[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 August 2025 12:53
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743053703

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: field east of Clitheroe Road, Whalley

Comments: I strongly object to this proposed development. The site is not allocated for housing in the Local Plan and directly conflicts with planning policies DS1, DMG2, and DMH3. The scale of the scheme is completely disproportionate to the size of Whalley, a village of just over 4,000 residents, and goes against policies DMG1 and EN2. Furthermore, Ribble Valley already has a sufficient housing supply of 6.2 years, meaning there is no need for speculative development of this kind (NPPF para 78, Dec 2024). Finally, the only access via Clitheroe Road and the A59 would lead to significant traffic and safety concerns, in conflict with DMG1 and DMG3.

[redacted]

From: [redacted]
Sent: 22 August 2025 13:56
To: Planning
Subject: Planning 3/2025/0588 land east of Clitheroe Road Whaley

This is my objection to the above application on the grounds 1, Barrow and Whaley have had too much new build developments in the last decade or so. Enough is Enough.
2- There isn't enough infrastructure, schools and Doctor's surgery.
3,Poor road visibility in and out of the site.
4. Increased traffic congestion.
5. Loss of yet more green belt.

Yours sincerely,
[redacted]

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 August 2025 14:03
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743076436

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: There is a need for affordable housing in Whalley but should be distributed evenly around the village not concentrated in a high density site which by its nature and location could become a segregated area from the rest of the village
The proposed development will result in a high volume of vehicular and pedestrian traffic having to cross over busy Clitheroe Road to ingress and egress the site causing a potential danger to people and cars and will also increase the traffic congestion already experienced in Whalley. It should be noted that there is no pedestrian footpath on the east side of Clitheroe Road.
The proposed development is also out of keeping in character and architecture to other properties in the immediate vicinity

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 August 2025 15:06
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743088745

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I object to this planning application. Whalley village has had hundred's of houses built in and around the village in the last 5 years. The loss of habitat to wildlife is a major concern. Transport & traffic stream will multiply on roads that are already not worthy of being called a road any more and certainly are unable to take further volumes of vehicles, whilst also raising concerns about the increase in danger in the area.
I 100% object to this application.

Yours Sincerely,
[redacted]

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 August 2025 16:06
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743117652

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe road whalley

Comments: Hi I'm writing in response to the application of planning to the land on clitheroe road whalley.
Firstly I don't wish for this proposal to be accepted as the area of barrow and whalley over the last few years has done far too much house builds recently and I'm sure if there's a thresh hold as such I'm sure it's been passed already.
Secondly since the area has already been built up heavily with new builds I [redacted] schools and medical care. You can't see a doctor unless you are willing to wait weeks on end and it also took two years upon registering to get a dentist in the area so we had to travel to [redacted].
The area itself is now busy with traffic throughout the day the trains are always late and the area is mainly full of working families, who travel backwards and forwards into Manchester and surrounding areas.
Whalley I would say is a privileged area with beautiful views and sights to behold and enjoy from the abbey to the high street Which should be keep this way.
If this development takes place I wish to know what it would do for a already overcrowded area going forward as you keep building homes but no schools or doctors, which is also shared with sabden by the way because personally speaking there's no more available room and your taking away what's left of our green space and wild life in which you seem to have no care for.
Kind regards,
[redacted]
I kindly await your response.

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 August 2025 17:28
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743144325

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I am writing to reject to the proposed plan on the following grounds:
• "The site is unallocated in the Local Plan and conflicts with Policies DS1, DMG2, and DMH3."
• "The development is disproportionate to Whalley's small size (2021 Census: 4,052 people) and conflicts with DMG1 and EN2."
• "Ribble Valley already has a 6.2-year housing supply, so there is no need for speculative development here (NPPF para 78, Dec 2024)."
• "The access via Clitheroe Road/A59 will create traffic and safety problems, contrary to DMG1 and DMG3."

Furthermore this is the last green space which separates Whalley from Barrow
There are already another 100 houses being proposed for Accrington Road, yet no expansion of amenities. It takes weeks to get a Dr'a appointment, the local school is now too large for all the children to celebrate assembly together as the hall is no longer big enough. There are no dental vacancies

[redacted] and the volume of traffic trying to enter and leave the village each morning is staggering. The Ribble Valley is more than Whalley so if more housing is needed it should be done in a different area as Whalley is at capacity.

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 August 2025 21:26
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743177840

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road, Whalley

Comments: Objection to this proposal of land being used to build 77 rental properties.

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 10:11
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743231803

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Clitheroe Road, Whalley

Comments: I am very concern about this development going ahead and damaging both Whalley and Barrow in so many ways. Both villages have seen a large influx of new developments, one of which is still ongoing and struggling to sell. We keep loosing valuable green land, pushing wildlife further away and damaging precious habitats. Both schools in the area are oversubscribed and there are not enough amenities to provide people already living in the area. The roads are getting busier and more dangerous for children living in the village, and both villages are loosing their unique countryside character so important for people living here. The green space is important for the everyone's wellbeing and there are other options for redeveloping the land instead of taking over the precious green space. Whalley area is also under risk of flooding and further development of the green land will increase that risk.

I strongly believe that this development should be rejected as it will bring more damage than benefit not only to Whalley but to the neighbouring barrow as well.
Thank you.

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 10:23
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743234337

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Rd, Whalley

Comments: I am against the building of these houses because it is very difficult to get an appointment in the Medical centre in Whalley already without all these new residents. Also parking is appalling in Whalley and lots of more cars will cause further congestion.

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 10:50
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743238070

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: This is really an inappropriate development. So many applications for development have been approved over the last few years, despite the objections of local people. Clitheroe, Whalley and Barrow are turning into an urban sprawl. The character of the area is changing, and not for the better. Don't underestimate the value of open green spaces. Spaces for the area to breathe.
I ask for this application to be refused

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 10:57
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743240275

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road

Comments: We don't need anymore developments in our village due to lack of doctor's, dentist and schools !!

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 11:03
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743241410

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: We already have to waite 3 week's to get an appointment at GP surgery in Whalley its just not sustainable to build even more houses unless this issue is rectified

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 11:18
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743243067

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments:
I object to the above application on the following material planning grounds:

• Whalley Settlement Boundary

The site lies outside Whalley's defined settlement boundary and is designated as open countryside. The proposal is therefore in direct conflict with Core Strategy policies DS1, DMG2 and DMH3, which strictly limit residential development in such locations unless exceptional justification is provided. No such justification has been demonstrated. If the developer considers the justification is for affordable houses, they misinterpret the need for affordable homes in Whalley as opposed to the Ribble Valley as a whole. Whalley has already met its requirement for affordable homes, required and provided by the many developments that have been built and are continuing to be built in the village. Therefore, they are confusing local housing need with general housing need in the Ribble Valley that already has 6.2 years supply. Nor has there been any community involvement in this application that might give credence to an unallocated site. It is driven solely by the greed of the developer and land owner. To justify development of this unallocated site, the applicant would need to demonstrate local need which they have singularly failed to do. We already have unoccupied affordable homes in Whalley and Barrow which further undermines the argument for additional affordable homes. There are also other allocated and approved sites, some brownfield within the settlement boundary that are more appropriate to this type of development, having direct access to services. This satellite housing estate has no facilities on its doorstep.

• Unallocated Land

The land upon which this development is proposed, is on unallocated land contrary to Core Strategy policies DS1 (Development Strategy) – new housing should be focused on allocated sites in main settlements. This site is not allocated and there is no argument to support development on this site. Approving such a development would set a precedent and open the door for more speculative applications to follow.

• Highways

The proposed access lies immediately after the A59 underpass, and on a blind bend when travelling from Barrow which is dangerous. Clearly LCC Highways agree, as they are proposing, that speed limits will need to be reduced to make the access safe. Coming from Whalley, the scheme that is being suggested, introduces a dedicated right-turn lane which blocks access for residents of Rookwood entering their property. If the road scheme was implemented it turns the rural gateway to the village into an urban road with all the attendant clutter of road signs, speed markings, ghost Islands and 2 pedestrian crossings because there is no pavement fronting the site. All of this just demonstrates that the site is not suitable for the proposed form of development and why it is an unallocated site.

• Flooding

The Flood Risk Assessment doesn't adequately address the elephant in the room. This area of Clitheroe Road has flooded on numerous occasions to the extent that the road had to be closed as demonstrated by the attached flood model. The applicant suggests that the flood risk is low and infrequent, this is not born out by the evidence of the Flood Map or our lived experience. The suggestion that the surface water drainage should go to an open ditch on the other side of the road 100m away without any agreement and involving 3rd party land is fanciful. No details have been provided and the proposed drainage solution is certainly not within the red line boundary of this application. Having 77 new homes with the associated hardstanding will do nothing but exacerbate the risk. This is the last thing we need in Whalley especially with its flooding history. This fails to comply with DMG3, DME6 and NPPF paragraphs 111 and 168.4.

(Flood Risk map was not accepted on this portal. I have therefore emailed my full response to Stephen.kilmartin@ribblevalley.gov.uk)

• Ecology

The Ecological Appraisal identifies 18 trees with potential bat roost features and habitats of moderate value, yet relies only on daytime inspections. No dusk/dawn emergence surveys, seasonal bat activity surveys, or full breeding bird and invertebrate surveys have been carried out. There are evidently water bodies on this site and there is no mention of the ponds which are frequent features within the area, providing ideal habitat for many protected species, including GC newts and does not meet the requirements of NPPF paragraph 186, Circular 06/2005, or statutory obligations under the Conservation of Habitats and Species Regulations 2019.

• Local Vernacular

The northern approach to Whalley is characterised by three substantial, late-19th and early-20th century villas, Bramley Mead, Rookwood and Graythwaite together with The Lodge to Bramley Meade and The Coach House to Graythwaite. They are each set within mature landscaped grounds and form a distinctive historic character for the area that reflects Lancashire's textile history. All of these homes are over 100 years old, and could be considered non-designated heritage assets. The proposal for 77 highly packed dwellings on a satellite estate of apartments and terraced blocks, bears no relation to this established character and will detract from this very special location. The materials proposed do not reflect the surrounding properties which consist of Accrington brick with ornate sandstone detailing, natural slate roofs and white wooden windows. The materials stated are reconstituted stone and render, with tile roofs and grey uPVC windows. This would appear incongruous and harmful to the setting of these historic homes, eroding the verdant, low-density gateway to the village. This conflicts with policies DMG1 and DME2 and with NPPF paragraph 135,

which requires development to respect local character and history.
The site also lies on the approach to Whalley Conservation Area. The Lodge, and Rookwood have both undergone significant Heritage and Conservation scrutiny during recent renovations. In contrast, this application which also has the same setting makes no assessment of the impact on the Conservation Area. The omission of a Heritage Impact Assessment is a significant failing, contrary to policy DME4 and NPPF paragraphs 203–206.

There are many fundamental flaws to this application, drainage and flooding in my view should be fatal to this application and I would respectfully request that it is refused.

Kind regards,

[redacted]

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 12:41
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743255781

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: Yet more building in Whalley and the loss of another green space. Additional pressure on local services, doctors and yet more congestion.
Hard landscaping over the proposed development site is likely to exacerbate flooding on adjacent Clitheroe Road in heavy rains as has happened in the past.
Vehicular access to the site will involve turning across flow of traffic creating potential hazards at peak times. The location of two bus stops on Clitheroe Road will cause blind spots to cars leaving and entering the development.
The only way for pedestrians from the 77 dwellings to reach the village or other places would be traversing Clitheroe Road which without a designated safe crossing point would be dangerous. There is no pavement on the east side of Clitheroe Road outside the proposed site.
A high density development is out of keeping with local low density housing and would not match existing architecture and materials.
One bedroom apartments are likely to attract single occupancy which grouped together would not be conducive to integration with the local community possibility resulting in a segregated area

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 16:28
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743288878

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: Dear sir
I came to live in Whalley [redacted] was built which relieved traffic congestion passing through Whalley. Since then in the last 10 years approximately Whalley has changed beyond recognition.
The only visible signs of the old Whalley are the abbey and its grounds and the main street which is more or less intact.
The rest of the area from the river to beyond Barrow has become a large residential area with the resulting traffic and congestion back in Whalley nearly as it was 50 years ago.
Whalley and Barrow have done more than enough to accommodate people who wish to move into the area from elsewhere.
Various reasons have been given for the refusal of this application including listed trees, wildlife corridors etc. But the overriding reason to why this application should be refused is that this incongruous building will look completely out of place in that setting and our few remaining green spaces should be preserved at all costs.

Yours faithfully
[redacted]

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 August 2025 19:19
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743309182

[redacted]

[redacted]

[redacted]

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: object to this development. There is already enough housing in the area, but not enough infrastructure to support more residents. Local schools are full, GP surgeries are overstretched, and no new provision has been planned.
If the Council wants to encourage growth, new schools and medical facilities must come before additional housing. Until then, this proposal is unsustainable and should be refused.