

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 January 2026 09:01  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0997 FS-Case-785104113

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0997

**Address of Development:** Off Henthorn Road BB7 3BY

**Comments:** This development will put unacceptable strain on the infrastructure of Clitheroe. Road congestion is already at unacceptable levels throughout the town. The location of the proposed development will only add to the problem of drivers speeding down Henthorn road, plus traffic bottle necks on Henthorn Road, Badlands, Parson Lane and Station Road.

The development threatens to damage the already fading character of Clitheroe as a rural town through the destruction of country side and the construction of yet more mcmansion style housing that creates zero sense of community. See other developments in the Henthorn road area for reference. Clitheroe is turning into a suburban sprawl of bland boxes which will only be made worse by this development.

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 January 2026 12:47  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0997 FS-Case-785240816

[REDACTED]

[REDACTED]

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**Planning Application Reference No.:** 3/2025/0997

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

**Comments:** I strongly object to planning application 25/0997 for the proposed residential development off Henthorn Road, Clitheroe.

This objection is based on both local experience and the deficiencies and admissions contained within the applicant's own supporting documents, particularly the Transport Assessment and Air Quality Assessment.

1. Highway Capacity, Congestion and Safety  
(Transport Assessment – Ref 25/0997\_15; NPPF paragraphs 110, 111)

The submitted Transport Assessment confirms that the site forms part of a phased sequence of developments accessed via Henthorn Road. The local highway network is therefore already subject to cumulative development pressure, and this proposal would add a further 115 dwellings onto an already constrained access corridor.

The development is made acceptable only subject to mitigation measures and conditions, rather than because the existing highway network has adequate inherent capacity. This reliance on mitigation demonstrates that the current infrastructure is insufficient to safely accommodate additional traffic generation, contrary to NPPF paragraph 110, which requires developments to prioritise safe and suitable access for all users.

The Transport Assessment does not provide a strategic solution to the absence of a direct link from Henthorn Road to the A59, despite acknowledging increased traffic flows onto routes already known to experience congestion.

The principal routes out of Clitheroe from Henthorn Road remain:

- The B6243, which is narrow, poorly maintained, and frequently congested;
- The railway level crossing, where on-street parking, high pedestrian flows and school-age children crossing during peak periods create a significant safety risk;
- The route past Bawdlands, Booths and Tesco, which already operates under regular peak-time congestion.

While the Transport Assessment models junction performance, it fails to adequately address pedestrian safety risks at the railway level crossing, particularly during school start and finish times. This omission conflicts with NPPF paragraph 111, which states that development should be prevented where the residual cumulative impacts on highway safety would be severe.

## 2. Cumulative Impact and Sustainable Transport

(Transport Assessment – Ref 25/0997\_15; Travel Plan – Ref 25/0997\_16; NPPF paragraphs 108, 110)

Although the application promotes sustainable transport measures, the Transport Assessment demonstrates that the development will remain heavily car-dependent, with limited realistic alternatives for travel from Henthorn Road.

Public transport improvements are reliant on developer contributions, providing no certainty of long-term service provision. As such, the proposal does not represent a genuinely sustainable location for large-scale residential growth, contrary to the objectives of NPPF paragraphs 108 and 110, which seek to reduce reliance on private car use and promote sustainable transport choices.

## 3. Air Quality Impacts

(Air Quality Assessment – Ref 25/0997\_19; NPPF paragraph 186)

The Air Quality Assessment concludes that impacts are “not significant”; however, this conclusion is based on modelled assumptions that do not fully reflect real-world conditions, including stop-start congestion, vehicle idling at the railway crossing, and cumulative traffic growth from existing and approved developments.

Given that traffic is funnelled through a limited number of constrained routes, the assessment is likely to underestimate the true air quality impacts experienced by residents, contrary to NPPF paragraph 186, which requires planning decisions to ensure development does not contribute to unacceptable levels of pollution.

## 4. Failure to Deliver Strategic Infrastructure

(Transport Assessment – Ref 25/0997\_15; Design and Access Statement – Ref 25/0997\_7; Lancashire County Council as Local Highway Authority)

This proposal represents a further phase of development that fails to deliver the strategic infrastructure necessary to support cumulative housing growth in this area of Clitheroe.

While Lancashire County Council, as the Local Highway Authority, may raise no objection subject to conditions and mitigation, this does not remove the requirement for the planning authority to consider whether the development is acceptable in principle. Incremental mitigation measures cannot substitute for the absence of a strategic road solution.

Without the construction of a new access road linking the lower end of Henthorn Road directly to the A59, the development would worsen congestion, increase risks to pedestrians—particularly children—and place additional strain on an already unsuitable highway network.

## 5. Conclusion

The applicant’s own evidence demonstrates that the proposal is dependent on mitigation to manage an already overstretched road network, rather than being supported by appropriate infrastructure capacity.

For the reasons set out above, the development would result in cumulative highway harm, increased safety risks, and unsustainable travel patterns. The application should therefore be refused, or at the very least deferred until appropriate strategic highway infrastructure, including a direct link to the A59, is secured and delivered.

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 January 2026 13:28  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0997 FS-Case-785273862

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0997

**Address of Development:** Henthorn Road, Clitheroe.

**Comments:** Subject: Formal Objection based on Highway Safety and Infrastructure Capacity

I am writing to formally lodge my objection to the proposed development of 115 homes at the bottom of Henthorn Road. While I understand the need for housing, the specific geography of this site makes it entirely unsuitable for an increase in residential density of this scale. My objection is based on the following grounds:

**1. Inadequate Access and "Single Point of Failure"**

Henthorn Road serves as a cul-de-sac for the entire southern neighborhood. There is only one way in and one way out. Adding 115 homes—potentially 200+ additional vehicles—to a single access route that is already burdened by heavy industrial traffic is a failure of sound urban planning. In the event of an emergency or road blockage, the bottom of Henthorn Road would be entirely cut off.

**2. Conflict with Industrial Traffic (The Henthorn Tip)**

The road culminates at the local Household Waste Recycling Centre (the "tip"). This results in constant heavy goods vehicle (HGV) movements and "wagon" traffic throughout the day.

**Safety Risk:** Mixing a high volume of new residential traffic (including families and school children) with heavy industrial machinery on a narrow, singular access road significantly increases the risk of accidents.

**Congestion:** The frequent movement of slow-moving wagons already creates bottlenecks that the current infrastructure is not designed to handle.

**3. Dangerous Junction at Eshton Terrace**

The junction where Henthorn Road meets Eshton Terrace is already a notorious "black spot" for congestion.

The visibility and "stop-start" nature of this junction are currently at capacity.

The proximity to the railway crossing often causes traffic to tail back significantly. Adding the vehicle

movements from 115 more homes will lead to gridlock, impacting not just Henthorn Road, but the wider flow of traffic into Clitheroe town center.

#### 4. Violation of NPPF Guidelines

Under the National Planning Policy Framework (NPPF), developments should be refused if the "residual cumulative impacts on the road network would be severe." Given the existing constraints of the tip traffic and the narrowness of the upper sections of Henthorn Road, the impact of this development would indeed be severe and detrimental to the safety of current residents.

Conclusion The proposed infrastructure cannot support this volume of housing. Until a secondary access point is established or significant mitigation is provided for the Eshton Terrace junction, this application should be refused.

Yours faithfully,

[Redacted signature]

[Redacted name]

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**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

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[REDACTED]

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**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



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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 January 2026 15:29  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0997 FS-Case-785340356

[REDACTED]

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**Planning Application Reference No.:** 3/2025/0997

**Address of Development:** Henthorn Road

**Comments:** Henthorn Road has become very congested with traffic since these houses were built, a relief Road should have been made and paid for by the developers at no cost to our council, the volume and speed of traffic exceeds the 29MPH that was put in place late 2024, the road surfaces has become damaged, The Zebra crossing near the park has become a death trap with motorists taking no notice of persons even on the crossing, what will it take to sort this out a DEATH? before more houses build a relief road.