

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 March 2023 17:52
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-493663208

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Grid reference 373496 436102

Comments: Id like to lodge my disapproval for this application on the following grounds (in no particular order):

1. Additional traffic and strain on an already over populated area.
2. Flood risk. As [REDACTED] has already suffered from flooding in recent years i fear that this will put further strain and risk for flooding and damage to properties. This field is a flood plane and building on it may increase the risk of further flooding.
3. Extra strain on local amenities. Schools are over populated as are doctors, dentists etc. Recent anti social behaviour in the village due to little social areas and youth centres etc. We are over populated.
4. Affect and loss of wildlife. That area is a haven for wildlife.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 March 2023 13:30
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-493376222

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Oakmere Development Accringotn Road Whalley

Comments: Water usually gets it's own way. I am very, very concerened, and always have been, about the continual plans and insistence on building on this flood plain. No feasible amount of flood-risk reducing schemes will stop the flooding risk at this site for 'its lifetime' and 'elsewhere'. The government says 'councils will need to demonstrate that the devopment will be safe from flooding for its lifetime, and will not increase flood risk elsewhere'. I can't see that this development meets this criteria. [REDACTED] WILL be negatively impacted and so will people downstream. Moreover, will anybody be held responsible if/when this development goes ahead and then this area IS inevitably flooded (moreso) as a result? I don't understand the jutification for down-grading this area from category 3 to 2.

As regards to the plans, Oakmere have clearly been very careful to landscape around their own development (as they obviously understand the aesthetics for their own housing) but they are not offering pepole [REDACTED] the same consideration. These plans show that [REDACTED] a public carpark running adjacent the whole length of [REDACTED]

[REDACTED] The additional pollution from cars in/out in such close proimity [REDACTED] in additional to the huge amount of traffic [REDACTED] on Accrington Road, can't possibly be good for [REDACTED] health. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Licensing has been so vigorous in encouraging Whalley's late night economy. [REDACTED]

I also feel that the infrastructure is so overwhelmed in terms of roads, drains, services (doctor appointments, for example). This influx of buiding/people totally changes the character and nature of this area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 March 2023 12:42
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-493372339

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Land south of Accrington Road Whalley
Oakmere development

Comments: Whalley MUST have already had its fair share of development. One of the categories that RVBC lists as commentable objection is 'impact on the character of an area'. How could this development NOT impact on the insistent character of this part of Whalley. It will take away the 'greenness' that is so attractive as you approach Whalley coming down Accrington Road and it will completely change the 'non-built up' 'historic village' aspect of view towards Whalley Nab from the angle, which is so unique to Whalley.

Another serious concern is the impact on the local residents including loss of light, noise or privacy. Accrington Road is already busy enough with traffic during the day, and even more so with the 'night-time economy' at night. Taxi drivers already cause significant noise nuisance late at night and in the early hours on Accrington Road which isn't being satisfactorily addressed by RVBC. The car park which is featured on these plans will inevitably exacerbate this problem as taxi drivers congregate there. [REDACTED] is already disturbed enough by night time economy noise with taxi driver and revellers at the front. [REDACTED]

[REDACTED] This can't be considered fair or considerate. Continual door banging, car stereo noise and pollution/fumes from cars coming/going isn't acceptable.

The flooding issue is of paramount concern. I have read the documents associated with the flooding risk and some of the statements are either inaccurate or simply not true. This WILL cause additional flooding risk to this area and the rest of Whalley downstream.

This development isn't acceptable for those of us who live here.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 March 2023 14:47
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-493622363

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Land South of Accrington Road, Whalley

Comments: I understand flood plain land is the cheapest available - but, I strongly object to the building of a new housing estate on a Flood Plain -(The EA says Accrington Rd area is a flood zone 2/3 which means there is a High probability of flooding again)-because the surface becomes impermeable due to the construction of houses, tarmac roads & concrete pavements. Surface run-off increases, leading to a rapid increase in a river's discharge!

Whalley has been swamped with new builds over the last few years- some claiming to be affordable housing!!!! To whom?

These new builds have put significant pressure on local Schools & Doctors!

Also , Traffic problems currently exist in Whalley - so, this build would certainly add to those parking & access issues.