

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 12:43
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741598263

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe road whalley

Comments:

Re: Objection – 3/2025/0588 – Land east of Clitheroe Road, Whalley (77 affordable dwellings)

Dear Case Officer,

I write to object to the above proposal on material planning grounds. My concerns are based on the Ribble Valley Core Strategy, the National Planning Policy Framework (NPPF, Dec 2024), and the Council's current housing land supply position.

1) Policy Conflict (Unallocated Edge-of-Settlement Growth)

The site is not allocated for housing development. Core Strategy Policy DS1 directs major housing to identified strategic sites. Policy DMG2 requires that new development in Whalley consolidates, expands, or rounds off the settlement, proportionate to its scale. Policy DMH3 restricts new housing in open countryside to local needs/agricultural cases. This scheme does not comply.

2) Housing Supply

Ribble Valley Borough Council's May 2025 Housing Land Supply Statement confirms a 6.2-year deliverable supply (against an LHN of 311 homes/yr). The Council passes the Housing Delivery Test, so the NPPF tilted balance does not apply. The plan-led approach should prevail.

3) Scale and Character

Whalley's 2021 Census population was 3,411 (built-up area) and 4,052 (civil parish). Adding 77 dwellings on an unallocated greenfield site is disproportionate and risks harming the village's character, contrary to Core Strategy DMG1, DMG2 and Key Statement EN2.

4) Traffic and Access

Policies DMG1 and DMG3 require safe access and no severe cumulative highway impacts. Clitheroe Road and the A59 corridor are already constrained. Without proven mitigation, the scheme risks failing these tests.

5) Housing Mix and Need

While affordable homes are welcome, need should be met on allocated or brownfield sites.

Delivering 77 units here, outside of allocations, is not the most sustainable way to meet affordable need.

For these reasons, I respectfully request the Council refuse permission for application 3/2025/0588.

Yours faithfully,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 12:41
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741592609

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: East Of Clitheroe Rd. Whalley.

Comments: To build any more properties in the area is a ridiculous notion.

In our small village, halting the construction of additional houses is crucial to preserve its unique character and address pressing concerns. The surrounding wildlife, including rare species, faces habitat loss from encroaching development, threatening the ecological balance. Traffic congestion is already a growing issue, with narrow roads unable to handle increased vehicle numbers, raising safety risks for pedestrians and cyclists. Furthermore, an influx of new homes could oversaturate the housing market, driving down property values and impacting residents' financial stability. By prioritizing conservation and safety over unchecked expansion, we can protect the village's charm, its natural environment, and the well-being of its community.

New housing developments in a small village can significantly impact local wildlife. Construction clears natural habitats like woodlands, meadows, or wetlands, displacing species such as birds, mammals, and insects. For example, rare or protected species, like bats or amphibians, may lose critical breeding or feeding grounds, leading to population declines or local extinction. Fragmented habitats disrupt migration routes and reduce genetic diversity, weakening ecosystems. Increased human activity, noise, and light pollution from new homes can further stress wildlife, altering behaviors like nesting or foraging. Runoff from construction sites may pollute streams or ponds, harming aquatic life. Preserving undeveloped land is essential to maintain biodiversity, support pollinators, and ensure the village's ecological balance remains intact.

Pollution from housing development in a small village can severely impact wildlife. Runoff from construction sites often carries sediment, chemicals, and debris into nearby streams, ponds, or wetlands, contaminating water sources. This can harm aquatic species like fish, frogs, and insects by reducing oxygen levels or introducing toxic substances, disrupting reproduction and survival. Soil erosion from cleared land can smother habitats, affecting plants and small organisms. Noise and light pollution from new homes disturb nocturnal animals like bats and owls, altering their hunting and mating behaviors. Air pollution from construction equipment or increased traffic releases particulate matter and toxins, which can impair respiratory systems in mammals and birds. These cumulative effects threaten biodiversity, destabilize ecosystems, and diminish the village's natural heritage. Limiting development helps mitigate these risks and protects wildlife.

Poor air quality from housing development in a small village can significantly harm local wildlife. Construction activities and increased traffic release particulate matter, volatile organic compounds, and nitrogen oxides into the air. These pollutants can impair respiratory systems in mammals, birds,

and even insects, reducing their ability to forage, reproduce, or evade predators. Fine particles can settle on plants, disrupting photosynthesis and affecting herbivores reliant on them. For pollinators like bees, air pollution can interfere with scent-based navigation, reducing pollination success and impacting food chains. Chronic exposure to poor air quality weakens immune systems across species, making them more susceptible to disease. By limiting new construction, the village can maintain cleaner air, safeguarding wildlife health and preserving the ecosystem's balance.

Poor air quality from housing development in a small village can severely impact pollinators like bees, butterflies, and moths. Air pollutants, such as nitrogen oxides and particulate matter from construction or increased traffic, can degrade the scent trails pollinators rely on to locate flowers, disrupting their foraging efficiency. Ozone and other chemicals may also alter the chemical composition of floral nectar or pollen, reducing their nutritional value or attractiveness. This can lead to malnutrition and weakened colonies, particularly for bees. Additionally, particulate matter can physically coat pollinators' bodies, impairing their ability to collect pollen or regulate body temperature. Declining pollinator populations threaten local plant reproduction, affecting food availability for other wildlife and disrupting the ecosystem. Limiting development helps maintain cleaner air, preserving pollinators' critical role in the village's biodiversity.

Poor air quality from housing development in a small village can significantly impact non-pollinator insects, such as beetles, dragonflies, and spiders, which are vital to the ecosystem. Particulate matter from construction and traffic can settle on insects' bodies, clogging spiracles (breathing pores) and impairing respiration, particularly in smaller species. Volatile organic compounds and nitrogen oxides can disrupt chemical communication, like pheromone signaling, used by insects for mating or territory defense, reducing reproductive success. Toxic pollutants may accumulate in their tissues, causing physiological stress, weakened immunity, or death. Habitat degradation from dust and chemical runoff can also destroy microhabitats, like leaf litter or soil, where many insects live and feed. Declines in these insect populations disrupt food chains, affecting predators like birds and amphibians. Limiting development preserves air quality, protecting these insects and maintaining ecological balance.

Increased traffic from new housing developments in a small village poses significant health risks for children. Higher vehicle numbers elevate air pollution, releasing fine particulate matter (PM2.5) and nitrogen oxides that children inhale during outdoor play or while walking to school. These pollutants can impair lung development, exacerbate asthma, and increase respiratory infections, with long-term effects on cardiovascular health. Traffic noise disrupts sleep and concentration, potentially affecting cognitive development and school performance. Additionally, congested narrow village roads heighten the risk of accidents, endangering children who walk or bike. Poor air quality and safety concerns also discourage outdoor activity, contributing to sedentary lifestyles and associated health issues like obesity. Limiting housing expansion reduces traffic, helping protect children's physical and mental well-being while maintaining safer, cleaner village environments.

Increased traffic from new housing developments in a small village can adversely affect elderly residents' health. Elevated air pollution from vehicle emissions, including fine particulate matter (PM2.5) and nitrogen oxides, exacerbates respiratory conditions like chronic obstructive pulmonary disease (COPD) and asthma, common among older adults. These pollutants also increase the risk of cardiovascular issues, such as heart attacks or strokes, by contributing to inflammation and reduced lung function. Traffic noise can disrupt sleep, elevate stress levels, and worsen hypertension, further straining the elderly's cardiovascular systems. Additionally, busier roads heighten accident risks, limiting safe mobility for seniors who walk or use mobility aids, potentially leading to social isolation and reduced physical activity, which can accelerate cognitive decline and frailty. Limiting housing development mitigates traffic-related air and noise pollution, preserving a safer, healthier environment for the elderly.

Increased traffic from new housing developments in a small village can negatively impact pets'

health. Vehicle emissions release fine particulate matter (PM2.5) and nitrogen oxides, which pets, particularly dogs and cats, inhale during walks or outdoor time. These pollutants can irritate respiratory systems, worsening conditions like bronchitis or triggering allergies, especially in breeds prone to breathing issues. Traffic noise can cause stress and anxiety in pets, leading to behavioral changes, reduced appetite, or disrupted sleep, which may weaken their immune systems. Busier roads also increase the risk of accidents, endangering pets that roam or escape, potentially causing injuries or fatalities. Furthermore, polluted air and runoff from construction can contaminate grass or water sources pets interact with, risking skin irritations or gastrointestinal issues. Limiting housing expansion reduces traffic-related pollution and hazards, helping maintain a safer, healthier environment for pets.

Increased traffic from new housing developments in a small village can disproportionately affect certain pet breeds due to their specific vulnerabilities. Brachycephalic dog breeds, like Pugs, Bulldogs, and French Bulldogs, with short snouts and compromised airways, are particularly susceptible to respiratory distress from air pollutants like fine particulate matter (PM2.5) and nitrogen oxides, which can exacerbate breathing difficulties and lead to chronic bronchitis or heat intolerance. Small breeds, such as Chihuahuas or Yorkshire Terriers, may experience heightened anxiety from traffic noise due to their sensitive nervous systems, potentially causing stress-related behaviors like excessive barking or trembling. Cats, especially breeds like Persians or Siamese with delicate respiratory systems, can develop asthma or skin irritations from exposure to polluted air or contaminated surfaces. High-energy breeds like Border Collies or Labrador Retrievers, often walked on village roads, face increased accident risks on busier streets. Limiting development reduces these traffic-related risks, protecting vulnerable pet breeds and supporting their health.

Increased traffic from new housing developments in a small village can worsen or trigger respiratory issues in pets due to heightened air pollution. Vehicle emissions release fine particulate matter (PM2.5), nitrogen oxides, and volatile organic compounds, which pets inhale during walks or outdoor time. These pollutants irritate the respiratory tract, particularly in breeds with pre-existing vulnerabilities. Brachycephalic dogs, such as Pugs, Bulldogs, and French Bulldogs, with their short snouts and narrow airways, are prone to exacerbated breathing difficulties, chronic bronchitis, or pneumonia when exposed to poor air quality. Cats like Persians or Siamese, with sensitive respiratory systems, may develop or experience worsened asthma, marked by coughing, wheezing, or labored breathing. Smaller pets, like Chihuahuas or rabbits, can suffer from airway inflammation due to their higher respiratory rates and lower tolerance for pollutants. Long-term exposure may lead to chronic respiratory conditions, reduced exercise capacity, and increased veterinary costs. Limiting housing expansion reduces traffic-related air pollution, helping protect pets from these respiratory health risks.

Increased traffic from new housing developments in a small village can significantly impact the health of local bat populations, particularly through respiratory and behavioral effects tied to air quality and noise pollution. Vehicle emissions release fine particulate matter (PM2.5), nitrogen oxides, and volatile organic compounds, which bats inhale while foraging or commuting. These pollutants can irritate their respiratory systems, potentially exacerbating conditions like pneumonia or reducing lung efficiency, especially in species with high metabolic rates, such as the Common Pipistrelle (**Pipistrellus pipistrellus**) or Greater Horseshoe Bat (**Rhinolophus ferrumequinum**). Traffic noise, particularly in the sonic spectrum, disrupts echolocation and foraging behavior, reducing bat activity by up to two-thirds and decreasing feeding success, as seen in studies on species like Soprano Pipistrelles (**Pipistrellus pygmaeus**) and *Myotis* bats. Additionally, low-flying bats, such as those in the Vespertilionidae family (e.g., **Myotis** species), face heightened collision risks with vehicles, with roadkill affecting up to 5% of some colonies, particularly males and juveniles who fly at traffic height. Habitat fragmentation from roads further restricts access to roosts and foraging areas, increasing energy expenditure for species like the Long-tailed Bat (**Chalinolobus tuberculatus**). These combined stressors—air pollution, noise, and collision risks—threaten bat

health and population viability, especially for conservation-dependent species. Limiting housing development reduces traffic-related impacts, preserving cleaner air and safer habitats for bats.[](<https://www.vincentwildlife.ie/news-media/blog/the-impact-of-traffic-noise-on-bat-activity>)[](<https://www.vwt.org.uk/news-media/blog/the-impact-of-traffic-noise-on-bat-activity>)[](<https://transportecology.info/research/review-of-road-impacts-on-bats>)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 12:34
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741592838

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments:

Re: Objection – 3/2025/0588 – Land east of Clitheroe Road, Whalley (77 affordable dwellings)

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Delivering 77 units here, outside of allocations, is not the most sustainable way to meet affordable need.

For these reasons, I respectfully request the Council refuse permission for application 3/2025/0588.

Yours faithfully,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 12:18
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741584714

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: Too many houses in whalley already, we don't more. Keep it beautiful, keep it green.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 12:00
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741561400

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I would like to lodge my objections to the application as follows:

1/ The site of the development accessing clitheroe road floods regularly, such to a point the road often closes and sometimes for days. - During these periods how would the residents access their properties, the removal of the green space of this land would further exacerbate this as it is likely the run off will cause the road to flood further as the ground will no longer be absorbing the rainfall due to elevation. The flood assessment included in the planning application is seriously flawed and I challenge its validity, the road floods a lot and locals will know this but their assessment seems to only indicate flooding on the opposite side!

2/ Traffic and congestion in the centre of whalley is a big problem, event to get out of a side street can take a lengthy period of time, access to these properties would have to be either from barrow direction or from whalley, this is going to cause even more congestion, and cause problems for the road which oakhill is off as this is overused and is often in a state of disrepair. Noise from the A59 for the residents with it being so close would also surely be a problem in selling these properties - its akin to living right up against a motorway.

3/ Safety - there is no foot path on that side of the road, the road is a 40mph with a blind bend under the bridge of the A59, its an accident hotspot waiting to happen for pedestrians and drivers pulling out.

4/ Loss of habitat, I often see deer, hares, rabbits, bats and other wildlife roaming here, reducing yet more habitat and pushing the boundaries of whalley into barrow are causing undesired loss of habitat and barrow and whalley closer to being merged. Also reducing their habitat by replacing it with housing means they can no longer travel from the adjacent fields and long down and over the road.

5/ Strain on local resources, whalley already has problems with GP access, often having to wait weeks, lack of local school provisions and ZERO chance of getting into a dentist, this will just add to the misery of locals, the local resources just are not available to support another housing development!

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 11:56
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741566450

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: My main concern is that 77 affordable RENTED flats and houses doesn't fit with the surrounding properties for example Rookwood, The Lodge and Bramley Meade Hall. These buildings, along with many others on Clitheroe Road are historically important and I feel this corridor should be protected from mass development.

Over the years I have also seen Whalley become more and more congested with the volume of houses being built locally and this would significantly add to the problem. Whalley is a real asset to the Ribble Valley that we should be protecting from over development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 11:43
To: Planning
Subject: Planning Application Comments - 3/2025/0558 FS-Case-741556314

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0558

Address of Development: Land east of clithero road whalley.

Comments: This doesn't fit the area, especially not one bedroom apartments, we have an established character of family housing the pringle application houses are not needed here, we already have hundreds of new houses built in this small rural area, causing more green land loss, this is the wrong location, it will encourage transient occupancy that don't care about our community. Will badly affect our roads and cause more parking issues. Most of all it's a total disaster for local amenities, we already struggle to get a GP appointment. This is totally wrong for Whalley village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 11:39
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741558101

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe Whalley

Comments: This will put pressure on schools,NHS,GP services, dentists, parking and traffic
This is by no means a good idea

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 11:33
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741557922

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I wish to object to this proposed development for the following reasons:

1. Impact on Wildlife – The applicant suggests that the site has limited ecological value. This is not the case. The area is home to deer, hawks, bats, and a wide variety of insects including butterflies, bees, and dragonflies. Building here would cause a clear loss of important habitat.
2. Highways and Access – The claim that the site is well linked to the village is misleading. There are no public footpaths along this stretch of Clitheroe Road, and Whalley is already struggling with congestion and parking shortages. The proposed access point also lies immediately before the A59 flyover, in a location known to flood during periods of heavy rain, which raises safety and practicality concerns.
3. Affordable Housing Provision – The type of rented housing being put forward is not in keeping with the style or scale of affordable homes that have been successfully delivered in the area, such as those at Northcote Manor. The proposal does not meet the community's expectations of what affordable housing should provide.
4. Local Services Under Strain – Seventy-seven additional homes will create further demand on local GPs, dentists, schools, and NHS services, all of which are already stretched. Promises of infrastructure improvements from previous developments have not been fulfilled, and there is no evidence that this scheme will be any different.
5. Design and Character – The density and design of the proposed houses do not reflect the character of the surrounding area. Introducing such a large number of tightly packed dwellings into a low-density setting would be wholly inappropriate and out of keeping with the village.
6. Planning History – It should also be noted that a very similar proposal on the neighbouring fields (Appeal Decision APP/72350/W/20/3248156) was refused in 2020. The same issues apply here and should lead to the same outcome.
7. Settlement Boundary – The land in question sits outside the recognised settlement boundary and has not been allocated for development. It is physically separate from the village and bringing forward housing here would be contrary to the local plan.

Conclusion

This application represents overdevelopment on an unsuitable site. It would harm the character of Whalley, place unacceptable pressure on local infrastructure, and bring no clear benefits to balance the many drawbacks. For these reasons, I strongly urge the council to refuse permission.

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 10:26
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741517797

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: Traffic & Road Safety

Clitheroe Road is already a busy, fast, and unforgiving stretch of road, particularly at peak times. The reduction from 40mph to 30mph as vehicles approach Whalley is too often ignored by drivers, creating a hazardous environment for residents, schoolchildren, and pedestrians. To introduce a new junction here — along with the daily movements of over a hundred additional cars — would not only intensify congestion but also heighten the risk of accidents, especially during school hours when the road is at its most vulnerable.

Strained Services & Infrastructure

Whalley is already straining under the weight of demand. The GP surgery is oversubscribed to the point where residents are routinely redirected to Clitheroe for even the most basic treatments. Our schools are at or beyond capacity, and parking in the village has become a daily struggle. Every aspect of local life is under pressure. To add yet more housing without first addressing these critical shortfalls is not sustainable — it is reckless. More houses will only mean more demand on services that are already stretched to breaking point.

Loss of Wildlife & Green Space

This field is not just open land; it is a living habitat, regularly frequented by protected species such as birds of prey and bats. These creatures are a daily presence for those who live nearby, yet their importance has been overlooked. A thorough ecological survey would have revealed this, but no such evidence has been submitted with the application. The absence of this vital information is not just an oversight — it is a serious failing that risks silencing the needs of wildlife that cannot speak for itself.