

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 16:58
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782745634

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Rd Clitheroe

Comments: We, the community at Montague Gardens on Henthorn Road, have already protested against this proposal some months ago and also spoke to our MP Jonathan Hinder. I'm therefore surprised that this proposal has cropped up again.

The proposed entrance to part of the new houses is actually on our development (on Ingleton Crescent off Waterfall Gardens), and all traffic (and before that, construction vehicles) would come through part of our community ... this is an absurd idea if one considers the disturbance and noise, and the added danger for us, our children, and our pets. There is nothing mentioned about this on our original building plans, and I would consider it fraudulent if this had been part of the planning by Miller Homes and the company applying for 3/2025/0997. Should this proposal indeed go ahead, there is a perfectly good entrance already in existence (farm gate further along Henthorn).

But speaking of the idea in general to build 115 new homes ... this section of Henthorn Road is a narrow street never meant for excessive traffic. Past our development it leads mainly to a few houses, the recycling centre, and the farm at the end of the road. It's a cul de sac, and it goes over a small historical bridge (Siddow Bridge) which is only fit for one vehicle at a time. If the road were to be widened, it would destroy hundreds of metres of ancient hedgerows, which are so vital for the local wildlife, birds, etc and would be a fatal blow to the environment which is adjacent to the Ribble River.

To propose that this street is in any way fit for all that additional traffic is very short-sighted ... with the houses already built along Henthorn and Blakewater roads over the past few years (both cul de sacs), the traffic leading towards the centre of Clitheroe is very high. Hardly a week goes by without complaints on the town's social media accounts regarding the excessive traffic.

We therefore reject the idea of these 115 houses being built for all the above reasons. We are not against new build developments at all [REDACTED] and realise they are important, but 3/2025/0997 in Henthorn Road is a bad idea from start to finish. I have heard that the same proposal has been turned down on at least several occasions, and can't understand why it's under consideration yet again.

Respectfully,

[REDACTED]

[REDACTED]

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 17:52
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782786107

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Planning Application Reference No.: 3/2025/0997

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

Comments: As a minimum, any new build estate should have its own dedicated access and should not use the Montague Place estate as an entrance, due to the significant increase in traffic this would cause for existing residents.

Henthorn Road currently has only one route in and out, and it already experiences high traffic volumes. For this development to be viable and safe, the need for a bypass or alternative traffic route must be seriously considered.

Very recently, Henthorn Road was closed by the council without notice, which resulted in absolute traffic chaos and demonstrated how fragile the current road network is. This situation was further exacerbated by the poor condition of the road surface, including numerous potholes, which are already an ongoing issue due to the road's heavy usage.

Given the existing traffic problems, road condition, and lack of alternative routes, it is not sensible or sustainable to introduce another new build estate onto an already extremely busy road without significant infrastructure improvements.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 18:38
To: Planning
Subject: Planning Application Comments - 320250997 FS-Case-782805190

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 320250997

Address of Development: Henthorn road area. Waterfall gardens

Comments: Objection to Planning Application 3/2025/0997

I strongly object to this application.

The surrounding area already lacks the infrastructure to safely support further housing. The nearby Montague Place development has still not been fully completed, with ongoing safety and infrastructure concerns including inadequate street lighting and dangerous pavements. It is unacceptable to consider a further large-scale development when existing works in the area remain unfinished and below standard.

There is simply no safe road capacity for the additional traffic that up to 115 new dwellings would generate. The roads in this location are narrow and already congested. This area is also close to the local waste and recycling facility, meaning heavy machinery and large vehicles regularly use the route. Increasing residential traffic in the same location presents a serious and foreseeable road safety risk.

Pedestrian safety is also a major concern. There is a lack of continuous, safe footpaths and the current walking routes are already hazardous. Additional residents — including children, elderly people, and vulnerable road users — would be placed at unnecessary risk.

This area does not have the road space, pedestrian infrastructure, or lighting to support such a development. The proposal is unsafe, unsuitable and unsustainable.

For these reasons I strongly object to this application and request that it is refused.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 20:03
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782833554

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road
BB7 3BY

Comments: As a resident of [REDACTED] I would like to raise my concerns of the access to the building site being via our estate. It should be directly from Henthorn Road the dirt, noise and disruption would effect all residents in a negative way. If the plans are granted for the building of 115 homes this will increase the traffic on Henthorn Road which is already extremely busy.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 20:45
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782851045

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

Address of Development: Land off Henthorn Road, Clitheroe, BB73BY

Comments: 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't see how any additional development can even be put forward.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 20:53
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782853938

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: 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't see how any additional development can even be put forward.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 21:20
To: Planning
Subject: Planning Application Comments - Application 3/2025/0997 FS-Case-782861017

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

Comments: I am writing to formally object to the outline planning application by Gladman Developments Ltd for up to 115 dwellings at land off Henthorn Road, Clitheroe (Application Ref: 3/2025/0997).

My primary objection relates to the proposed access arrangements and the severe impact this development will have on traffic, road safety and existing infrastructure.

The level of traffic in this area is already chaotic for the number of homes currently served. The surrounding roads are under constant strain and are already in a poor state of repair. Introducing traffic from a further 115 dwellings will significantly worsen congestion, increase road deterioration, and create an unsafe environment for residents.

I am particularly concerned by the proposal to use Montague Place as an access route. This is wholly inappropriate for the following reasons:

1. Montague Place is not complete. Miller Homes have yet to finish outstanding works, so relying on this road for access is premature and unsafe.
2. Financial fairness has not been addressed. Once Montague Place is completed, will residents of the new development be expected to contribute to the existing service charge for use of what is effectively our private road? This issue has not been clarified and places an unfair burden on current residents.
3. The estate cannot sustain the traffic levels. The additional volume of vehicles generated by up to 115 homes will far exceed what this estate can safely accommodate.

This is not only an issue of inconvenience, but of safety. There are children living on this estate who regularly walk, play and cycle nearby. Increasing traffic through residential roads that are already overstretched puts them at unnecessary risk.

Given the current state of the roads, unresolved access issues, lack of clarity around maintenance and service charges, and the very real danger posed the pedestrians. For these reasons, I urge the

Council to refuse the application unless a safe, realistic and fair access solution can be demonstrated that does not place further burden on existing residents or compromise public safety.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 January 2026 21:27
To: Planning
Subject: Planning Application Comments - 3/2025/0997 FS-Case-782860778

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0997

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

Comments: I find it difficult to understand how safety has been taken into consideration when applying for 115 more houses on an already congested road where there has already been several accidents involving pedestrians. It's only a matter of time before a child is knocked down.

Clitheroe already has a massive issue with infrastructure trying to accommodate all the recent housing developments. There are not enough spaces for children in local schools, football teams, swimming lessons and various other activities.

I currently live on the development which is to provide access to the proposed site which brings me great concern for the safety of my children when playing outside the house due to extra traffic and site traffic.

I can only see this as a blatant attempt for the Ribble valley council to line their pockets rather than take care of the people who currently live in the area.