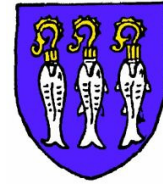


# Whalley Parish Council



16 The Dales  
Langho  
Blackburn  
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22<sup>nd</sup> May 2016

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Planning Department  
Ribbles Valley Borough Council  
Church Walk  
Clitheroe

Dear Mr Kilmartin:

## PLANNING APPLICATIONS 3/2016/0344

Proposal: Application for approval of reserved matters of layout, scale, appearance and landscaping and the additional reserved matters required by Conditions 2 and 8 following outline planning permission 3/2012/0179 for a residential development for the elderly, comprising of 37 bungalows and 40 retirement apartments.

Location: Land at Accrington Road Whalley Lancashire

### OBJECTION

The response from the LLFA clearly states that any submission which appertains to the layout, landscaping and design must be submitted to the LLFA for approval otherwise they may well object to the planning application. The planning application also clearly states in the 'Development Description' that it is specifically on these issues that planning consent is sought. It is a red herring for the developers to suggest that their planning application does not require an EIA. Considering the recent flooding experienced by residents in this specific location, it is absolutely crucial that flooding issues are investigated thoroughly.

The Parish Council is concerned with car park site. At least six dwellings will be inconvenienced by the subsequent traffic flow in and out of the car park. It would make more sense to site the car park at the entrance. Ideally removing the top two bungalows to extend the car park to a more appropriate size for the expanding 'village' of Whalley but certainly to at least exchange the site of the top two bungalows with that of the car park.

The Council also notes that there is no footpath or pavement on that side of the road from the site to the village, so that a zebra crossing would be required.

Yours Sincerely,

Fred Holland

Clerk to Whalley Parish Council