

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 February 2023 13:28
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-491401104

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Back of Accrington Road

Comments: I am writing to object against this development. [REDACTED] and the classes are at full capacity already. Whalley is saturated with new housing developments and I strongly believe that a further development is too much for the infrastructure. We have to wait a long time to get an appointment at Whalley and Sabden Surgery and with no other local surgery in Whalley, I wonder where more residents would be accommodated. With history of flooding in Whalley, any extra land in and around Whalley should be protected to help safeguard against flooding. When will the council say enough is enough.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 February 2023 15:47
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-491085611

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: LAND SOUTH OF ACCRINGTON ROAD, WHALLEY

Comments: I wish to make objections to the Accrington Road development. Plans for this site were produced in 2013 and the latest plans have changed to include houses. In 2013 there was community opposition. However, since this time due to over development with inadequate infrastructure in Whalley (given the small size of the place), the attitude to this development is one of animosity.

1. The location of the apartments is detrimental to the heritage, community culture and identity of Whalley. The erection of an apartment block that resembles a modern-day workhouse would have a significant impact upon the area's visual amenity. This building looming over the old village conservation area would be harmful to the character of the area. A place promoted as a Ribble Valley tourist destination would lose its sense of character.

2. The same reasons regarding the increase in traffic apply to this submission as to the one from 2022. Accrington Road is very busy and becomes a 'bottleneck' at key times. This affects traffic flow from Billington and on Clitheroe Road. One minor hold up, break down or delivery can cause gridlock.. The instigation of a 'Travel Plan' would make no difference – it is purely words on paper and will not solve the problems of increased traffic flow in Whalley. The development will contribute to further congestion; all purchasers would own at least one vehicle. These vehicles needing access will further contribute to congestion. Increased traffic will impact the ability of emergency services to access the old village area. Refuse collection days will become an absolute nightmare.

3. The same issues regarding surface water apply. The developer has assembled a plethora of documents to support the application -again words, words, words. However, as Whalley residents are well aware, if the conditions are right the Calder WILL flood. The potential impact of this development on the area that was badly flooded in 2015 may not be deemed important by the developer, RVC or LCC. It is certainly important to local people whose homes have been wrecked in NUMEROUS** flooding incidents over the years. Everything possible should be done to protect Whalley from flooding

4. With the extra congestion and environmental hazards created, it would have a negative impact upon the quality of life for the community. The local health centre is no longer large enough to serve the Whalley community, the pressure upon medical staff is immense and there are long waits for appointments. There is a desperate need for another primary school.

The Secretary of State for Levelling Up, Housing and Communities states; '.... New development must have the support of local communities. That requires people to know it will be beautiful, accompanied by the right infrastructure, approved democratically, that it will enhance the environment and create proper neighbourhoods.'

Without a doubt, the development is inevitable as the permission is extant. However, the apartment block plus detached houses are not in keeping with the setting. It represents the undesirable urbanisation of green landscape. Initial plans for the site included bungalows. Without a doubt, a small development of bungalows set in a carefully landscaped area would be preferable. Plus, instead of the apartment block, a small number of more sheltered accommodation type ground floor housing blocks with small or communal gardens. These would certainly sell in Whalley. Estate agents have waiting lists for bungalows on the well- planned estate close to the library. At a time of economic uncertainty and considerable competition from other builders of detached houses this may not be a 'daft idea.'

Hopefully, when the new bill is passed due to proposed financial penalties developers will change their modus operandi of putting plans forward, waiting a considerable time and then trying to get away with a different layout.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 February 2023 15:26
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-491068000

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Land South of Accrington Road, Whalley

Comments: This is not acceptable or viable for various reasons. Firstly the environmental considerations, it is a flood plain for the river and constantly floods onto this land; there is an abundance of wildlife here and alongside that stretch of the river which would be affected by the building of houses and residents living there including vulnerable and protected species...Kingfishers, owls, merlins as well as moths, butterflies, bees and bats. These are just the few that I saw when [REDACTED] until recently. In fact I am still [REDACTED] to there and saw bats last night flying in that area. Of course there will be other important flora and fauna unknown to me which is important for the ecological balance.

Then of course there is traffic congestion into the village and the usual issues we complain about to you including over stretched services such as the Health Centre and Schools, the infrastructure which cannot seem to cope already.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 February 2023 12:56
To: Planning
Subject: Planning Application Comments - Application 3/2022/1158 FS-Case-491035953

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: Application 3/2022/1158

Address of Development: Land South of Accrington Road, Whalley

Comments: Flooding concerns raised in previous comments appear to have been addressed. The proposed development includes a range of dwellings suitable to meet local needs.

My concern lies rather with the council and the Local Plan. There has been, and continues to be, a very high volume of residential development in and around the village of Whalley. There has been no corresponding increase in the necessary amenities to support the increased population, most obviously in schools, doctors' surgeries and recreational facilities particularly for young people. Indeed, the well-used if unofficial "bike tracks" across the road from the proposed development have just been removed.

Additionally, the increased traffic is already causing significant peak time congestion, backing up from the village centre in all directions. The provision of public parking and suggested Eastward extension of the speed restriction, as suggested in the traffic statement for this application, are welcome.

Traffic surveys provide data but little context, and the area from the central roundabout Eastwards up Accrington Road for around 120m is particularly problematic with parking on both sides of the road, multiple junctions & accesses and the existing bus stops. The proximity of this area to the central roundabout results in knock-on congestion North and South which, when it reaches the pinch point by the bridge over the Calder, occasionally causes gridlock. The significant number of additional residential dwellings already granted or in-build will exacerbate the problem.

May I suggest that before granting further development in and around Whalley, appraisal of traffic impacts across the village is carried out holistically, beyond the constraints of each respective planning application.

It is important that we don't lose the character of the village, that very essence which makes it desirable to developers - it's an historic village, not a town.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 February 2023 08:27
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-490400980

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Accrington road, Whalley

Comments: Insane.

Absolutely insane.

This is a FLOODPLAIN for god's sake.

WHERE WILL THE RUN OFF GO? into the river at speed? Pushing the issue of flooding into central Whalley where the drains can't cope as it is???

In recent years the amount of development in Whalley has turned what was once a village into a strangled, over populated bottleneck.

[REDACTED] giving no regard to local infrastructure. No new Drs places, no new schools, no efforts to divert traffic from the centre of the village which isn't capable of dealing with the current flow.

CONSTANT temp traffic lights making standing traffic an almost ever present feature over the last 4 years.

Are you completely hell bent on allowing housing to be built on every square inch of this rural village???? Because it very much feels that way.

No to this development. Absolutely NO.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 February 2023 22:57
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-490310022

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Accrington road, whalley

Comments: When are the council going to take the wants and needs of this village seriously. This is yet another plan for development on a flood plain. The residents of this village have been subjected to more floods in the last 10 years than the previous 20 years combined. I was heavily involved in part of the recovery from the floods and saw the devastation caused, first hand. This has to be down to new housing. I have been a [REDACTED] years and in that time, I have seen more than 1000 new homes added yet no additional medical centres or schools. The village is over run, the traffic is horrendous and people are struggling for school places or to get a medical appointment in our small surgery within a 3 week time scale. It is not risking the lives of residents! This should not be allowed to go ahead and has been rejected several times for a good reason!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 February 2023 20:23
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-490274120

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Land South of Accrington Road Whalley

Comments: This is yet another development planning to be built on a flood plain, in a village that already has serious flood problems and has had countless new developments built in the last 5-10 years all of which have only contributed to increased issues and problems in the village at question.

We have a GP surgery on the brink of collapse with barely any funding and even fewer staff, making it next to impossible to get appointments at thanks to the overcrowding of the village without any regard for utilities and services in the area.

Every other month there are major issues with the water and drainage systems, either being burst pipes, leaks or floods, due to them being massively strained with no interest in improving and modernising.

Previous developments were pitched as and sold to the communities as being "affordable housing" yet the starting price on some of these developments is over £200,000. Driving out families and locals that have lived here for decades. Speaking of the extortionate prices of these houses, you'd expect that with excessively priced homes would come good quality builds, built to a high degree and at very minimum following basic government enforced and legally binding standards... Yet I personally know multiple people who have purchased these properties and had absolutely [REDACTED] and thats not even mentioning how much waste materials are littered and dumped underfoot in the gardens and foundations of these houses, destroying the local ecosystem and turning the village into a literal dumping ground. Then these same developers who [REDACTED] that dont even [REDACTED] who are too [REDACTED] who promise infrastructure and utility upgrades [REDACTED] make the residents have to [REDACTED] to find the [REDACTED] or have them [REDACTED] all beacuse the [REDACTED] Well no, I'll rephrase, they could do it [REDACTED]

The local schools are already pushed to the brink. The traffic in and around the village is abysmal at all times of the day but especially during rush hours. There is a huge lack of parking spaces anywhere in the village, someting that was already a problem before an extra 7 developments were build. Pretty much every aspect of infracstructure in this village is decades if not centuries old, services are drastically lacking for even the current population and even the council members consistently complaint on the likes of Facebook or at meetings that crime and anti-social behaviour is constantly on the rise.

With previous developments we were promised investments into the local areas, specifically into youth centres,

roads improvements, utility and service fixes and improvements. Yet here we are a decade later with a massively increased population and only exasperated problems and hollow promises left. While the village itself, its occupants and the wildlife around it has only been stripped of wealth and made poorer, these development companies make

[REDACTED]

With all that said, if you truly cared at all about what the communities need and want then you'd of noticed the hundreds of signs and signatures that have been collected multiple times outlining the concerns of citizens and saying an overwhelming "NO" to more houses.

Unfortunately, I personally feel our councillors have proven [REDACTED] what the community thinks and will happily do anything to [REDACTED] If I was to hazard a guess I'd say they'll prove this point when the majority of locals express concern about more developments and lack of infrastructure and yet they still approve of more developments with no, or very little, infrastructure improvements.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 February 2023 19:56
To: Planning
Subject: Planning Application Comments - 3/2022/1058 FS-Case-490267345

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1058

Address of Development: Accrington Road Whalley

Comments: I can't believe this application is being considered again. I thought that sense would prevail with the Environment Agency's previous concerns about building on this site, but clearly [REDACTED] [REDACTED] Whatever [REDACTED] has been done, everyone knows that is a flood plain and anyone who has experienced the flooding in Whalley knows how vital this land is to act as a sponge. So many houses in this area were evacuated in the Boxing Day floods (2015) and it would have been far worse if that field hadn't 'held' the water that it did. Also, there has been far, far too much building on the green land in and around Whalley in recent years. Nobody minds a bit of development, but the scale of the building that has been allowed recently has been really ill-judged and short sighted. Moreover, how can the impact of this development possibly be considered given that there are already significant developments currently in progress (eg Whalley Monor and the land at the bottom of Dale View, Billington). It seems so unwise to even consider this Accrington Road development before these other developments have been completed and their impact on the village properly and professionally assessed. The character and nature of Whalley has already been irrevocably ruined for future generations and the prospect of this further development only exacerbates this. A key reason why people like to live in Whalley is because of it's 'village quality' and the green spaces around it - it seems perverse that this excessive building is compromising the very reason that people want to live here. The infrastructure of Whalley is bursting already, for example, the roads are choc-a-block and congested with traffic (to the point of it sometimes being dangerous), we already struggle to get appointments at the doctors, the drains can't cope with the existing volume and people already find it difficult to park. More houses and people mean more noise, traffic, refuse and pollution. Accrington Road is busy enough already, I know because [REDACTED] The traffic is noisy and the fumes (especially when there are road works and traffic queues) are not good for our health. This field has always been a haven for wildlife and even more so recently, given that more and more of the green spaces around here are being built upon and habitats are taken away. Last week, I took a picture of three deer in that field. It was lovely to see them, (I have the pictures should RVBC or anybody else wish to see them). We just cannot, in all conscience, keep on taking away from nature and wildlife. Not everything is or should be about money. Could we please have some support from RVBC to try and preserve the character and nature of Whalley before it is lost completely. The developers and behaving as if they are in a 'land grab' situation and we really need our Borough Council to be robust and vigorously protect this lovely area where we live.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 February 2023 17:55
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-490251418

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Accrington Road, Whalley

Comments: It states that we were consulted about this. I can assure you we recieved no communication at all. I strongly object to the plans. Whalley is already swamped and permission has been given to extend the exising estate on the other side of the road.

When is this over development going to stop? When there are no more green spaces? The schools and doctors cant cope already.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 23 February 2023 14:22
To: Planning
Subject: Planning Apps No. 3/2022/1158

Categories: xRedact & Upload



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.

I would like to raise objections to the above application. I live at [REDACTED] and the proposed dwellings will have a direct impact on my home, privacy and general well-being

1. As you are aware this area of Whalley suffered severe flooding resulting in huge upheaval for me and my neighbours and considerable damage to our homes. This development is going to be on land subject to flooding and whilst measures might be in place to capture water from these properties it is likely that our properties will have increased water flow.
2. It is proposed to build a pair of semi detached houses [REDACTED] with windows [REDACTED]
[REDACTED] It is astounding that a design could not have been found to offset the houses so they do not directly overlook any of the existing properties. A readjustment of the plans would easily achieve this so they could be side facing [REDACTED] You could even have asked for a landscaped area to be put between the boundary of the existing houses on Woodfield View and the new development. Hardly a difficult task.
3. The development will place pressure on existing resources - health, schools and highways. Whalley is already extremely congested and this will certainly add to these problems.

Yours

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 February 2023 13:17
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-490128082

Categories: xRedact & Upload

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Land south of accrington rd Whalley

Comments: The land proposed to be built on is a flood plain , and permissions to build on this land has been objected to as a ridiculous plan and been rejected only last year. The residents of Whalley, the parish council ,united utilities and the environment agency have all objected to the plans previously. Ive not heard that Ribble valley council have solved global warming in Whalley , as the experts predict flooding will become more frequent with devastating effect for the areas affected. Not to mention , the nature of the area which will be negatively affected, Increased traffic , more pressure on schools, doctors etc. These decisions are made by people who dont live in the village and the impact has no affect on them. I totally object to these plans.