

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 14:44
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782675946

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: It's is unfathomable that this proposal could be accepted without a relief road or overhaul of Henthorn Road. Clitheroe and the Ribble Valley should continue to be an aspirational place to live and this should be accompanied by good infrastructure, wide roads and access.

Please do not allow the ridiculous suggestion that Henthorn Road can continue to build a dead-end with one way in and one way out.

All houses were recently cut-off during road works - even though for a short time, the traffic build up was horrendous and if an ambulance had been required, life could have been lost.

It is irresponsible and unacceptable to allow further development without an appropriate relief to Whalley Road, or a complete rethink of Henthorn Road.

Clitheroe needs to grow, but it needs a plan more. It should be ambitious and aspirational, not a destructive dump of houses to make parties outside the Ribble Valley richer, whilst leaving the Valley itself poorer.

Apply common sense and deny this application and all others on Henthorn Road until adequate infrastructure plans are in place - and executed (AND EXECUTED!!) first.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 14:55
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782674228

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: Proposed Gladman Development off Henthorn Road BB7 3BY

Houseowners 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 to the more northerly element of the development, via Waterfall Gardens and Ingleton Crescent. Gladman’s latest proposal (as they have already had a previous planning request rejected) would have all traffic from this part of the development (not absolutely sure but say in the region of 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 the wildlife from the pond in front of it (ducks, geese, herons and occasionally deer families and the odd rouge sheep) roam freely. This crescent will all be heavily affected by this proposal and the risk of children being hit by the significantly increased traffic flow heightened. What we are asking for is that the proposed traffic entrance be changed from entering and exiting via Waterfall Gardens and Ingleton Crescent to that of entering and exiting directly from Henthorn Road, as is being proposed for the more southerly element of the development and 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 (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 daily and the footpath is shielded from view for both people and traffic.

[REDACTED] MP for Pendle and Clitheroe, Jonathan Hinder on the [REDACTED] and expressed out concerns regarding the proposed access to the proposed development and he agreed that our suggested access made more sense and was safer than that proposed by Gladman development.

Jonathan also said that he would liaise with Ribble Valley Cllr Ryan Corney and ask him to champion our concerns going forward. Post Jonathan's contact with Ryan we received the following email:

Hi [REDACTED],

I have also been emailed by other residents impacted by this proposal, so I'll share my response with you.

I'm dropping you a line to respond to your email and acknowledge it. I too was only very recently made aware of these developments and have already been engaging with other Town and Borough Councillors to understand their own views on this.

In my own opinion I'm in agreement that access via Ingleton Crescent does not seem a fair nor credible solution, so I would highly recommend you take up the Developers offer to respond to their initial proposal via their website survey in the first instance. I would also encourage your neighbours to do the same. (<https://clitheroe-gladman.hub.arcgis.com/apps/b6fcc87844be4dfe938b7641bf0e99d6/explore>.)

If the Developer truly cares about considering how their development impacts existing residents, then at this point, they may make changes as they state on their website "The proposals have been informed by an analysis of the site and its context. At this stage, the proposals are not final and may change in response to feedback received through this consultation".

If / when the Developer makes a formal planning application residents or indeed anyone that feels they are impacted by the application can make comments on the RVBC planning portal. I'll also be adopting a process called "Calling In" against any application which means that RVBC Planning Officers alone won't decide on this application. They will make a recommendation to Approve or Refuse based upon their own reports, but ultimately it will be the Councillor members of the Planning Committee that would scrutinise and decide. Residents can also apply to speak at Planning Committee meetings in order to brief Councillors on information that may affect how a decision is made and how the potential development may impact them. The Developer can also speak at these meetings if they wish to do so.

I'll contact you further once I have more information, but at this early stage I'd encourage you (all) to respond to the website survey on the link you originally sent me as a first step.

Best Regards

Ryan

To emphasise our concern again; we are asking for the main vehicle access to the proposed northerly element of the Gladman development be directly from Henthorn road and not the via Waterfall Gardens and Ingleton Crescent and for the proposed footpath to exit the proposed development via the footpath surrounding the SUDS on Ingleton Crescent.

Best regards
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 15:07
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782678945

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road Clitheroe NN7 3BY

Comments: 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.

[REDACTED]

From: [REDACTED]
Sent: 07 January 2026 15:23
To: Planning
Subject: 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.

Dear Planning Department,

I was dismayed to see that this application is even being considered.

Outlined plans for a new 115 housing estate at the bottom end of Henthorn Road by developer Gladman.

The current traffic on Henthorn road can only be described as appalling. It can take up to 40 minutes in a morning to get from Ludlow Road to the A59.

Traffic monitoring took place a couple of years ago and the out come was that no new development should take place until the infrastructure had been improved with a link road to the A59.

Is outrageous that you as a planning department would even consider this development.

[REDACTED] would like to have our objections registered against this development, due to the total lack of infrastructure in this part of Clitheroe. Until a road is built joining Henthorn Road with the A59, I can see how any additional development can even be put forward.

Kind regards

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 15:52
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782717835

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road BB73BY

Comments: I have no real objection to the development of new houses, however I feel strongly that it should have a separate access from Henthorn Road rather than through Ingleton Crescent....this small road is not suitable for access to the new development. Also currently Henthorn Road is not suitable for pedestrians after the turning into Waterfall Gardens and would need major improvements if the new estate goes ahead.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 15:56
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782718616

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road

Comments: This proposed development will have a significant impact on the people that live in and around the proposed site. The 115 proposed homes will bring with them between 115 and 230 new vehicles which will create traffic chaos around the junction of Henthorn Road and Thorn Street which is already over congested and dangerous to navigate with the current traffic levels let alone more vehicles. Without investment in road infrastructure in that area or a new access road leading to Whalley Road as a means of exiting Clitheroe this new development is not feasible or realistic.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 15:59
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782721944

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: BB7 3BY - land off Henthorn road

Comments: As a resident of Clitheroe for [REDACTED] currently residing on a development along Henthorn road I'd like to formally submit our household's objection to this proposal. There is no available material to view the proposed layout and design of the development to ensure would not negatively impact the local landscape. There is no mention of any change to infrastructure to support the additional 100+ households along this already congested road. Henthorn road/eshton terrace/Whalley road would not tolerate the potential increase of over 200 additional cars. The local gp surgery/schools and general infrastructure for Clitheroe would struggle to absorb the additional 300+ persons that would likely reside in this proposed development.

The approval of this development would likely negatively impact the local community through congested roads, impacted landscape and views, increased strain on our already stretched local health care and education facilities!

Please seriously consider the local residents views on this development and weigh up the negative impacts that approval would likely render.

Many thanks,
[REDACTED]

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 16:03
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782727032

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Planning Application Reference No.: 3/2025/0997

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

- Comments:**
1. The access to the proposed site via Waterfall Gardens: The road is far too narrow for HGV's and will have a detrimental impact to the residents entering and leaving their homes.
 2. Henthorn Road: This road is already extremely busy with residential traffic and traffic to the council tip. The road is continually being repaired due to the HGV's accessing the tip and would only get worse with further large vehicles.
 3. Clitheroe can't sustain further developments until a proper education and medical plan is in place.