

From: Planning
Subject: FW: Safer Main Vehicle Access - Northern Phase of Planning Application 3/2025/0997
Attachments: proposed entrances plan.jpg; TPO.jpg
Importance: High

From: [REDACTED]
Sent: 20 August 2026 09:06
To >
Subject: Re: Safer Main Vehicle Access - Northern Phase of Planning Application 3/2025/0997
Importance: High

⚠ External Email

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Dear All,

We are writing to ask that, should planning application **3/2025/0997** be approved, consideration be given to a safer alternative for the main vehicle access to the northern phase of the proposed development.

The current plans show a wider emergency access/cycle route directly from **Henthorn Road** (highlighted in orange on the attached plan), alongside a separate main vehicle access via **Ingleton Crescent** and **Waterfall Gardens**. We believe a safer and more practical solution would be to reverse these arrangements, using the Henthorn Road access as the primary vehicle entrance and the currently proposed main access as the emergency/cycle route.

Ingleton Crescent and Waterfall Gardens are not, in our view, suitable for serving as the sole access route for an additional development of 35 houses, which could result in approximately 70 or more additional vehicle movements.

Ingleton Crescent is a narrow residential road with a dog-leg entrance where two vehicles cannot comfortably pass side by side. It leads to a cul-de-sac and runs alongside a water-filled SuDS pond that supports a variety of wildlife, including ducks, herons and deer. The area is frequently used by local residents, families with young children, and dog walkers. Ducks and deer regularly move across and along the roadway, and there is significant pedestrian activity throughout the area.

In addition, a Tree Preservation Order (TP1 on the attached plan) is located close to the proposed main vehicle entrance.

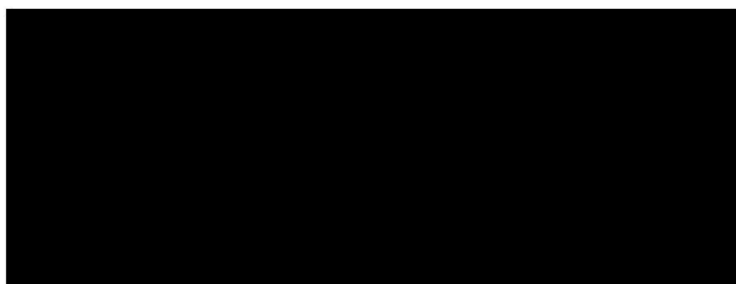
Given these constraints, we believe that using Ingleton Crescent and Waterfall Gardens as the sole vehicle access route would not be the most appropriate or safest solution.

The alternative access directly from Henthorn Road provides a wider, straighter and more direct route into the development. It would avoid directing additional traffic through existing residential streets and would significantly reduce potential conflicts between vehicles, pedestrians and local wildlife.

We would therefore be grateful if this alternative access arrangement could be carefully considered as part of the assessment of planning application **3/2025/0997**.

Thank you for your consideration.

Thank you in advance,







RIBBLE VALLEY BOROUGH COUNCIL TREE PRESERVATION ORDER NO. NOS 7/18/3/247
 TOWN & COUNTRY PLANNING ACT 1990
 TOWN & COUNTRY PLANNING (TREES) REGULATIONS 2012

LOCATION Land off Henthorn Road, Chitheroe
 PARISH Chitheroe

OS SHEET: 607340NW

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