

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 September 2023 10:52  
**To:** Planning  
**Subject:** Comments on Application No. 3/2022/1158

---

 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.

---

From:

[REDACTED]

Email:

[REDACTED]

Application No. 3/2022/1158  
Land South of Accrington Road  
Whalley  
Developer: Oakmere Homes

Proposal 17 Dwellings , 57 Apartments: plus public car park

Further to my previous comments on this proposed development  
(Ref: FS-case-496461270)

My main concerns remain as follows;  
Flood risk.

I note the new conditions required by the environment agency, in particular the crucial larger size of drainage pipes and works to be undertaken prior to and during the construction phase of this site. However to the best of my knowledge nothing I've read in their latest response indicates that there is a change to much of the site status as being in Flood Zone 3.

Added to this, there has been no progress or funding available to undertake flood prevention measures on the nearby River Calder. So effectively many households below this site are still at a similar risk of flooding as they were in December 2015, but with the potential additional risk of flooding from the loss of permeable land on the proposed site.

I cannot stress enough the adverse impact both physical, mental and financial, on householders of suffering flooding of their homes.

As more and more permeable land in Whalley is built on, the cumulative effect on the risk of flooding, combined with climate change does not bode well for the future of Whalley.

Accrington Road and Public Car Park

The latest response from Lancashire County Council Highway's raises a number of concerns regarding footpaths, access points etc.

As someone [REDACTED] and has had to cross Accrington Road at various points

[REDACTED] I can assure you that traffic descending the hill from the traffic lights at the top does not slow down at the point when the speed limit changes from 50 mph to 30 mph but continues at same speed until it reaches the built up area. Why on earth is there a 50 mph on this road anyway? Makes no sense at all these days.

With regard to a public car park it is completely outrageous that this should be situated immediately next to two existing residential homes. It will increase the late night noise risk of slamming car doors, car radios, taxis and misuse of the area. If this is needed at all it should be sited higher up Accrington Road at the top entrance to the development.

\$

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 06 September 2023 11:17  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/1158 FS-Case-544925232

**Name:** [REDACTED]

**Address:** [REDACTED]

[REDACTED]

**Email:** [REDACTED]

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

**Address of Development:** Oakmere Homes, Accrington Road, Whalley

**Comments:** These comments are in addition to my comments of 13 March 2023 which appear in this application under 22 1158 x 10 3rd party responses.

My additional comments below are in response to new information in this current application.

#### FLOOD RISK

The ENVIRONMENT AGENCY raise several conditions which MUST be met before development commences, in respect of the compensatory storage scheme and proposed drainage channels. Reasons include reducing the risk of flooding to the development and ELSEWHERE. They also raise concerns about the functionality of the above, which must be managed and maintained for the lifetime of the development. They point out that the scant 1metre passage between the compensatory storage scheme and the attenuation basin is an unacceptable risk of breach between the two areas. They also raise concerns about the unsuitability of the size of outfall pipe to the River Calder.

The comments about flood risk are echoed in the responses from LCC's LEAD LOCAL FLOOD AUTHORITY, UNITED UTILITIES and WHALLEY PARISH COUNCIL.

#### INFRASTRUCTURE

We are concerned about the impact the proposed development will have on the already challenged provision of services provided by DOCTORS, DENTISTS, SCHOOLS.

The EDUCATION assessment and response appendices raise objection to the development, as no provision has been made for financial contribution to the likely increase in school places.

Regards  
[REDACTED]