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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 01:50
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-849230256

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Planning Application Reference No.: 3/2025/0997

Address of Development: land off Henthorn Road, Clitheroe, BB7 3BY

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

- Inappropriate development on unallocated greenfield land

The site lies outside the defined settlement boundary of Clitheroe and is not allocated for housing in the adopted Local Plan. This represents inappropriate development in the open countryside that would result in significant encroachment into the countryside and urban sprawl. A brownfield-first approach ought to be adopted.

- Highway safety and traffic impact

Henthorn Road already experiences high levels of traffic and congestion. The addition of up to 115 dwellings would generate a substantial increase in vehicle movements, exacerbating existing problems. Previous similar applications on this site have raised serious concerns about highway capacity and safety, and the current submission does not adequately mitigate the cumulative impact of this and other developments in the area.

- Infrastructure strain

Local services and infrastructure (including roads, drainage, sewage, schools, GP surgeries and other community facilities) are already under considerable pressure in Clitheroe. The proposal fails to demonstrate that adequate infrastructure would be in place to support this scale of development without causing harm to existing residents.

- Impact on character and amenity

The scale of the proposed development would have a harmful urbanising effect on the character of this edge-of-settlement location. It would result in loss of visual amenity, increased noise and disturbance, and reduced privacy for nearby properties.

- Biodiversity, landscape and flood risk

The development would result in the loss of greenfield land and valuable habitats.

Biodiversity Net Gain requirements must be fully addressed, including appropriate on-site or secured off-site mitigation.

Sustainable drainage details must be robust to ensure no increased flood risk to surrounding areas.

This proposal is considered contrary to the Ribble Valley Local Plan, the National Planning Policy Framework (policies relating to housing land supply, protection of the countryside, highway safety, residential amenity and biodiversity), and would cause significant and unacceptable harm to the local area.

I therefore respectfully request that this application be refused.

Thankyou

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