



Mandy Richardson  
Clerk to Whalley Parish Council & RFO  
14 Black Lane Croft  
Chester Avenue  
Clitheroe  
BB7 2EZ

FAO Laura Eastwood  
Ribbles Valley Borough Council Planning

10 February 2021

Dear Laura,

**Whalley Parish Council Response Planning Application 3/2020/0076 Queen Mary Terrace and Bridge Terrace - Whalley**

Whalley Parish Council understands that the existing housing land is in need of development. The Council, however, has concerns regarding the impact of a further substantial housing estate on the flow of the Mitton Road traffic.

Fifty homes of the type proposed will inevitably have at least one car but more likely two or even three. When considering the application, account must be taken of the cumulative impact of the traffic generated by the Calderstones Park development, Monks Cross, the Mitton Road Business Park (now extended), Gateway Auctions (very busy) and a considerable volume of traffic and in particular HGVs using Station Road/Mitton Road. The proposal cannot be considered in isolation. The traffic so generated will place additional pressure on the Station Road junction with King Street/Clitheroe Road and the parking in Whalley.

The speed of traffic is already high and the two interactive speed signs (S 106 from Calderstones Park development) are wholly ineffective. Although the Road Safety Partnership has identified a survey in 2018 as being the reason they propose to take no action they miss the point of increasing traffic volumes and speeds that residents can see. Even now people are purposely parking vehicles on Mitton Road in an effort to slow traffic and others have been posting 30 mph reminder signs on street furniture.

Whalley Parish Council believes that the proposal for two additional access roads either side of Pendle Drive is questionable on safety grounds. The existing properties on Bridge Terrace and Queen Mary Terrace have been empty for a considerable time during which there has been no contribution to traffic flow.

The Transport Statement which describes this development as having a 'negligible' contribution to the existing traffic flow fails to understand the cumulative impact over the previous few years.

**At the very least 'calming measures' along Mitton Road must form part of any conditions which lead to an approval of this application. The Parish Council strongly recommends that Ribble Valley Borough Council puts in place a S278 agreement with the developers, in order to promote the 'calming measures' along Mitton Road.**

Should you have any further queries do not hesitate to contact me.

Yours sincerely,

M Richardson