

14.03.2023

PLANNING

15 MAR 2023

FOR THE
COUNCIL

Regarding planning application No: 3/2022/1158

Grid ref: 373496 436 102.

Proposal : Erection of 17 dwellings and 57 apartments with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley town centre.

Location: Land South of Accrington Road Whalley.

Dear [REDACTED]

I am writing to object to the above proposal.

1. Flood risk.

The proposed development would be built on what is currently part of the flood plain.

It is on Flood Zone 3 which is most likely to flood.

Over the last 5-10 years, Whalley has been almost surrounded by extensive new residential development. The latest of these from the A671 to Whalley road is not yet finished.

During the 2015 flood, water poured over the A 671 down into that field , which was then undeveloped, where it was absorbed. It is now covered , concreted over by houses and connecting roads. The subsequent spread of new developments all around Whalley has reduced the overall permeability of Whalley by 50%.

The infrastructure of Whalley is old and has developed through the years as mills and works needed water courses, which were later abandoned. The streams are still running through the back yards of the oldest housing. They join the water course running under King Street which discharges into the Calder. Unfortunately, when the river level rises, this outflow is blocked causing water to flow back into Whalley resulting in manhole covers bursting out of their hole and flooding of the lower parts of Whalley, which are the conservation area.

Nowadays, the level of permitted discharge of raw untreated sewage have been raised increasing the risk of pollution and making it harder to clear after flooding.

Geographically Whalley is at the bottom of the Nab and the hills beyond Spring-wood which in itself increases the risk of flooding.

2.Flood Defences.

These are being planned but it takes time to evaluate and they are still at a very early stage. Until the defences have been properly developed it would not be possible to guarantee a sufficient level of protection to deal with the as yet unknown effects of climate change. To go ahead with a major new building project at this stage would be reckless and dangerous for the residents of Whalley.

The developer has said that he would contribute to flood defences but the amount is unspecified and above all needs to be before the project is built. In Fact Flood Defences should be built before any more building.

3. The size of this development is overwhelming. 57 single bedroom apartments could be taken up by couples and the 17 , 3 - 4 bedroomed houses could together generate 150 to 160 residents., whose use of dishwashers, washing machines, showers and baths alone will raise the levels of water into Whalley.

4. The public car park. This is in the wrong place.

This was not in the first plan for this project. It will sandwich the lower houses on both sides of Accrington road between this and the Coop car park at a point where Accrington Road is already congested. There have already been accidents in that area.

The night time late drinking economy is flourishing in Whalley at weekends. At weekends Rios is open from 11pm to 4am, and the Aviary at the top of Queen Street is open from 5pm approximately and closes at 2.30 am. The residents on Accrington Road , Queen Street and Woodfield complain about the problems caused by this night time economy. - loud conversations, car doors slamming, fights and rows are regular complaints. A car park in the suggested area would simply increase the problem area.

5. The need for further housing mentioned as the reason for more residential building in this area is not supported by the sheer volume of developments around Whalley already.

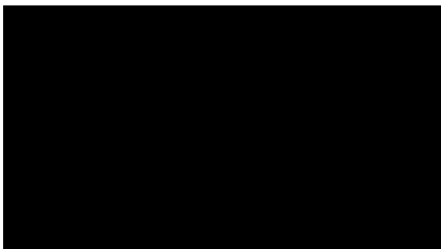
Government policy towards unwanted developments has changed and is more supportive of residents who oppose proposed developments.

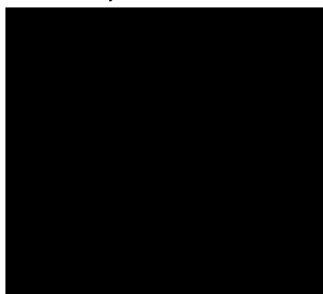
This development will do nothing to improve the area. Indeed I believe that it will actively detract from it's current beauty which still survives with old beautiful trees and characterful housing.

A wild life pond would be much more acceptable and would contribute to the environment as would some planned planting of bushes and trees.

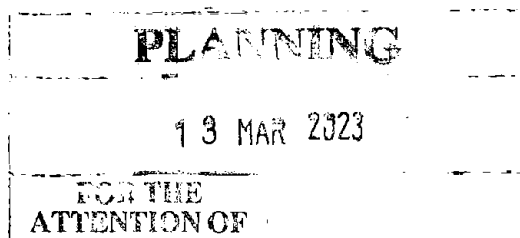
Deer have been seen here .

The retention of Whalley's rural character is already at risk. It will not be improved if this proposed development goes ahead,





08.03.23



FAO

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

With reference to planning application **3/2022/1158**

We would like to make comments on the above application

Since the construction of the Calderstone Estate on Milton Road over 20 years ago the “**village**” infrastructure has been under substantial pressure. Let’s face it, a school... shop... etc etc was SUPPOSED to have been built on this site, well that didn’t happen.. did it?

Now we are talking about “Estates” under construction but, NOT all finished, without any consideration of the knock on effect and now we are faced with more!!

Laurus..Whalley Manor A671
Laurus.. Springwood Whalley
David Wilson Homes Monks Cross
Brambles Clitheroe Road
Waddow Heights
Taylor Wimpy
Barrett
Redrow
Prospect Homes
Properties demolished for larger homes on Mitton Road (instead of being upgraded)

The list goes on and with all of the unfinished, unlive in properties how on earth can you add more to the **failing infrastructure**.

INFRASTRUCTURE.

DOCTORS - the surgery is already struggling to find appointment’s and is already oversubscribed !!!


CHEMISTS.. as above

SCHOOL PLACES - Whalley primary.. extra classrooms built and no extra space left for further expansion. Most Ribble Valley High School's are already over subscribed. Most children are already bused into Accrington/Blackburn to find high school places.

Playing area's for young children and in particular TEENAGERS, as we all know we have a problem with TEENAGERS who have no where to go!!! Not their fault.

Transport

Traffic

Parking. At the top of Accrington Road is an area that could be a car park for all of the vehicles that come and unload bikes  to cycle away from the area without giving LOCALS or short time visitors a place to park FREE, why is that not being used for a car park.... it's at the traffic lights across from Spring Wood on Accrington Road, oh! Maybe the people who make all the decisions don't live in the area so don't know about it!! Sorry, it's just so infuriating.

FLOOD PLAIN - Already at risk, as we ALL KNOW, is Queen Street, Accrington Road, Longworth Road (another site just opened here) etc and the area where you are proposing a housing estate should be built is a definite FLOOD AREA...WHY would PLANNING OFFICIALS!!! allow and agree to homes being built on A FLOOD PLAIN especially with climate change and predictions of even more severe weather events!! It's the local people who have to rally together to help the people who have lived here for YEARS, however how can WE be expected to help when WE all know it's just NOT right.

ACCESS - Accrington Road is a 60MPH Road !!! Especially at the weekend has cars parked, literally, from one end to the other. A person (I believe a child) was knocked down last year trying to walk in between the cars.

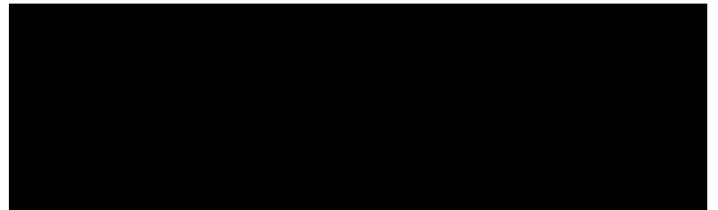
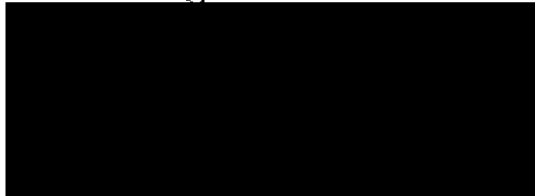
PARKING - This is already a **BIG** issue in the "village", will the current planning include substantial parking? Or is it as always, a plan is there however when the chips are down the money has run out and it can't be done!!

We have just undergone major footpath/road changes in the centre of the "village" and now believe that we are to expect a huge MAST on the pavement and another in the "village".... we wonder who is making all **these** decisions and who is to benefit from them, do they live locally in the "village"?

...and in the area since [REDACTED] do think our views aren't a 'nit pic' it's just
so very frustrating and also so very sad that our little "village" is being taken
over by others who don't understand and it's obvious they **don't care**. I fear
it won't be a village much longer..

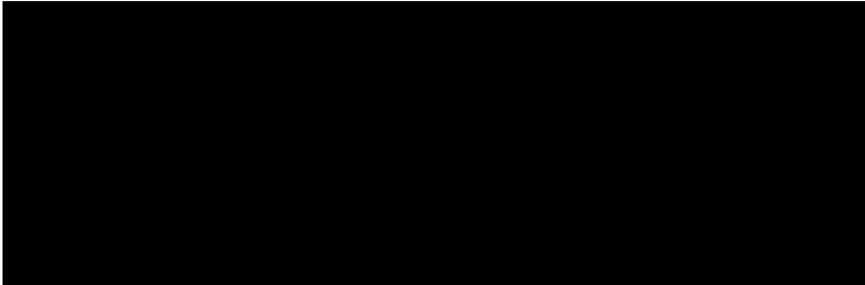
**Thank you for reading this letter, although, sadly, I think it's going to be
put at the end of the pile.**

Kind regards



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 March 2023 15:16
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-496461270

Categories: xRedact & Upload



Planning Application Reference No.: 3/2022/1158

Address of Development: Land South of Accrington Road, Whalley

Comments: I note that that these plans have changed significantly from the original plans which were for a mix of bungalows and apartments. Also that extant planning approval was given for the site (I believe in 2012) before the devastating floods on Boxing Day December 2015, when every home on [REDACTED] and many others in Whalley were flooded. You will appreciate the distress which residents faced and the ongoing mental anxiety which arises when weather conditions result in heavy persistent rainfall.

Flood Risk

Since December 2015, there have been further occasions when I have had to leave my home due to the sheer volume of surface water flooding and other homes closer to the river have been flooded again. There is still no specific timetable for a EA flood defence scheme on the river Calder after seven years to mitigate the risk of potential flooding from the river itself. Climate change is also a factor which could lead to further flooding events. The EA has just confirmed in writing that the proposed site currently remains in Flood Zone 3. Residents are left with little option but to cross their fingers every time there is a period of sustained heavy rainfall. More recent plans in May 2022 were refused permission on a number of grounds including that of flood risk.

Whilst Oakmere Homes NW intends to raise the ground levels so that the new build properties are less likely to flood, the existing properties below the site are still very vulnerable to flooding as a result of the increase in impermeable land area. I note the proposed site is reported to have high ground water levels >75%. Policy DME6: Water Management 10.17 Development will not be permitted where the proposal would be an unacceptable risk of flooding or exacerbate flooding elsewhere.

Indeed paragraph 159 of the planning statement by Smith and Love states that development should avoid areas at highest risk of flooding and be safe for its lifetime without increasing flood risk elsewhere. As site is currently confirmed as in EA Flood Zone 3 map surely this development proposal would be likely to increase the flood risk elsewhere.

It is therefore absolutely essential that if these plans are approved that the proposed attenuation basin and compensatory storage area, and drainage systems are put in place before commencement of the housing site development. In addition measures to ensure that these systems are regularly maintained once the development is completed are essential otherwise they will fail to mitigate against further flooding events. A further concern regarding sustainable drainage systems is paragraph 169 of the planning statement by Smith and Love which mentions sustainable draining systems unless clear evidence inappropriate - does this mean that there is a

possibility these drainage systems might not be installed- increasing the risk of surface water flooding?

Public Car Park

The site plans provide for a public car park for visitors, immediately next to a resident's home and garden, [REDACTED] Accrington Road, opposite a conservation area on Accrington Road and immediately next to the proposed 'Affordable' housing flats.

The concern is the close proximity to residents homes, in an area which already suffers from noise disturbance from the late night economy until as late as 4.30 a.m.

Whilst the idea of extra public car parking for the village may seem attractive, it could become a nightmare for close residents. A magnet for taxis (with their associated door slamming, and radios) 24/7, and for late night revellers to congregate. Who would be responsible for the management, control and maintenance of the car park? Would it be barrier closed at a reasonable hour of day to prevent disturbance to residents? Would it be pay and display? Would it be camera operated? Could it be sited further away from homes or elsewhere?

Ribble Valley Core Strategy 2008 -2028 (printed in 2014)

4.11 The number of houses required for each settlement - Whalley 0

4.12 Whalley requires 520 houses over the plan period. In March 2014 there were already 568 housing commitments.

My concern is the cumulative impact on the risk of serious flooding and pressure on village infrastructure (eg.drains, sewers, schools, traffic, medical services etc) of even more housing developments leading to the loss of green spaces.

Monks Cross development is another loss of flood plains land adjacent to the River Calder, as would be this proposed development. Lawsonsteads and Whalley Manor are further losses of permeable land which would previously have taken surface water from Wiswell Moor, and led to increased flow in Wiswell Beck, which was blocked and had to be hand cleared by a local resident. The point that I am making is that we have yet to find out what the cumulative impact of all this loss of green land will have on a large flood event in Whalley.

I can only hope that in considering this planning application serious consideration will be given to protecting all residents homes and mitigating any disturbance or risks to residents in the surrounding area.



13 March 2023

Planning Application 3/2022/1158

We wish to comment on the above planning application from Oakmere Homes for a development of 17 market houses and 57 apartments on land south of Accrington Road, Whalley, bordering the Whalley Conservation Area.

We are aware that this site has extant planning consent (3/2012/0179) issued in 2013. However, at this time the site was at a lower risk of flooding on the Environment Agency's Flood Map for Planning which has subsequently been updated. JBA Consulting (for Oakmere Homes) has sought to indicate that following a modelling exercise, the site is no longer in Flood Zone 3, but is now in Flood Zone 2. The Environment Agency has confirmed that this designation is incorrect, and that the development site will remain in Flood Zone 3 until The Flood Map for Planning is updated.

Oakmere Homes were refused planning permission for their revised development in May 2022 on the following grounds. Absence of an acceptable FRA for a Phase 2 development / Absence of Affordable Housing / Flood risk / Design / Relationship with Whalley Conservation area / Car Parking Area

We would like to comment on Flood Risk, Affordable Housing and Potential Contamination

1. Flood Risk

RVBC CORE STRATEGY document 2008 – 2028 (printed 2014)

Policy DME6: Water Management

10.17 Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

Oakmere's most recent application focuses on the Phase 1 development, together with the use of a large proportion of the Phase 2 site for construction of compensatory flood storage (CFS) for the development of the Phase 1 building platform. The CFS is untested, and we are concerned that there could be an increase in flood risk to neighbouring properties, many of which suffered physical damage during the floods of 2015. The Flood Route Plan in the JBA report shows surface water run-off from the development into the River Calder at several points, including the rear of Woodfield View. This is of concern as flood water already enters the SW corner of the site by overtopping the river channel banks in a flood scenario.

The National Planning Policy Framework 2021 states at Para 159 ‘.. development should avoid areas at highest risk of flooding and should be safe for its lifetime without increasing flood risk elsewhere.’

2. Affordable Housing and Housing Need

RVBC CORE STRATEGY document 2008 – 2028 (printed 2014)

Key Statement H3: Affordable housing

'.. on housing developments of 10 units or more dwellings .. the Council will seek affordable housing provision at 30% of units. The Council will only consider a reduction in this level of provision, to a minimum of 20%, only where supporting evidence, including a viability appraisal justifies a lower level of provision.'

The development was refused in May 22 on several grounds including lack of provision of any affordable housing. Oakmere has amended their application at Dec 22 to include just 11% of affordable houses (8 on the site) which are 1-bedroom flats on the site of 2 previously proposed houses. In the January 2023 Affordable Housing Statement provided for Oakmere Homes by Smith & Love Planning Consultants, it states at 6.14 that '.. the high level of abnormal costs of cut and fill works and abnormal foundations' does not support a higher level of affordable housing.

These abnormal costs are predicated on the back of development of an unsuitable site. We hope that RVBC's Key Statement H3 re acceptance only to a minimum of 20% will be applied in the consideration of this Planning Application.

RVBC CORE STRATEGY document 2008 – 2028 (printed 2014)

Policy DMH1: Affordable Housing Criteria

Any proposals for affordable housing must be accompanied with the following information. Details of who the accommodation will be expected to accommodate. This should include a full survey of the extent of need and include persons who have expressed an interest in the property. And how the cost of the accommodation will be matched to the incomes of the target group.

We find no reference to the above in the Planning Application of Dec 2022

3. Potential Contamination

BEK Report Ref: 19545 Dec 2022 re potential contamination

Ground gas risk assessment report Dec 2022. Elevated concentrations of methane and CO₂ have been measured from the monitoring boreholes.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 March 2023 13:41
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-495855445
Categories: xRedact & Upload

Planning Application Reference No.: 3/2022/1158

Address of Development: South of Accrington Road

Comments: I object to this development. It should not be a category 2 but a category 3, it is on a flood plane and it will directly effect the residencies further downstream including Queen Street and King Street making them even more liable to flood.

None of this housing is sympathetic with the surroundings, none of it is Eco or xarbon neutral, none of it is actually affordable for residents. It is spoiling the village and developers are selling them as the Whalley lifestyle which i believe is a village set in countryside not set in a building site. I know it is futile even saying this as pockets of decision makers will have been lined but i have to register my objection, useless as that it.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 March 2023 15:33
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-495622386

Categories: xRedact & Upload

Planning Application Reference No.: 3/2022/1158

Address of Development: Accrington Road Whalley

Comments: The buildings are too tall and are incongruous with street scene and definitely a loss of amenity space. 3 stories are too tall considering that the land is being raised as well

[REDACTED]

From:

Sent:

10 March 2023 11:20

To:

Planning

Subject:

3/2022/1158

Categories:

xRedact & Upload

⚠ External Email

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 want to lodge an objection to the planning application 3/2022/1158 17 houses and 57 apartments on the land south of Accrington Road Whalley.

The land is permanently full of water and is already a flood risk to our homes if housing is built on it it will increase the risk of flooding to our properties as not only will the land not be there to soak up the water the surface water will run on to Woodfield View and as our properties are on a slight downslope will be at risk of being flooded again.

Drainage is already a problem and more homes will increase the problems in 2020 water from King Street was being pumped back in to the drains and was coming out of the drain on Woodfield View at the end of Princess Street and we were inches off being flooded again.

There is also an issue with loss of light if house are being built behind numbers 1 to 9 Woodfield View this will block light coming in to [REDACTED] properties which will affect mental health.

Also this will affect the wildlife and conservation and this is a great concern trees have already been chopped down which birds had been using for nesting. There are a lot of other wildlife which use the field to nest in and live in .

I hope this information is sufficient to stop this application going forward as it is a very worrying time for all of us it is going to affect.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 09 March 2023 17:12
To: Planning
Subject: Planning ref 3/2022/1158

Categories: xRedact & Upload

⚠ External Email

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I see they have re submitted planning application after the previous was rejected. Do they just keep doing this until their price is right? How can they possibly build more houses in Whalley, never mind it being on the Calder flood plain?

Even our normally silent absent MP, Nigel Evans made the point that enough was enough. It's impossible enough now trying to see doctors, dentists and even trying to get into the Chemist. I strongly object to any further housing development as it is just not viable!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 March 2023 15:55
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-496902510

Planning Application Reference No.: 3/2022/1158

Address of Development: Land South of Accrington Road Whalley

Comments: Whilst it is acknowledged that the most recent application by Oakmere Homes does show some signs of trying to understand the local context and issues at hand there are still an array of unresolved matters that need to be addressed. As a result we must state our objections to the planned development.

1. In respect to the flood compensation we read with some concern that the zoning of the site has been downgraded from Flood Zone 3 to Flood Zone 2. This has the consequential effect of reducing the likelihood and climate change factors that are applied to the site. Whilst this may accord with the outputs from a model there is no consideration as to whether it is representative of the events of 26th December 2015 when the land was inundated beyond the level that the model suggests. The model based assumption then leads to a reduction in the climate change allowance which in turn means the compensatory storage will have been sized on this basis. This optimistic assumption means that were an event of the scale of 26th December 2015, or indeed larger, to occur again then it is unlikely that the planned compensatory storage would be adequate leading to flooding of the development or an increased risk of flooding elsewhere. It would be prudent to remodel based on the more conservative assumptions to sensitivity test the suggested mitigation measures.

2. The suggestion of a 30mph limit east of the site is welcomed but signage alone will not deter vehicles from speeding. It is the norm for vehicles to accelerate up the hill in advance of the national speed limit and equally brake beyond the 30mph sign on the run in to the village. Any change should be enforced via cameras in both directions, with the developer footing the bill for installation and future maintenance (fines being recovered by RBVC for investment in other roads).

3. The lack of any physical deterrent to speeding vehicles means speeding into the village will continue. The proposals do not include a footpath on the southern side of Accrington Road to the west of the site, with residents seemingly encouraged in the Travel Plan to cross to the northern side of Accrington Road to access Whalley on foot. The summary on page 30 does not comment on walking provision, possibly due this significant risk. Earlier in the travel plan photos are shown of footways on the southern side but these are inaccessible from the planned site. Given the planned demographic of a large percentage of the residents it seems somewhat ridiculous to not resolve the missing footway on the southern side of the carriageway given the speed of vehicles.

4. The inclusion of a car park and second access in such close proximity creates a hazard for vehicles entering and leaving the development and/or car park. Vehicles will be accelerating and decelerating from each entrance and when combined with high speeds on Accrington Road the risk on collisions will be significantly increased. Vehicles frequently queue beyond these accesses due to park vehicles so line of sight will inevitably be poor. This could be improved slightly by providing access to the car park from the main entrance to avoid having two access in such close proximity to each other. There is no evidence of Road Safety Audit having been undertaken for the proposed layout.

5. Removing the access to the car park also removes headlight glare into properties on the other side of the road. As the main access to the development is not opposite any housing it means that no residential properties will be

affected. Further with the single access noise from cars accelerating and decelerating will be further from existing properties.

6. We share similar concerns about the use of the car park in respect to loitering and it becoming an informal taxi rank (especially for Rendezvous's at a weekend). It is also likely to become a litter magnet and measures must be included in any approval for regular and routine maintenance and cleaning of the site.

7. The proposals do not appear to include any form of parking restriction on the southern side of Accrington Road. This means that, given that cars park on the northern side and with the introduction of a footway on the southern side, cars will inevitably park at the bus stop this means there is an increased likelihood of the road being restricted and queues forming, as well as requiring bus users to navigate between parked vehicles.

8. It is assumed that the bus stop is markings only and not a physical shelter.

9. The scale and mass of the apartment buildings is huge and wholly disproportionate. At 12m high it will dominate the site, the setting and the approach in to Whalley from the East. The height of the building should be reduced so that it sits within the landscape and does not detract from it.

Regards

[Redacted signature]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 March 2023 10:31
To: Planning
Subject: Planning Application Comments - 3/2022/1158 FS-Case-497132076

[REDACTED]

Planning Application Reference No.: 3/2022/1158

Address of Development: Land South of Accrington Road Whalley

Comments: We are strongly opposing the above application because we feel the amount of building in Whalley is already far too excessive, this has led to the Village now becoming a town. Surely we don't need apartment blocks and more houses in our area, there are so many building sites in the area at the moment.

The results of this are becoming apparent with the amount of traffic and the public services becoming over stretched eg, Doctors, Dentists and schools.

We are extremely concerned about the flood risk to Whalley, we experienced this first hand in 2015/16 when friends and relatives in the village were underwater. This plot of land serves as a natural soak away so we cannot understand why you would allow this valuable natural resource to disappear and put so many households at risk again.

The car park on the proposed plans is also an area of concern as this would encourage more people up to [REDACTED] of the village especially in the evenings when the club closes at 4am! Not to mention the increase in litter in this area that we try so hard to keep clean.

The carpark would be [REDACTED] so we also have privacy and light pollution concerns here too.

Whalley has changed so drastically over the last 20 years with housing estates springing up on every available plot of land, we are so upset that another one is being proposed and the proximity to [REDACTED] and all the other households on Accrington Road and the Cloisters is just a step too far.

We urge you to stop this application going ahead now before the area is completely saturated with new builds!

Regards
[REDACTED]