

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 January 2026 09:05
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-783541578

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Bottom of henthorn road

Comments: There would be too much traffic on Henthorn road as there is only 1 way in. There are too many houses already down there

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 January 2026 12:24
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-783654750

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: FORMAL PLANNING OBJECTION

Planning Application: 3/2025/0997

Site: Land off Henthorn Road, Clitheroe BB7 3BY

Applicant: Gladman Developments Ltd

I object to the above outline planning application for the reasons set out below.

1. Previous refusal – highly material consideration

This site was previously the subject of an outline planning application (Reference 3/2019/0999), which was refused on 24 September 2021. That refusal was founded on clear conflicts with the adopted Development Plan and was not the result of technical deficiencies.

The Council concluded that the proposal was unacceptable because it:

- Introduced unjustified residential development into the open countryside, outside a defined settlement boundary
- Failed to meet the exception tests for housing in such locations
- By reason of its scale, density and overall quantum, would result in an anomalous and discordant form of development, harming countryside character, openness and visual amenity

These findings relate to the principle of development, not matters of detailed design.

2. No material change in circumstances

Although the current application proposes a reduced number of dwellings compared to the refused 2019 scheme, the fundamental planning context remains unchanged. The site remains unallocated, outside the defined settlement boundary, and within open countryside. The proposal remains market housing and does not meet the criteria for local needs or rural exception housing.

The supporting documentation does not demonstrate:

- A material change in planning policy
- A material change in site circumstances
- New evidence of local housing need that cannot be met within settlement boundaries

In the absence of such justification, there is no sound basis for departing from the conclusions reached in the 2021 refusal.

3. Continued conflict with Core Strategy policies

The proposal remains contrary to Policy DMG2, which seeks to protect open countryside from inappropriate development, and Policy DMH3, as the application does not demonstrate that the development constitutes local needs housing. It also conflicts with Policies DMG1 and DMG2 due to the scale, density and quantum of development proposed in this location, resulting in harm to openness, landscape character and visual amenity.

The submitted Development Framework Plan and Design & Access Statement illustrate a substantial housing estate extending beyond the established settlement edge. Proposed landscaping, buffers and green infrastructure do not mitigate the loss of openness or the urbanising effect identified in the 2021 refusal.

4. Highway capacity, network resilience and safety constraints

Henthorn Road operates as a constrained local distributor with limited network capacity and resilience, serving a large established residential catchment. Beyond its junctions with Garnett Road and Mytton View, the road functions as an effective cul-de-sac, concentrating vehicular movements onto a limited number of junctions and routes.

The junction of Henthorn Road with Thorn Street / Eshton Terrace already experiences congestion and queuing during peak periods, with constrained geometry and limited capacity for additional turning movements. This junction represents a critical pinch point within the local highway network and is particularly sensitive to incremental traffic increases. Any additional development traffic would therefore have a direct and cumulative impact on operational performance and highway safety.

The physical condition of Henthorn Road is poor, reflecting sustained levels of use that exceed the road's intended function and capacity. Continued overuse has resulted in carriageway deterioration, raising concerns regarding highway safety, maintenance burden and long-term network sustainability. Additional development-related traffic would materially exacerbate these existing issues.

Network resilience is further undermined by the limited number of available access routes between this area, Clitheroe town centre and the A59. Of the two principal routes available, one is subject to severance by a level railway crossing, the closure of which regularly results in congestion, delay and traffic displacement onto alternative constrained routes, including Henthorn Road. In such circumstances, the local highway network has limited ability to absorb or redistribute traffic without significant disruption.

In accordance with the National Planning Policy Framework, development should be refused on highways grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe. Given the constrained and cul-de-sac nature of Henthorn Road, the existing operational stress at the junction of Henthorn Road with Thorn Street / Eshton Terrace, the poor condition of the carriageway resulting from sustained overuse, and the limited resilience of the wider network due to the severance caused by the level railway crossing, the proposal would give rise to severe residual cumulative impacts on the local highway network.

5. Mischaracterisation of the 2021 refusal

The Planning Statement places significant emphasis on the reduction in dwelling numbers, implying that this resolves the previous refusal. This misrepresents the reasons for refusal, which were based on the unsuitability of the site for residential development in principle and the inherent harm arising from development of this land.

6. Outline application and deferral of key matters

The application seeks outline approval while deferring layout, drainage, SuDS design and landscape mitigation to reserved matters. These matters are integral to assessing the acceptability of development in this sensitive countryside location and should not be deferred where the principle

and quantum of development are already in conflict with adopted policy.

Conclusion

The proposal remains fundamentally contrary to the Development Plan for the same reasons identified in the refusal of application 3/2019/0999, namely the unjustified introduction of residential development into open countryside, the absence of any material change in circumstances, and the resulting harm arising from the scale, form and location of the development.

In addition, the proposal would give rise to severe residual cumulative impacts on the local highway network, contrary to national planning policy.

For these reasons, the application should be refused.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 January 2026 20:05
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-783845492

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Rd
Clitheroe
BB73BY

Comments: Site Access via Ingleton Crescent, is not fit for purpose, due to the width of the road and close proximity to houses, Ingleton Crescent would not safely sustain this level of traffic and noise. It's almost impossible to get 2 cars past each other never mind large construction vehicles. Going forward for the same reason (width of Ingleton crescent) foot only access should be provided to the new development if approved also vehicle access should be from Henthorn Rd. At the moment it's only by luck that there hasn't been a serious accident to date on Henthorn.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2026 10:00
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-783984910

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: GLADMAN developments Ltd
Land off Henthorn road, Clitheroe, BB7 3BY

Comments: [REDACTED]

[REDACTED]

Date: 10 January 2026
Development Management
Ribble Valley Borough Council
Council Offices, Church Walk
Clitheroe, Lancashire BB7 2RA
Re: Objection to Outline Planning Application 3/2025/0997
Land off Henthorn Road, Clitheroe, BB7 3BY
Proposal: Up to 115 dwellings (outline, access only)

Dear Sir/Madam,

I am writing as a neighbour to strongly object to the above application for outline permission to build up to 115 dwellings on land off Henthorn Road.

While I recognise the need for housing, this proposal is inappropriate and should be refused for the following material planning reasons:

1. The site lies outside the settlement boundary of Clitheroe and is not an allocated housing site in the adopted Core Strategy or Housing and Economic Development DPD. It represents unjustified encroachment into the open countryside, contrary to Key Statement DS1, Policy DMG1, and the NPPF's emphasis on sustainable development patterns.
2. The location is poorly accessible to essential services, facilities, and public transport in Clitheroe town centre. Residents would be heavily dependent on private cars, failing to promote sustainable transport choices and conflicting with NPPF paragraphs 104-109 and local Policy DME2.
3. The additional traffic generated (potentially hundreds of daily movements) would exacerbate congestion and highway safety issues on Henthorn Road, which is already narrow and busy. The proposed access does not sufficiently address these cumulative impacts.
4. The development would cause significant harm to the rural character, landscape quality, and

visual amenity of the area, urbanising an important open gateway to Clitheroe and potentially affecting views toward the Forest of Bowland AONB setting, contrary to Policy DME2 and NPPF protections.

5. There are concerns over drainage/flood risk, infrastructure capacity (schools, healthcare), and the precedent this would set for further unplanned development in unsustainable locations.

The council's recent housing land supply assessments indicate a more robust position, reducing the need to release this unallocated greenfield site.

I respectfully urge the council to refuse this application.

Please keep me informed of progress, including any committee date.

Thank you for considering my objection.

Yours faithfully,

██████████

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 January 2026 12:48
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784304794

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: House owners within Montague Place have been raising a number of issues over the proposed Gladman development covering both sides of Henthorn Road, beyond where Montague Place and Pendleton Grange are situated. A primary concern being the proposed entrance to the more northerly element of the development, via Waterfall Gardens and Ingleton Crescent.

Gladman's latest proposal would have all traffic from this part of the development (40-50 houses) entering and exiting via Ingleton Crescent and Waterfall Gardens. Waterfall Gardens already takes all of the traffic in and out of Montague Place, and Ingleton Crescent is currently a cul-de-sac with a small number of houses and as such, is used as a play area for the children within the estate and an area where wildlife from the pond in front of the it (ducks, geese, herons and occasionally deer) roam freely. This crescent will all be heavily affected by this proposal and the risk of children being hit by the significant increased traffic flow will be heightened.

What we are asking is that the proposed traffic entrance be changed from entering and exiting via Waterfall Gardens and Ingleton Crescent, to entering and exiting directly from Henthorn Road, as it is being proposed for the more Southerly element of the development. We are also asking that the currently proposed traffic entrance and exit via Waterfall Gardens and Ingleton Crescent be used as a footpath, which is currently being proposed to enter and exit directly onto Henthorn Road, a very dangerous proposal as traffic including; cars to and from the Reclamation Centre, trucks collecting and dropping off skips and fluid tankers to and from the Water Treatment Plant, use this road multiple times on a daily basis and the footpath is shielded from view for both pedestrians and traffic.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 January 2026 13:27
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784311026

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road

Comments: As someone who lives on the Montague Place estate it would be hypocritical of me to object to the proposals. However I have two concerns, the first being the proposed access along Ingleton Crescent. This is a cul de sac that allows children to play in the section leading to Hatch Brook Avenue. Moreover, the local wildlife that inhabits the sustainable drainage area, mainly ducks, is often found in the roadway. I note that access to the southern site is from Henthorn Road. My second point relates to Henthorn Road and the traffic document, on which the applicant relies in its rebuff of concerns regarding traffic problems on this road. The document appears to rely heavily on historic data, some 6 years old and introduces much irrelevant data from other sites and road junctions in Clitheroe. Traffic counts are used as evidence of traffic flows, but these were carried out once, in 2024, then modelled. It is good practice to carry out a variety of counts, at different times, and at different times of the year, I would suggest that the results would be markedly different if this were done. I note that the applicant has proposed certain alterations to Henthorn Road which would be helpful with traffic flow

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 January 2026 19:56
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784428894

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road, Clitheroe BB7 2SN

Comments: Dear Sirs,

We wish to raise our objection to this planning application.

First and foremost, the infrastructure in the area is not adequate to accommodate a new development.

The number of cars that will come with any new development, and particularly one of this size, will add further traffic as a whole, a strain that Henthorn Road in particular which is already a pinch point in areas, allowing one way traffic and causing traffic to back up to Thorn Street, cannot bear. The wear and tear will also increase on the surrounding roads which is already considerable on Woone Lane and parts of Henthorn Road, and to the level crossing which will then necessitate increased maintenance.

We are also already aware of the struggle to attain nursery places, [REDACTED] and being told to book early as the limited places fill up quickly, and we imagine schools will be the same. The development will only add additional pressure to such services which we don't anticipate will also be expanding with the added number of families in the area.

Clitheroe is a lovely quaint town with lovely surrounding countryside and walks. The fields proposed for the development are usually filled with any number of walkers getting exercise and fresh air, which the development will take away. Similarly, the riverside walk to Mitton is accessed via Henthorn Road, which at present, doesn't have a footpath beyond Waterfall Gardens development, which is already concerning [REDACTED], the added traffic will only serve to add to this concern, and the removal of fielded areas will take with it countryside living.

As the development will be quite far from the town centre, we would expect most of the new houses would use their cars when visiting the town and supermarkets, only exacerbating the above. We live on the Waterfall Gardens development and would consider this to only just be walking distance to town, the new development will be even further.

Finally, although we oppose the application as a whole for the reasons above, we cannot fathom

access to the development through Ingleton Crescent which simply is not wide enough to absorb the additional traffic. It would also create concern for the wildlife and water fowl living in the pond, hedgerows and wildflower area at the bottom of the road.

Regards

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 January 2026 20:18
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784436768

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Henthorn Road

Comments: I am writing to formally object to the proposed development of 115 new homes on the land off Henthorn Road. 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 the 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 would heighten safety risks for pedestrians, cyclists, and existing residents, particularly children walking to and from school. Additionally, Henthorn Road cannot cope with the amount of vehicles going to and from the recycling centre, so 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. There is 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.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 January 2026 21:08
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784449408

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Henthorn Road

Comments: This is a ridiculous proposal to add another 115 houses onto an already busy road. The infrastructure can't take anymore cars in this area and the one way system will not be able to cope with even more cars. Destroying more green belt is another reason not to do this and it just seems like as long as there is money, the council will allow it

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 January 2026 23:05
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784476970

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: I wish to object to this application. The local infrastructure is simply not good enough to cope with another 115 houses here. Henthorn Road is exceptionally busy and in a seriously poor state of repair. Add in the traffic to the tip, another 200 car and really poor access makes this a non-starter.

Further, schools are at bursting point and getting an appointment at the GP is difficult with no additional services made available.

I strongly object to this application.