

14 January 2026

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

Dear Sir/Madam

PLANNING APPLICATION 3/2025/0997
PROPOSAL: APPLICATION FOR 115 DWELLINGS
LOCATION: LAND OFF HENTHORN ROAD, CLITHEROE, BB7 3BY

I wish to object to the above proposed planning application for the erection of 115 dwellings on land off Henthorn Road, Clitheroe.

My specific objections are:

HIGHWAY SAFETY

I believe that if granted this development will add further pressure to the town's roads and footpaths.

Henthorn Road is currently extremely busy and the extra traffic resulting from the new dwellings will only exacerbate this problem, and lead to safety issues.

Henthorn Road is already difficult to cross because of the speed and amount of traffic. Again, this will only be made worse with the cars travelling to and from the new dwellings. Unfortunately, the road has been the location of several car collisions along with serious incidents of pedestrians being knocked down.

I am sure that highway safety is obviously a priority for the council, and there is no getting away from the fact that more buildings equals more cars, so issues with increase in the volume of traffic would inevitably put more of a burden on highway safety.

I believe that highway safety will be compromised: there will be extra traffic generated as well as other problems associated with road capacity, means of access, visibility, car parking and effects on pedestrians/cyclists

INADEQUATE ACCESS

There is limited access to the site. The streets are narrow and any extra traffic would cause problems. Henthorn Road already gets backed up especially around Thorn Street and Eshton Terrace, which causes problems.

GREEFIELD/LOSS OF FIELDS

I strongly object to the loss of Greenfield sites. The land is not under-used waste land, but a valuable open space.

The site provides habitat for wildlife, including curlews which are at high risk with a declining population due to habitat loss.

FLOODING

I am concerned that the loss of fields will lead to further and greater issues with the drainage because of the land being built on.

NOISE DISTURBANCE/POLLUTION

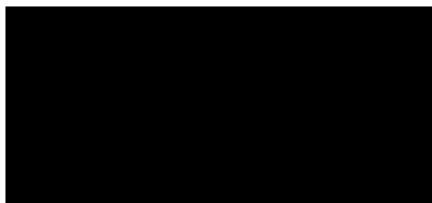
I believe that the proposed development will have a detrimental impact upon residential amenities and the visual impact of the development will impact on the character of the area. There will be an increase in noise and smells, as well as pollution from the extra cars, causing environmental harm.

INFRASTRUCTURE

I feel that the proposed development would put an even greater strain on existing services such as doctors, dentists, schools and other public services. I also have concerns about its impact on drainage.

I wish to formally request that the council take my objections into consideration when deciding the application.

Yours faithfully



To: Nicola Hopkins
Director of Economic Development and Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Date: 12/01/2026

Subject: Objection to Planning Application No. 3/2025/0997 – Land off Henthorn Road, Clitheroe

Dear Ms. Hopkins,

I am writing to formally object to the planning application submitted by Gladman Developments Ltd (Application No. 3/2025/0997) for the proposed erection of up to 115 dwellings on land off Henthorn Road, Clitheroe.

While I appreciate the need for sustainable development and affordable housing, I have serious concerns regarding the scale, location, and potential impact of this proposal:

- 1. Infrastructure Strain:** The proposed development would place significant pressure on existing local infrastructure, including roads, schools, healthcare services, and public transport, which are already operating near capacity.
- 2. Environmental Impact:** The site lies adjacent to areas of natural beauty and ecological value. The proposed development risks disrupting local wildlife habitats and increasing surface water runoff, despite the inclusion of SuDS.
- 3. Traffic and Safety:** Increased vehicular access from Henthorn Road raises concerns about traffic congestion and road safety, particularly for pedestrians and cyclists.
- 4. Community Character:** The scale of the development is disproportionate to the surrounding area and risks altering the character of the community. A development of this magnitude may not integrate well with the existing built environment.
- 5. Consultation and Transparency:** I urge the Council to ensure that all representations are given due consideration and that the process remains transparent and inclusive for all stakeholders.

For these reasons, I respectfully request that Ribble Valley Borough Council reject this application in its current form. I trust the Council will act in the best interests of the community and uphold the principles of responsible and balanced development.

Yours sincerely,



To Kathryn Hughs

RE planning application No: 3/2025/0997

Grid Ref: 372961 440676

19 JAN 2026

I am writing to strongly object to the aforementioned planning application for permission to build up to 115 houses off Henthorn rd.

I know that there is a need for housing but this proposal is not practical as Clitheroe has reached its capacity, [REDACTED] and actually shop in Clitheroe less now than I did before moving here. The town has already had to reduce the opening hours of the market due to lack of market holders and footfall to the market and lack of parking spaces, what happens if it closes and Clitheroe can no longer be called a market town, what will that do to tourism then. It is growing too big and can not handle the amount of traffic.

The road quality is horrendous, Henthorn rd, Eshton terrace and Woone lane can not handle more traffic. building these houses will put up to 200 extra cars up and down a day (as most people do not work in Clitheroe but work out of town) also extra tankers coming into town as the waste water treatment works can't handle the sewage they have to deal with now, plus extra delivery vans.

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. It represents unjustified intrusion into the country side, contrary to the key statement

D

S1, policy DMG1 and the national planning policy framework on sustainable development patterns.

The new houses would create a vast amount of harm to the rural character, landscape quality, visitors who walk the Ribble Way, and affecting views towards the Forest of Bowland AONB

Contrary to the National Planning Policy Framework on sustainable development patterns.

There is a concern over drainage and flooding as you build there is less land to absorb water.

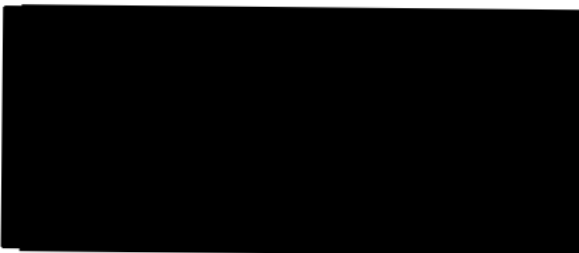
There are not enough schools (even though one is being built) or healthcare facilities to sustain

The amount of new people moving here.

I would like the council to turn down the planning application. Please can you keep me notified

Of progress and also of any committee dates. RSPV thank you.

Your sincerely [REDACTED]



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 January 2026 14:19
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-785288587

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Henthorn Road Clitheroe

Comments: 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 8 years as new housing developments have been built up in and around Clitheroe with no additional or alternative recycling facility being 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 constantly travelling up and down the road on a daily basis. The road surface is not the best already, with pot holes having occurred on a regular basis due to the heavy traffic from the previous developments. Henthorn Road at its junction with Ludlow Road has been dug up and badly relaid on numerous occasions already with different utility companies involved so can i anticipate this occurring again?

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.

Story Homes who built the site where i live clearly did not realise just how much rain affects the area and did not include ample drainage plans to the estate. This has led to a great deal of gardens becoming swamps rather than gardens. Developers promise the World but deliver nothing near. They have no interest in the area and their main concern is profit and getting on and off the site as quickly as possible. You will know yourself that the Story Site roads have not yet been adopted by the Council due to the state they left them in. All builders are of the same ilk.

The additional housing would also increase pressures on the local schools, health centres, refuse collections, police, and other emergency services. 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 you see is the extra income generated 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 you would 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 think very carefully about granting planning permission and listen to what the local residents are saying and take these concerns and issued raised seriously.

Regards



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 January 2026 17:14
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-785398685

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Henthorn Clitheroe

Comments: Strongly oppose this housing development. Enough is enough down Henthorn Rd. The traffic is a major problem now so it can only get worse

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 January 2026 17:14
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-785397007

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Henthorn Road
Clitheroe

Comments: I object to the development for 1 reason only... traffic congestion. The volume of traffic and the wear and tear on Henthorn Road is bad enough as it is without another 200+ cars using it multiple times a day. The road system into and out of Clitheroe is hectic and dangerous with several places on Henthorn Road and other access roads being pinch points where 2 cars cannot pass due to the width of the road and/ or parked cars. The only way the development can realistically and practically be approved is for the access roads to the area to be improved by either widening roads by taking up pavements or forbidding parking, turning Henthorn Road into a one way system or putting an access road from Henthorn to Whalley Road which would relieve unnecessary traffic congestion in the town.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 January 2026 22:40
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-785504800

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road

Comments: Henthorn Road cannot tolerate anymore traffic, it takes between 10-20 minutes to get into the centre of town. Either make improvements to Henthorne Road to allow both lanes plus parking (especially at the junction before the top of the road near the ford garage) or do not allow anymore housing. The road is in terrible condition and has very few passing points.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 January 2026 07:30
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-785590380

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn road Clitheroe BB7 3BY

Comments: To whom it may concern,

I am writing regarding the proposed residential development on the land off Henthorn Road Clitheroe BB7 3BY

I have lived in Clitheroe for nearly my entire life, long enough to have witnessed its best moments, its worst, and everything in between. Yet at no point in all those years has the town felt as strained as it does today.

Our roads are chronically congested, our schools are stretched far beyond capacity, and the little remaining green space, once a refuge for both residents and wildlife, has all but vanished.

As previously noted, the roads in Clitheroe are in nothing short of disarray. One can barely manage a simple trip to the supermarket- mere minutes away- without finding themselves gridlocked. And with that being the current state of affairs, what exactly is expected to happen when the population is increased yet again?

Our train service is famously unreliable, the bus services scarcely better, and with most working adults here reliant on their cars to reach their jobs, the prospect of Monday-morning rush hour is already bleak enough. Must we really make it worse?

Clitheroe is already bursting at the seams with traffic; the idea of adding more is, frankly, baffling. And while I suspect this issue may not trouble you personally- no doubt you reside comfortably elsewhere, far from the problems I'm highlighting- those of us who actually live here are left to shoulder the consequences of this ill considered plan to cram in yet more housing.

Parents already spend months- sometimes years, fighting for a place for their children in the local primary schools. Increasing the town's population will only intensify an already dire situation. As for secondary education, Clitheroe has just two high schools which, as you may have predicted, are already filled to capacity.

The town centre? Permanently heaving.

Parking outside one's own home on a Saturday? That luxury disappeared sometime around 2010.

So I must ask with genuine concern: do you honestly believe that increasing Clitheroe's population is an informed, or even remotely sensible idea?

My next question is this- why pursue it at all? Beyond financial gain, what exactly do you stand to benefit from this venture? Clitheroe certainly doesn't need what you're proposing. From where I'm standing, this entire endeavour reads as nothing more than a money driven power play, thinly dressed as "development."

The building process itself will be nothing short of a major disruption. Residents have only just recovered from the relentless noise of the last development, and now you propose to subject us to yet another round.. that's before we even consider the inevitable increase in noise and activity once the new homes (and their new occupants) arrive.

Who exactly is eager to sit through another year (or more) of construction chaos? Certainly not me, nor anyone else who has endured it before!

Moreover, it seems painfully clear that very little thought has been given to the fact that long standing residents of Clitheroe are now vastly outnumbered.

Your new build estates encourage a constant turnover of occupants, because, let's be honest, who gazes upon a densely packed new development and thinks, "Yes, that's my forever home"? In reality, new builds often function as temporary stepping stones for younger buyers, a means to get onto the property ladder before eventually moving on to something with substance and character.

And while some may claim that new builds are "more affordable," Clitheroe's certainly are not. It is widely recognised that this is an expensive area, and your price tags only reinforce that fact. The supposed affordability you champion simply does not exist.

Besides, Clitheroe already offers a range of genuinely affordable homes—ones that have stood the test of time, carry real charm, and do not require a sales brochure to be appealing. Freshly built does not automatically mean better, nor does it make these developments necessary.

The fields you intend to bulldoze are among the most beautiful Clitheroe has left. The fields opposite your proposed building site once held that same distinction, until they too were sacrificed to development.

The walk along Henthorn Road in the direction of Siddow Bridge, is genuinely stunning. I'm sorry to say that your proposed homes will do nothing but erase that beauty. The left hand side of the road already offers a bleak preview of what's to come, courtesy of the existing new build estate.

These developments strip Clitheroe of vast amounts of its character and charm. Yes, Clitheroe is a town, but that does not mean that every natural space must be replaced with bricks, mortar, and marketing slogans. Some things deserve to be left untouched. Not everything needs to be reshaped, repackaged, or modernised for the sake of "keeping up with the times."

I acknowledge that your proposal, polished and promising as it may appear, assures us that this new landscape of development will include "designated green spaces" and areas for wildlife, but one has to ask: why manufacture replacements when we already possess genuine, functioning natural spaces that require no marketing brochure to justify their worth?

Clitheroe was once a truly beloved place; now, more and more people seem desperate to leave it behind. Please do not contribute further to that decline.

Given this regrettable reality, I find it increasingly difficult to understand why we would choose to exacerbate the situation. Why place yet another strain on a town already stretched to its limits? Why remove fields, luscious, established, and thriving, only to replace them with yet more concrete and brick?

Please do not take from a town already overwhelmed by new builds. Clitheroe deserves character, charm, and a sense of calm—qualities that stand to be eroded entirely by the addition of yet another oversized, overbusy estate.

I ask, just this once, that you leave what little remains alone.

Sincerely,
A disheartened and deeply frustrated Clitheroe resident.

[REDACTED]

From: [REDACTED]
Sent: 14 January 2026 16:29
To: Planning
Subject: Objection to Outline Planning Application 3/2025/0997 – Land off Henthorn Road, Clitheroe

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir/Madam,

Re: Outline Planning Application 3/2025/0997 – Land off Henthorn Road, Clitheroe, BB7 3BY
Proposal: Up to 115 dwellings (outline application with access only)

I write as a [REDACTED] to formally object to the above planning application.

While I acknowledge the general need for new housing, this proposal is inappropriate in this location and should be refused for the following material planning reasons:

1. Principle of Development

The site lies outside the defined settlement boundary of Clitheroe and is not allocated for housing within the adopted Core Strategy or the Housing and Economic Development DPD. The proposal represents an unjustified encroachment into the open countryside, contrary to Key Statement DS1, Policy DMG1, and the National Planning Policy Framework's objective of directing development to sustainable locations.

2. Sustainability and Accessibility

The site is poorly connected to essential services, facilities, and public transport within Clitheroe town centre. Future residents would be heavily reliant on private vehicles, undermining sustainable travel objectives and conflicting with NPPF paragraphs 104–109 and local Policy DME2.

3. Highway Safety and Traffic Impact

A development of up to 115 dwellings would generate a significant increase in traffic movements. Henthorn Road is already narrow and busy, and the additional traffic would exacerbate congestion and raise highway safety concerns. The proposed access arrangements do not adequately address these cumulative impacts.

4. Landscape, Character and Visual Impact The development would result in substantial harm to the rural character and visual amenity of the area. It would urbanise an important open approach to Clitheroe and could adversely affect the wider setting and views toward the Forest of Bowland AONB. This is contrary to Policy DME2 and the landscape protection principles set out in the NPPF.

5. Infrastructure, Drainage and Precedent There are unresolved concerns regarding surface water drainage, flood risk, and the capacity of local infrastructure, including schools and healthcare services. Approval of this application would also set an undesirable precedent for further unplanned development in unsustainable locations.

Recent housing land supply assessments indicate that the council is in a stronger position, reducing any necessity to release this unallocated greenfield site.

For the reasons outlined above, I respectfully request that the council refuse this application. I would also be grateful to be kept informed of its progress, including any relevant committee dates.

Thank you for considering my objection.

Yours faithfully,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 January 2026 09:55
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-786150538

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: Re planning application 3/2025/0997

Henthorn Road is already a very busy road at peak times. It is used by all types of vehicles and pedestrians. Many articulated and heavy goods vehicles use the road to access the WWTW and the Recycling Depot. Farm vehicles from Fishes and Peggy Hill Farm require access along this single track road and through town to get to their farmland.

The two main vehicular egresses are at a T junction or onto a road controlled by a railway level crossing. Both of these cause major tailbacks and gridlock at peak times. The building of 115 dwellings will only make this situation much worse.

The Recycling Depot at the end of Henthorn Road was adequate when the town of Clitheroe was less than half the size it is now. With the expansion of the town and the continued building of houses the Depot is completely unfit for purpose. The route along Henthorn Road includes several stretches of one way road. The road, for several hundred meters, soon becomes blocked and impassable when a lorry is taking empty containers and removing full ones from site. People living and working in the vicinity of the Depot become trapped in their homes/businesses unable to make progress through the build up of traffic. This situation will be made intolerable by the building of 115 new homes in that location.

The road adjacent to the Recycling Depot and by the proposed planning area is part of the long distance path the Ribble Way. The path is used by thousands of walkers every year, the large amount of traffic and there being no footpaths causes danger to the walkers.