is wholly unsuitable for our town and would have a severely negative impact on both the local community and environment.

Infrastructure and Access

The existing infrastructure simply cannot support such a large development. The main access road is already in poor condition and has required repeated resurfacing. It cannot safely accommodate the additional traffic, potentially over 200 extra vehicles, that this development would generate. Increased congestion will heighten safety risks for pedestrians, cyclists, and existing residents, particularly **children** walking to and from school.

Henthorn Road cannot cope with the amount of vehicles going to a from the recycling centre too, why place more stress on this road??!!

Impact on Local Services

Local schools, GP surgeries, and essential services are already operating at or near full capacity. Adding hundreds of new residents would place unsustainable pressure on education, healthcare, and community facilities, with no clear plan for expansion or improvement of these services.

Environmental Concerns

The proposed site represents valuable green space that contributes to local biodiversity, air quality, and the overall character of the town. Replacing it with concrete and tarmac would destroy natural habitats and further erode the limited open spaces that residents rely on for recreation and wellbeing.

Loss of Community Character

This level of development would significantly alter the character of our town. The quiet, semi-rural nature of the area would be lost to overdevelopment, increased noise, and traffic pollution. This is not sustainable growth; it's expansion at the expense of the very qualities that make our community a desirable and cohesive place to live.

In summary, I strongly oppose this development and urge the council to reject the proposal. It is clear that the infrastructure, services, and environment of our town cannot support a development of this scale.

Thank you for taking the time to consider my objections.

From: [REDACTED]
Sent: 20 October 2025 16:49
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing to formally object to the proposed development of 115 new homes using the land off Henthorn Rd. While I understand the need for housing, this particular proposal is wholly unsuitable for our town and would have a severely negative impact on both the local community and environment.

Infrastructure and Access

The existing infrastructure simply cannot support such a large development. The main access road is already in poor condition and has required repeated resurfacing. It cannot safely accommodate the additional traffic, potentially over 200 extra vehicles, that this development would generate. Increased congestion will heighten safety risks for pedestrians, cyclists, and existing residents, particularly children walking to and from school.

Henthorn Road cannot cope with the amount of vehicles going to and from the recycling centre too, why place more stress on this road??!!

Impact on Local Services

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The proposed site represents valuable green space that contributes to local biodiversity, air quality, and the overall character of the town. Replacing it with concrete and tarmac would destroy natural habitats and further erode the limited open spaces that residents rely on for recreation and wellbeing.

Loss of Community Character

This level of development would significantly alter the character of our town. The quiet, semi-rural nature of the area would be lost to overdevelopment, increased noise, and traffic pollution. This is not sustainable growth; it's expansion at the expense of the very qualities that make our community a desirable and cohesive place to live.

In summary, I strongly oppose this development and urge the council to reject the proposal. It is clear that the infrastructure, services, and environment of our town cannot support a development of this scale.

Yes this email reflects others that you may already have received but my views are the same. Thank you for taking the time to consider these objections.



From: [REDACTED]
Sent: 20 October 2025 17:29
To: YourViews Gladman
Subject: *EXTERNAL:Proper housing development

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

The new housing development up to 115 homes land of Henthorn Road Clitheroe is totally unexceptable. Trying to get on to Henthorn road now since Storey , Barrett/Wimpey and Miller developments have been built is a nightmare. I presume the traffic would be coming up the lane to Henthorn road, which is not suitable or safe access for vehicles , pedestrians or residents further up. The impact on wildlife as already been affected also. This is a serious safety issue access wise and the impact already on this busy road is dangerous.

Sent from my iPad

From: [REDACTED]
Sent: 20 October 2025 20:03
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi,

Tried to use the link to comment but it didn't work.

We are worried that Henthorn Road is already an extremely busy road and there is only one route out of town currently. Would a new road leading to the A59 be built?

[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: 20 October 2025 21:08
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing to formally object to the proposed development of 115 new homes using the land off Henthorn Rd. While I understand the need for housing, this particular proposal is wholly unsuitable for our town and would have a severely negative impact on both the local community and environment.

Infrastructure and Access

The existing infrastructure simply cannot support such a large development. The main access road is already in poor condition and has required repeated resurfacing. It cannot safely accommodate the additional traffic, potentially over 200 extra vehicles, that this development would generate. Increased congestion will heighten safety risks for pedestrians, cyclists, and existing residents, particularly children walking to and from school.

Henthorn Road cannot cope with the amount of vehicles going to and from the recycling centre too, why place more stress on this road??!!

Impact on Local Services

Local schools, GP surgeries, and essential services are already operating at or near full capacity. Adding hundreds of new residents would place unsustainable pressure on education, healthcare, and community facilities, with no clear plan for expansion or improvement of these services.

Environmental Concerns

The proposed site represents valuable green space that contributes to local biodiversity, air quality, and the overall character of the town. Replacing it with concrete and tarmac would destroy natural habitats and further erode the limited open spaces that residents rely on for recreation and wellbeing.

Loss of Community Character

This level of development would significantly alter the character of our town. The quiet, semi-rural nature of the area would be lost to overdevelopment, increased noise, and traffic pollution. This is not sustainable growth; it's expansion at the expense of the very qualities that make our community a desirable and cohesive place to live.

In summary, I strongly oppose this development and urge the council to reject the proposal. It is clear that the infrastructure, services, and environment of our town cannot support a development of this scale.

Thank you for taking the time to consider my objections.



Sent from my iPhone

From: [REDACTED]
Sent: 20 October 2025 21:10
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing to formally object to the proposed development of 115 new homes using the land off Henthorn Rd. While I understand the need for housing, this particular proposal is wholly unsuitable for our town and would have a severely negative impact on both the local community and environment.

Infrastructure and Access

The existing infrastructure simply cannot support such a large development. The main access road is already in poor condition and has required repeated resurfacing. It cannot safely accommodate the additional traffic, potentially over 200 extra vehicles, that this development would generate. Increased congestion will heighten safety risks for pedestrians, cyclists, and existing residents, particularly children walking to and from school.

Henthorn Road cannot cope with the amount of vehicles going to and from the recycling centre too, why place more stress on this road??!!

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In summary, I strongly oppose this development and urge the council to reject the proposal. It is clear that the infrastructure, services, and environment of our town cannot support a development of this scale.

Thank you for taking the time to consider my objections.



From: John Sullivan <navillusjp@hotmail.co.uk>
Sent: 21 October 2025 12:32
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dir Sir/madam,

I am writing in response to your preposed development at Clitheroe to develop up to 115 new houses in the Low Moor area. I am sure you will be aware that Clitheroe is an extremely busy town, some would say it is the home of the traffic jam! The roads are in the worst state of repair that I have seen anywhere. The public services are stretched as it is now, it would be fair to say that our Medical Centre and Hospital are doing a splendid job but are stretched on manpower and funding, the Council are in the same position i.e. lacking in funds. As for education, the schools are coping, just.

The bottom line is with a sudden influx of many hundreds of people, the already overcrowded Health, Education and other public facilities including the road system will not be able to cope with this increase. Are plans to remedy these problems in place? Or is this a tick box exercise, build and be dammed.

I have no problem with more housing, everyone should have the right to have their own home. But the Builders/Council should have a duty to ensure the building is carried out responsibly and to provide funding so that my worries stated above do not actually happen.

Best regards,



PS,

Your clitheroe-gladman.hub.arcgis.com does not work!

From: [REDACTED]
Sent: 21 October 2025 14:20
To: YourViews Gladman
Subject: *EXTERNAL:Formal Objection-Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[REDACTED]

Dear Sir/Madam,

I am writing as a concerned resident of Clitheroe to formally register my objection to the proposed or potential plans for further residential housing developments in our area.

While I appreciate the need for appropriate housing provision across the region, I must protest the direction and scale of recent development proposals, which threaten to irreversibly alter the fabric of our small town.

My concerns fall into three main areas:

1. Loss of Agricultural Land

The continual expansion of housing developments is resulting in the irreversible loss of productive farmland. Clitheroe has long been rooted in agriculture, which not only contributes to local food production but also supports the rural economy and maintains our area's heritage. Once this land is developed, it is lost to farming forever. This is short-sighted and undermines the region's long-term sustainability, particularly in light of increasing focus on food security and environmental preservation. The farmer has not even been made aware of the land he currently rents, could potentially become more houses.

2. Inadequate Infrastructure

The town's infrastructure is already under significant strain, especially Henthorn Road which already has heavy volume of traffic as there is no other way in or out. Local roads, public transport, healthcare services, schools, and drainage systems are not equipped to cope with the rising population. Continued development without substantial and timely investment in infrastructure will lead to more congestion, reduced service quality, and diminished quality of life for existing and new residents alike. Infrastructure should precede development — not follow it in an attempt to retroactively fix problems that could have been foreseen.

3. Overdevelopment of a Rural Community

Clitheroe used to be a small town with a unique character and a tight-knit community. However, the amount of ongoing housing developments is ruining our beautiful town. As born and bred Clitheroe people, the town is no longer a luxury place to live.

In light of the above, I urge you, the developers to reconsider any further proposals for large-scale housing developments in and around Clitheroe. Instead, I encourage a more balanced and sustainable approach to growth that protects valuable agricultural land, addresses current infrastructure deficits, and respects the character of our rural town.

I would appreciate a formal acknowledgement of this email and to be kept informed of any relevant meetings or updates regarding this matter.

Yours faithfully,

[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: 21 October 2025 16:24
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

This development at the bottom of Henthorn Road is not a good idea for residents and the town in general.

The wagons coming down Henthorn will make the road surface worse if that's possible. Once the houses are occupied there will be too much traffic on Henthorn at peak times especially. The water supply will get even more use and water pressure will drop yet again. Road will need digging up to increase water pressure at mains, probably Gas and internet cables will also need laying causing further delays with traffic lights and road works.

There is only one secondary school in Clitheroe, where are all these kids going to eventually go ? Roads around the town are not well maintained and more traffic in town will make them worse. I am firmly against this development, walkers and runners use this land very regularly on the left before the bridge to the recycling centre. It will be decreasing green countryside around there and reduce area for outdoors activities.

Regards

[REDACTED]
Sent from my iPhone

From: [REDACTED]
Sent: 21 October 2025 16:48
To: YourViews Gladman
Cc: planning@ribblevalley.gov.uk
Subject: *EXTERNAL:Henthorn proposal

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

For whom it may concern

I am writing to formally object to the proposed development of 115 new homes using the land off Henthorn Rd. While I understand the need for housing, this particular proposal is wholly unsuitable for our town and would have a severely negative impact on both the local community and environment.

Infrastructure and Access

The existing infrastructure simply cannot support such a large development. The main access road is already in poor condition and has required repeated resurfacing. It cannot safely accommodate the additional traffic, potentially over 200 extra vehicles, that this development would generate. Increased congestion will heighten safety risks for pedestrians, cyclists, and existing residents, particularly children walking to and from school.

Henthorn Road cannot cope with the amount of vehicles going to and from the recycling centre too, why place more stress on this road??!

Impact on Local Services

Local schools, GP surgeries, and essential services are already operating at or near full capacity. Adding hundreds of new residents would place unsustainable pressure on education, healthcare, and community facilities, with no clear plan for expansion or improvement of these services. With the increase in housing already planned on the next phase of the Taylor Wimpy Half Penny Meadows adding further pressure with an additional 115 homes would significantly increase the pressure and quality of services.

Environmental Concerns

The proposed site represents valuable green space that contributes to local biodiversity, air quality, and the overall character of the town. Replacing it with concrete and tarmac would destroy natural habitats and further erode the limited open spaces that residents rely on for recreation and wellbeing.

Loss of Community Character

This level of development would significantly alter the character of our town. The quiet, semi-rural nature of the area would be lost to overdevelopment, increased noise, and traffic pollution. This is

not sustainable growth; it's expansion at the expense of the very qualities that make our community a desirable and cohesive place to live.

In summary, I strongly oppose this development and urge the council to reject the proposal. It is clear that the infrastructure, services, and environment of our town cannot support a development of this scale.

Thank you for taking the time to consider my objections.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

Sent from my iPhone

From: [REDACTED]
Sent: 21 October 2025 17:20
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe site

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am concerned about the amount of traffic going to your site , it's bad enough now trying to get in and out , of Clitheroe,
The traffic down henthorn road is horrendous, there is to much traffic going down that road, now and you are building 115 houses which is going to make matters worst , the road cannot cope with the amount of traffic now and the road is in a terrible condition and now are adding to the problem, Maybe you need think of a different alternative to manage the traffic, maybe a new road which avoids going down Henthorn road but takes the traffic closer to o the by .
Concerned Resident

Sent from my iPhone

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good evening,

As a resident of [REDACTED] I have seen a steady decline in road safety, vandalism, and dirt from increased traffic all down to the 1K plus, new builds already constructed.

I notice you fail to mention any of this in your 'Community Benefits' comments on the leaflet delivered through my door and maybe are blindly unaware that the road as it is, can be termed as the busiest cul-de-sac in England. Allowing another 115 new homes in an already saturated area of green fields will add to the blight on our living standards and our community of neighbours oppose any more building and wish to save the small area of natural habitat.

I cannot stress enough how dangerous the overcrowded road already is due to the existing new builds and luckily for us our children are grown up and moved away so fingers crossed are at less risk when visiting. It is however a big concern for other families when in summer the road is full of them and dogs down a stretch of the road with no pathways and full of large wagons frequenting the refuse tip almost hourly at busy periods.

Network rail also has an issue with traffic congestion at the level crossing when barriers are closed and on many occasions the traffic is backed down Henthorn Road, down what is essentially a single track where cars are parked on one side of the road.

Just one final point I know a few families in the newly built also opposing the development as they realise it is just a matter of time with over crowding of the area and additional traffic until somebody is knocked over and potentially is killed.

I trust my views will be passed onto the planning committee but will forward these on also to the local department at the Ribble Vally Council.

Yours Sincerley

[REDACTED]

From: [REDACTED]
Sent: 04 November 2025 19:27
To: YourViews Gladman
Subject: *EXTERNAL:Henthorn Road clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Planning Department,

I am writing to express my concerns regarding the proposed new housing development in Clitheroe.

My primary concern is the issue of access to and from the site. As you are aware, access routes into Clitheroe are already limited, and with ongoing developments, traffic congestion has become increasingly problematic. This not only causes significant delays and stress for residents but could also impact the efficiency of emergency services.

If further development is being considered, I strongly urge that a new access road be introduced from the lower end of Henthorn Road to improve connectivity both for residents and for essential services.

Additionally, with the proposed addition of 115 new homes, I would like to understand what provisions are being made to expand local infrastructure — specifically schools and GP services — which are already under pressure.

I hope the council will carefully consider the long-term impact on existing residents rather than prioritising short-term financial gain. Sustainable development requires proper planning, infrastructure, and respect for the community that is already here.

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 05 November 2025 12:15
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I have just submitted my initial thoughts on the proposed development off henthorn road in Clitheroe by Gladman homes.

I am repeating them here:

1. Firstly, I am very concerned about the increase in traffic on Henthorn road. There is already congestion on this road and there have already been some accidents involving pedestrians, including at least one very serious incident that left a man permanently brain damaged. Before new homes are built a new road should be built connecting whalley road and henthorn road.
2. Secondly, I am anxious that any play area developed should be of a higher standard than the existing play areas on the neighbouring estates and should be designed for children up to the age of 16, not solely for smaller children, eg up to age 5. Older children don't have good play spaces in this area, as developers have installed the simplest/cheapest equipment for the youngest possible children. The equipment is only designed to be used by children up to 5 years of age, and so is often simply not used.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 20 November 2025 14:32
To: YourViews Gladman
Subject: *EXTERNAL:Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

This area of Clitheroe is growing fast making more traffic problems. Planning permission should not be given for more houses until plans are in place for a new road linking Henthorn to the A59. I am aware that this involves crossing the railway but that should not be insurmountable.

[REDACTED]

From: [REDACTED]
Sent: 20 October 2025 13:58
To: Gladman Land <land@gladman.co.uk>
Subject: *EXTERNAL:Clitheroe Henthorn Rd

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Sir or madam

We have today received news for another housing proposal down Henthorn Clitheroe towards the United Utilities plant.

Please may I ask if anyone has thoroughly investigated the current issues around traffic coming from that direction already. The congestion and near fatalities due to traffic has risen. This is a serious concern. The road cannot take any further pressure.

The only way this could be potentially feasible would be to provide a road out past the farms and United Utilities treatment works and out to the A59.

I hope you will consider the terrible impact this could have with the correct road infrastructure.

Regards,

[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: 25 November 2025 15:27
To: Gladman Land <land@gladman.co.uk>
Subject: *EXTERNAL:Planned Building Development Henthorn Road Clitheroe

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Sir/Madam

A number of weeks ago I received a leaflet from yourselves outlining details of a new housing development on Henthorn Road Clitheroe.

Within the leaflet you were offering people their views on the new development and you provided an e-mail address as follows: your-views@your-views.co.uk so that anyone could leave their views and comments.

I composed an e-mail and sent it to the address that you provided only to receive a return e-mail indicating that the e-mail does not exist. In view of this I am leaving my views about your proposed development on your own website and my comments are listed below:

Dear Sir/Madam

I am e-mailing you concerning the proposed new 115 housing development by Gladman on Henthorn Road, Clitheroe.

The first point that I would wish to make is that this particular area is already overcrowded by previous developments over the past 12 years or so.

Henthorn Road is only a very narrow road, and is the only road in and out of this already congested area. The road is already too busy due to the previous developments making it the biggest cul de sac in Clitheroe. A further 115 houses would only add further congestion to the area.

As you are aware at the bottom of Henthorn Road is where the local recycling facility is sited, so the road is already under constant use by the heavy wagons travelling to and from the recycling facility, together with the vehicles being used by people travelling to and from the recycling facility. This has increased by at least 25% of the last 10 years as new housing developments have been built up in and around Clitheroe and no alternative recycling facility has been created to ease the pressure on the Henthorn Road site.

The additional traffic being used during the construction period of the planned development would cause a great deal of problems. The road isn't suitable for these heavy wagons to travelling up and down the road on a daily basis. The road surface is not the best already, and pot holes have occurred on a regular basis due to the heavy traffic from the previous developments,

The proposed land that you are intending to build on is currently open fields where normally sheep would graze and all kind of other animals use as part of their habitat. There are small streams which contain fish which would no doubt be compromised by the development of the site. The site in my opinion is too close to the water courses that run close by and by all that hard building of house foundations, driveways, roads etc would not ease the high water tables that already exist in this area.

The additional housing would also increase pressures on the local schools, health centres, refuse collections, police, and other emergency servicers. Has any consideration been given to the town of Clitheroe itself. It is only a small market town with very limited parking facilities. A further development would only add pressures to the town. Whether local businesses would benefit I do not feel confident with this. You only have to look in Clitheroe where restaurants

have closed over the last few years and buildings remain vacant. In my opinion it is extremely short sighted to believe that a further housing development would benefit the local businesses per say.

I can understand why the local council may have agreed to the plans, because all they see is the extra income they would receive by the additional Council Tax on these 115 properties. Again this is a short sighted view by the council. With new housing you have additional costs regarding the upkeep of roads, additional social care costs, additional costs for the police unless they feel this is an area they just dismiss. I understand that people in several areas do not receive their post for days/weeks on end due to the additional pressures placed on the Royal Mail.

This part of Clitheroe and other parts of the town are saturated by development after development and I can see no positive reasons why and additional estate is planning to be built in this area. This additional estate would not be welcome, and everyone who I have spoken to all feel the same way with the biggest problem being access to the estate.

I would suggest you have a re-think about your proposal.

Regards

████████████████████

-
-
-
-

Gladman Developers

Thank you for sending information about the proposed housing development on Henthorn Road.

I am [REDACTED]

When we first came here, Clitheroe was a small market town of character. That has mostly gone now because of the over development of housing estates.

Obviously houses must be built, but surely not to the detriment of the area, and the taking over of green fields.

Your listing of Community Benefits:-

- ① Housing for all. My grandson was born and grew up in Clitheroe but was unable to afford a house here and has had to move to Padiham. Other young people are in a similar position.
- ② Public Open Space
All our open space is being taken up by housing. There used to be a lovely walk down Henthorn to the river and round to St Paul's church. Of course the walk is still there but the fields have gone.
- ③ Ecological Advancements ? such as ? some habitats have been destroyed.
- ④ Thriving Community
There has always been a thriving community in Clitheroe.
- ⑤ Economic Benefits
I can only think of jobs for people. (Have we enough skilled people these days?)
- ⑥ Community Footpaths
These are presumably on the housing estates. When my children were growing up there were lots of footpaths for them to enjoy and there still are (where houses haven't taken over).

What about the adverse effect on our "thriving community" of a Health Centre no longer adequate?

Clitheroe is too small for the amount of traffic generated - and now another 115 houses! To get out of town to a main road (I am told) is a nightmare at "rush hours". Even the town itself can get gridlocked.

I have no technology so I can't look you up on the internet - not that it would alter my perception. I am just against more houses in Clitheroe. I think I can safely say that most people would agree with me.

What about the areas where there are brownfield sites? Of course I suppose it's too expensive for the builder to develop these.

I'm afraid your attempt to paint a positive picture is a bit of an insult to the intelligence! (My points ① - ⑥) They are not community benefits, but benefits for the new houses.

I'm sure you will have no problem with planning permission - if the local authority rejects it the government will overrule it -

I hope you will take the trouble to read this letter, I realise that most communication is by Email these days!

Finally I know that most decisions these days are ruled by money, not by people's anxieties and concerns.

Yours faithfully,



Copy to Ribbles Valley planning dept

I suppose I could say that I am not ~~spe~~ writing in a cold pragmatic way, but from the heart!