

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 January 2026 13:47
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784772665

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road BB738Y

Comments: I am writing to formally object to the proposed development of 115 new homes using the land off Henthorn Rd BB738Y.

This 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 these objections.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 January 2026 14:08
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784786513

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road, Clitheroe

Comments: I am writing to object to the outline planning application for housing off Henthorn Road. I have been a regular visitor to Clitheroe for the past six years and am currently in the process of buying a house in the town.

My main objection is that Henthorn Road is a cul-de-sac. The only access from the development would be along Henthorn Road to the residential streets: Garnett Road/Lancaster Road, Seedall Avenue, Faraday Avenue or Thorn Street leading to Edisford Road. Alternatively, traffic would continue the full length of Henthorn Road to Bawdlands. Any traffic wishing to head to the A671 Whalley Road leading to the A59 Clitheroe bypass has only one option: Along Henthorn Road to Thorn Street/Corporation Street and the level crossing into Eshton Terrace and then the one way street, Woone Lane around Holmes Mill into Moor Lane and then Whalley Road. (Return via Whalley Road, Greenacre Street into Eshton Terrace and as leaving).

This would place substantial pressure onto the already very busy road with probably around 200 extra vehicles. Henthorn road is the only access to and from the recycling centre and water treatment works as well as the various housing developments. Unless a new road from Henthorn Road to Whalley Road, over the railway is constructed, no further development along Henthorn Road should be permitted.

The application doesn't appear to have addressed the impact on the infrastructure of the town, particularly schools and medical facilities. Additionally, the area is lacking in shops, pubs, takeaways and similar facilities. This will also increase the traffic along Henthorn Road.

This development would remove the green buffer between the housing and the River Ribble/Edisford Country Park. This would inevitably lead to damage to the environment.

I should also point out an error on several drawings, although they don't affect the application. Drawing 1677/05 among others in incorrectly labelled as Eshton Terrace rather than Thorn Street. Eshton Terrace is only from Greenacre Street to the level crossing. The other side of the crossing is Corporation Street, to the junction with Thorn Street. This is an error on Google Maps, and others, that I have previously reported

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 January 2026 15:40
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784836789

[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 development planning application and do not understand how this is any different to the same application that has been submitted previously and denied. Albeit a reduced number of houses - the principle of the application is the same as before and is no different.

What is the justification for this to be taken forward? There has been no demonstration that this planning application addresses any of the previous issues that led to the refusal in 2021.

The major issue here is traffic congestion on Henthorn road which is already a huge issue at the junction of Thorn street. There have been multiple crashes here over the past two years due to increased traffic and the fact that this is single file for most of the junction based on residents cars being parked on the road.

Increasing traffic here will be a disaster for the area. This road has seen multiple new developments over the past 10 years. 115 new houses is a significant increase which will see more and more cars having to travel down Henthorn Road having no alternative route into and out of Clitheroe.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 January 2026 06:49
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784547290

[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: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 January 2026 17:48
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784907555

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn rd

Comments: 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 already struggles to cope with the amount of vehicles going to and from the recycling centre and united utilities. I have lived on Henthorn Rd for 25 years and it has become overburdened at peak times. Congestion is exacerbated by the railway crossing on Eshton Terrace which causes traffic to “back up” in both directions.

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: 12 January 2026 18:47
To: Planning
Subject: Objection to Application 3/2025/0997

⚠ 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.

Planning Application : 3/2025/0997

Development Address :
Land off Henthorn Road Clitheroe BB7
3BY

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.

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Thank you for taking the time to consider my objections.

Regards

A large black rectangular redaction box covering the signature area.

Sent from my iPhone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 January 2026 18:58
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-784933186

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: I am writing as a local resident of Clitheroe to object to this planning application on highway and transport grounds.

My objection is based on a careful reading of the submitted Transport Assessment and on my direct experience of traffic conditions in Clitheroe. In my view, the Transport Assessment does not provide a realistic or robust picture of the likely impact of this development on the local road network.

The Transport Assessment repeatedly states that the additional traffic from the development “does not materially alter the performance” of local junctions. However, this conclusion relies on a baseline which already assumes that existing traffic conditions are acceptable. This does not reflect reality. Many roads in Clitheroe already experience regular congestion, delays and driver frustration, particularly at peak times. Adding further traffic to an already strained network should not be dismissed simply because modelling suggests only a marginal change. A number of poorly-performing junctions and routes were already noted in previous studies and also prior rejected applications. It is my view that there have not been material changes to remediate these issues nor does the current application provide any meaningful solutions to already existing significant issues.

The traffic surveys underpinning the assessment were undertaken on a single weekday in November 2024. A one-day snapshot cannot realistically represent the range of conditions experienced locally, including school drop-off and pick-up periods, seasonal fluctuations, frequent temporary road closures, or the cumulative effects of recent housing developments. As a result, the assessment risks under-estimating both existing problems and the true impact of additional traffic. Evidence of this is noted in the report that "traffic generation" predictions for the Taylor Wimpey Henthorn Road (270 homes) development were underestimated by 26% for am peak and 16% for pm peak in prediction compared with actual observed. This indicates a fundamentally flawed approach to the study and risk that the recent study in November 2024 will suffer from similar, or worse, underestimations.

The assessment also relies on generic National Transport Model growth factors to project future traffic levels. While these may be suitable at a strategic level, they do not adequately reflect the local context of Clitheroe, where multiple housing developments have already placed pressure on a

constrained road network with limited alternative routes. This approach masks the cumulative impact of development and gives a false impression of available spare capacity.

In addition, the assessment places significant emphasis on walking, cycling and public transport to limit car use. In practice, Clitheroe remains highly car-dependent. Bus services require ongoing financial support to remain viable, and walking or cycling is not a realistic alternative for many everyday journeys due to distance, safety concerns and weather. These factors make the assumed level of modal shift away from private car use unrealistic. Also, given the location of the proposed estate being quite some distance from town centre, the rail station, and bus station, it is very unlikely for existing public transportation to be a realistic alternative to car journey. And I would classify a cycle journey to these transportation hubs to be dangerous and highly ineffective in reality.

Paragraph 115 of the National Planning Policy Framework makes clear that development should be refused where the residual cumulative impacts on the road network would be severe. In my view, the Transport Assessment fails to demonstrate that this test has been met. Instead, it relies on optimistic assumptions, limited survey data, and modelling that does not reflect lived experience. Much of the existing data provided assumes an acceptably-functioning road network, but this is absolutely not representative of the experience of residents living off of Henthorn Road, Edisford Road, Thorn Street, Eshton Terrace, Woone Lane, and Bawdlands. Henthorn Road has essentially become a cul-de-sac and the only two thoroughfares into town centre or out of town towards the A59 struggle on a normal day, but in the event of an incident or road closure (e.g. road or utility works) causes severe congestion impacting the entire town.

Taken together, these shortcomings mean that the Transport Assessment does not provide sufficient confidence that the development would not exacerbate existing congestion and infrastructure problems in Clitheroe. I therefore respectfully request that this application be refused, or at the very least deferred until a more robust and realistic transport assessment is undertaken that fully considers cumulative impacts and offers remediations to existing issues before placing any additional strain on already poorly performing roads and infrastructure.

[REDACTED]

[REDACTED]

[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 planning application on the grounds of highway safety, traffic impact, and unsustainable infrastructure.

Heathorn Road is a narrow residential road that is not designed to accommodate a significant increase in traffic. The proposed development would introduce an estimated additional 200+ vehicle movements per day, which would place unacceptable pressure on an already constrained road network.

There are limited passing opportunities along Heathorn Road, and increased traffic would lead to congestion, unsafe manoeuvring, and an elevated risk to pedestrians, cyclists, and existing residents. This concern is particularly relevant during peak hours when the road is already heavily used.

No adequate evidence has been provided to demonstrate that Heathorn Road can safely support this level of additional traffic, nor that suitable highway improvements can be delivered without fundamentally altering the character of the area.

Furthermore, the proposal appears to conflict with the principles of sustainable development, as the existing infrastructure is insufficient to support the scale of housing proposed without detrimental impacts on local amenity and safety.

For these reasons, I urge the planning authority to refuse this application unless significant and realistic highway mitigation measures are proposed and fully justified.

From: [REDACTED]
Sent: 12 January 2026 21:42
To: Planning; jonathan.hinder.mp@parliament.uk
Subject: Planning application 3/2025/0997

⚠ 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.

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.

I live [REDACTED] and [REDACTED], the loss of privacy and years of disruption would cause untold stress. We moved to our house to get away from the exact thing that this development would force upon us.

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.

[REDACTED]

From: [REDACTED]
Sent: 12 January 2026 21:44
To: Planning; jonathan.hinder.mp@parliament.uk
Subject: Planning application 3/2025/0997

⚠ 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.

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.

I live [REDACTED] and [REDACTED], the loss of privacy and years of disruption would cause untold stress. We moved to our house to get away from the exact thing that this development would force upon us.

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Thank you for taking the time to consider my objections

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 January 2026 15:09
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-785324320

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Bottom of Henthorn Road

Comments: Henthorn Road is not able to withstand being the only access road for so many dwellings. The structure and layout of the road is already hazardous. The road has been worked on and relaid numerous times and has significant potholes. Traffic is already at a maximum during peak times. With lengthy waiting times to get to and from the properties already built, when road works are taking place. Which is every other week already.

Also building more houses will significantly reduce again the amount of green space and public walks.

We currently pay for the landscape and green land and footpaths around our property to a management company for maintenance. The newest houses to have just been built for some reason have a footpath connecting their estate to ours. So we are already paying for them to use property we pay to be maintained. What will happen when yet another estate is tagged on to the area. Our maintenance costs increase due to extra households wear and tear on the land!!

We pay council tax and management fees. Something the council fails to understand when all the new builds are allowed to be added to the area.

Clitheroe's infrastructure is already at capacity. Doctors, schools, dentists, care homes are all full. The town cannot support all the extra residents.

From: [REDACTED]
Sent: 12 January 2026 22:55
To: Planning
Subject: Planning Application Number: 3/2025/0997

⚠ 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.

To The Director of Economic Development and Planning,

I wish to object to the above outline planning application.

At the time of writing, the application is recorded as Invalid and no supporting documents, plans or technical assessments are publicly available on the Council's website.

As such, it is not possible for local residents or other interested parties to:

- Understand the extent, layout or form of development
- Assess landscape, visual or countryside impacts
- Consider transport, access or highway safety implications, especially access/egress at the already overstressed junction of Henthorn Rd and Eshton Terrace /Thorn St
- Review drainage, flood risk or SuDS proposals
- Evaluate housing mix, density or affordability claims

The absence of this information fundamentally undermines public engagement and prevents meaningful scrutiny of the proposal. Any consideration of the application in its current form would be premature.

This site was previously subject to an outline planning application (Reference 3/2019/0999), which was refused on 24 September 2021.

That refusal concluded that residential development on this site was contrary to the Ribble Valley Core Strategy, particularly Policies DMG1, DMG2 and DMH3, due to:

- The unjustified introduction of residential development into the open countryside
- The scale and quantum of development proposed
- Harm to countryside character, openness and visual amenity

Although the current application indicates a reduced number of dwellings, the principle of development remains unchanged and the same policy conflicts clearly persist.

In the absence of any supporting evidence, it has not been demonstrated that there has been:

- 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

Without such justification, there is no basis for departing from the previous refusal.

Given the lack of information currently available, I request that this objection be taken as an initial submission.

I reserve the right to submit further detailed comments once the application has been validated and all supporting documents have been made publicly available.

For the reasons above, and in light of the previous refusal, the application should be resisted. At the very least, it should not progress until a complete and valid submission is made available for public inspection.