

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 23 August 2025 19:28  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743309850

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Road Whalley

**Comments:** I wish to make a strong objection to the proposed development in Whalley.

Whalley and Barrow have already endured significant levels of housing development in recent years, to the point where local infrastructure is stretched well beyond capacity. Roads, schools, healthcare provision, and community services are all under pressure, and further development will only worsen these problems.

This scheme, in particular, is entirely unsuited to a village such as Whalley. The scale and nature of the proposal threatens to destroy the very character and heritage that make the area so special. Whalley is a fabulous village with a unique sense of place, and it is being irreparably damaged by continuous overdevelopment.

I consider this one of the worst schemes yet brought forward for Whalley, and I urge the planning authority to reject it.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 23 August 2025 19:32  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743310329

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Road Whalley

**Comments:** Whalley and the surrounding area has already seen large expansion over recent years, adding several people to the area who add pressure to transport and traffic networks, as well as to NHS, dentist, schools, and GP services. The addition of a further 77 dwellings at the proposed site only serves to exacerbate these issues for the local area. Furthermore, the type of housing proposed does not match the existing properties in the local area.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 23 August 2025 19:36  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743310795

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] **Reference No.:** 3/2025/0588

**Address of Development:** Land east of clitheroe Road whalley

**Comments:** This proposed site is one of the last open spaces in our village. This development would bring more traffic, this road is a very busy road and with the site being just after a bend would be quite dangerous. It would place a big strain on our GPs which are already working at a full capacity with appointments weeks to see an GP so extra houses and people would impact on this further Houses that are for families would mean more children competeing for school places and the schools are always full at intake so can not be stretched any further it would also destroy vital wildlife habitat. Whalley is already at breaking point, the infrastructure can not cope with more houses, barrow has recently had lots made with several estates and the estate in whalley is still being built and houses still up for sale. Would cause many potential problems I strongly object

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 23 August 2025 22:21  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743322243

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land East of Clitheroe Road Whalley

**Comments:** I wish to object to the above planning application as follows.

1.Lack of suitable infrastructure: We already have a challenging situation with our health services at the present time. Whalley and Sabden medical group are struggling to cope with the number of patients and have long waiting times for appointments. I regularly have to wait for over 5 weeks for a standard appointment. A further increase in the population will put the infrastructure under increased strain. Whalley and Barrow primary schools have already expanded to their maximum space and size. Children are often not getting their first choice of both primary and secondary school which means they are having to travel further than preferred for their education. An increase in the number of houses / residents in Whalley and Barrow would only add to this problem. New houses will add additional pressure to NHS, Dentists, Schools and GP services. Previous housebuilding in the village has promised to improve and expand all these services but locals know that this has not happened.

2. Transport and Traffic: There are no footpaths linking the proposed development site to either Whalley or Barrow. Traffic congestion is a real problem through the centre of Whalley and parking spaces cannot be found in the village. The Whalley to Barrow road frequently floods and becomes impassable. With the recent increase of housing in the area many vehicles of various sizes are using the narrow route of Whiteacre Lane and Wiswell village to link up with main roads. This means that many residents fear for their safety whilst walking through these narrow village lanes. Should these lanes become unsafe for pedestrians this will impact on the ability of residents to walk through and between their villages which will be detrimental to their health and wellbeing. I know of Whiteacre Lane residents who are too frightened to walk up to Wiswell.

£.Public Safety: It is well known that antisocial behaviour in the centre of Whalley is a huge problem for residents and Police. If more houses are erected within easy walking distance of this 'hot spot' - the number of incidents that the Police will have to attend may increase. As I have over [REDACTED] experience [REDACTED] I find this of great concern.

4. Ecology: The proposed development area is very important to wildlife. I often see deer, foxes, bats, barn owls and hawks feeding and enjoying the freedom of this space and I am sure a huge range of insects contribute to the diversity of wildlife.

5.: Appeal Decision APP/72350/W/20/3248156 Planning was refused on the adjacent fields to this site in 2020 having exactly the same set of circumstances. It is important to recognise the boundaries to a village so that the character and beauty of the Ribble Valley can be protected and appreciated by

everyone otherwise villages will just merge into urban sprawl and lose their individuality.  
THIS IS THE WRONG PROPOSAL FOR THIS AREA AND MUST BE REFUSED PERMISSION>

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 August 2025 11:42  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743377809

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Road Whalley

**Comments:** We strongly object to the planning application due to this being outside the commitment made by Whalley in terms of new housing and the further pressure this would put on the schools, doctors and dentists in the village together with the overall infrastructure of the area

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 August 2025 14:21  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743403163

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Road, Whalley  
Pringle Homes

**Comments:** Reject proposal

Whalley is a village of unique historic and cultural significance, cherished for landmarks such as Whalley Abbey, the Church of St Mary and All Saints, and the iconic Whalley Viaduct, all set within a tranquil rural landscape. The proposal to build 77 new accommodations threatens to overwhelm this delicate balance, placing strain on infrastructure, increasing congestion, and undermining the charm that draws both residents and visitors alike. Such large-scale development would not only erode the historic character of Whalley but also risk damaging the strong sense of identity and community that has grown here for centuries. To protect its heritage, beloved character, and the village's long-standing reputation as one of the Ribble Valley's gems, the proposal should be firmly rejected.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 August 2025 14:24  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743403852

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe road, Whalley

**Comments:** The open fields that surround Whalley are as vital to its identity as its abbey ruins, historic church, and iconic viaduct, yet they are rapidly disappearing under new developments across the county. What little remains must be protected, as these landscapes preserve the village's rural setting, safeguard views of its historic landmarks, and maintain the character that makes Whalley so beloved. To replace them with 77 new accommodations would irreversibly damage this balance, erasing a piece of countryside that cannot be replaced. Once these fields are lost, they are gone forever, along with the sense of space and heritage they provide. Preserving them is not only a matter of beauty or ecology, but a duty to future generations who deserve to inherit Whalley as a village rooted in history, not swallowed by overdevelopment.



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 August 2025 16:00  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743407844

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe road Whalley

**Comments:** Regarding Pringle Homes

This proposal is in the wrong area and wrong for the future of Whalley Village.

All the present homes in this location are large houses with values of over a million pounds. To add 77 densely packed homes in a low density neighbourhood is unrealistic and will create problems for the all ready over loaded services ie GPs, schools, traffic and parking etc. The entrance to the proposed site will have safety issues, it's immediately after a blind bend on a 40 mph road. There is no footpath on that side of the road, all families with children would need to cross high speed road on leaving the site, safety problem. At this present time a new development is in progress to build 70 densely packed homes (behind Woodlands Park estate) on green field land. The In-packed on services and traffic is yet to be seen, when these houses are occupied with families and children. Any green field land around Whalley should be protected at all cost, once it's lost it's lost for ever.

This proposed development by virtue of it's detrimental impact must be

“ REFUSED “

Regards caring resident of Whalley.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 10:59  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743536704

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Road Whalley

**Comments:** I refer to the above application re. proposed erection of 77 affordable dwellings and would like to make the following observations.

1. Access to the development will create immense problems on this busy main road.
2. Why another greenfield site when there are brownfield sites in nearby localities.
3. The infrastructure at present is stretched to the limit particularly with schools and health facilities.
4. The application states there will be little effect on the wildlife, this is a misrepresentation.
5. Where are the local people who require this type of affordable dwelling when this has not been the case in recent nearby developments.

I trust you will take the above comments into consideration when making your decision.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 August 2025 16:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743419699

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land East of Clitheroe Road, Whalley

**Comments:** Whalley has already suffered its fair share of new housing developments over the past decade or so. The village does not have the infrastructure to support the housing development already carried out during these years, let alone support any further proposed development. Services within the village are already stretched, with road conditions, traffic congestion, parking problems and GP services being the main services now at breaking point. We simply should not have to suffer any further loss of our quickly disappearing green space only to put even more profits in the hands of the developers. No improvement of infrastructure has been made since housing development started in Whalley, in spite of continuous objection to these developments being made on these grounds. Any promises to be made by future developers would be likely unfulfilled.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 August 2025 21:36  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743466180

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land East of Clitheroe Whalley

**Comments:** I raise my objection to the proposed development of 77 homes under this application.

The area around Whalley and Barrow has had huge development in recent years, with large developments still ongoing. This has placed unsustainable demands on local infrastructure with massive increases in traffic, schools increasingly stretched and GP services overwhelmed. Whilst I acknowledge the council has limitations on resisting developments on land identified for planning development this application falls outside of that and is additional.

The area has significant wildlife and the highly selective “expert” surveys provided in the application clearly have been conducted on selective limited visits. This land provides a vital corridor for wildlife movement in an area which is being increasingly closed off.

The proposal is wholly inappropriate for the location and I urge you to reject it.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 13:46  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743583989

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Road Whalley

**Comments:** There has been far too much development already in our area. It is unsustainable and the council should consider strongly the views of existing residents.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 14:07  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743587335

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Road Whalley

**Comments:** I would like to oppose the construction of 77 affordable RENTED flats and houses in the last remaining green field area, separating Whalley and Barrow. In recent years, hundreds of new homes have been built in this vicinity, impacting on the infrastructure and village of Whalley, Barrow and Billington. The village of Whalley is suffering considerably from the increase in new property developments.

There is considerable traffic and congestion on a daily basis and it is very difficult to park anymore in the village, an increase in further traffic from new residents would continue to put the village and the already "pot holed," roads under further strain.

77 new homes will put additional pressure on the NHS services in the area. It is already difficult to get a GP appointment at the surgery in Whalley and I have been unable to get an NHS dentist for myself and my [REDACTED]. The local primary schools and high schools are already under considerable pressure with the increased pupil numbers and there are no plans to build additional schools or extensions to my knowledge planned to accommodate potential new pupils. The green spaces have already been removed in this area, threatening the ecology of the area and habitats for various wildlife. The pressures on public services, roads and transport networks would be challenged considerably.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 14:28  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743592168

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land East of Clitheroe Road, Whalley

**Comments:** Whalley has had more than its share of new builds already. Services are already at full stretch - side roads are being used for long term parking for both people working in the village and visitors, causing problems for residents accessing their own properties. The infrastructure of our village simply cannot and should not have to cope with any more new builds. Promises to provide additional services such as a new school, doctors surgery, car parks etc have been unfulfilled and we can only assume that this non-action will continue, therefore I feel it is the duty of RVBC Planning Committee to reject this planning application on behalf of the people of Whalley.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 16:32  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743623447

[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 formally object to planning application 3/2025/0588, which proposes the erection of 77 affordable dwellings on land east of Clitheroe Road, Whalley.

While I fully support the need for affordable housing, I have significant concerns regarding the location, tenure mix, and design of this particular proposal.

**Location Beyond the Settlement Boundary:** The proposed site lies outside the defined settlement boundary for Whalley and is not allocated for development in the current Local Plan. Approving this application could undermine the Council's spatial strategy and set a concerning precedent for speculative development on important greenfield sites that make a positive contribution to the character and setting of the village.

**Lack of Tenure Mix:** The proposal comprises 100% affordable housing, which is highly unusual for a development of this scale. National and local planning policy encourages mixed and balanced communities, and this scheme fails to deliver that. A more appropriate approach would be to integrate affordable housing within a broader mix of tenures to promote social cohesion and long-term sustainability.

**Incongruous Urban Design in a Semi-Rural Context:** The proposed layout adopts a tight urban grain, with dwellings arranged in a very structured manner and in close proximity to each other with minimal spacing between plots and only limited set back from the road. This is entirely at odds with the prevailing character of this part of Whalley, which is defined by large, detached properties of varying styles with an overall unstructured layout. The properties are set within generous plots and have very mature landscaping along the road frontage. This character runs all the way from Wiswell Lane upto the boundary with Barrow. It is acknowledged that the A59 cuts across this area but in itself that does not have a significant impact on this overriding character. The proposed development would appear visually intrusive and incongruous, eroding the character of this part of Whalley.



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 16:59  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743620408

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land East of Clitheroe Road Whalley

**Comments:** To start, the site seems to have no planning development status, and sits outside the settlement boundary. There has been, and continues to be extensive new house building in both Whalley and Barrow. Whalley service provision has not grown to match existing development, as promised, so cannot cope with another 77 homes. The property type/density is totally out of keeping with the surroundings. Put simply, if this development is allowed, it will be a green light to developers that every field in the Ribble Valley can be built on. This would be a real breach of faith with the current residents.

As might be expected, many of the reports supporting the development are 'theoretical':

**Flooding.** I note that the flood risk is said to be low, yet the road under the A59 overpass floods regularly making the Whalley/Barrow road either passable only on one side, or totally blocked. It's hard to imagine that the development won't exacerbate this.

**Ecology.** During the 'day time bat survey' none were spotted in the Ecology report. I get bats over my property, but I only see them at night! Badgers are also regular visitors to my garden. I suspect both also frequent the development site. I walk past the site regularly, and all manner of birds and mammals seem to live here.

**Public transport.** I use the bus services along this road, and the actual delivery is much less effective than the timetables would suggest. Because it is not run by single operator, services tend to bunch up, leaving large gaps. The train service from Whalley is nominally once an hour, but services are cancelled, and the Blackburn to Whalley line seems to be the first to be cancelled if the operator has staffing issues in the region.

**Houses.** It goes without saying that the types of houses, materials and density are totally out of keeping with the surrounding area. The types of housing - two thirds are 1 or 2 bedrooms. Who are these houses for. Not existing local residents, I imagine, which rather undermines the 'affordable housing' assertion.

**Local services.** The promised additional provisions for GP services, dentists, schools from the previous new developments have not materialised. Adding further pressure would frankly be ridiculous.

**Whalley.** The village itself cannot cope with more people. Parking is already difficult and getting worse, and it is hard to see what could be done to improve matters. More houses just makes a bad situation worse.

**Previous Applications.** I note that APP/72350/w/20/3248156 in fields nearby was refused in quite

similar circumstances. This application should be refused on the grounds of consistency.  
In summary, this is the wrong proposal on the wrong site, and is wrong for the villages of Whalley and Barrow, which have already accommodated more than enough new housing.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 17:00  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743627836

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Rod, Whalley

**Comments:** This proposal is on the last green field between Whalley village and Barrow, so soon this will become an urban area instead of a rural one. There are presently lots of building of houses in the village, leaving the village with no green space.

There is no employment nearby so units of one bedroom could be occupied by unemployed single people which is unsuitable for the area. There is little infrastructure for more residents - the school and the doctors' surgery are both at capacity level. There is no room for more residents in a small village, as Barrow has no facilities of healthcare. Barrow school is also at full capacity.

The site is also prone to flooding during periods of heavy rains.

This type of housing does not match the needs of the area, affordable housing for young families. Please take this comment seriously and I say No to any more housing applications for Whalley and Barrow area. We have had our fair share of houses being built.

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 19:56  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743663209

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe Rd

**Comments:** The pressure on the school, dentist and doctor in the village will be huge. I struggle to get a GP appointment and have to wait about a month for a named GP. Whalley is liable to flooding now and we need to keep some fields to soak up the excess water. Developers don't always put in place good flood defences to protect the whole village

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 August 2025 21:05  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-743672414

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0588

**Address of Development:** Land east of Clitheroe

**Comments:** REFUSE This application

This is the last piece of green field land between the developments in Barrow and the new builds in Whalley and outside the village boundary. The site is located in a low density expensive area, to plan to build 77 high density homes is totally unrealistic. The proposed entrance to the site is on high speed road with no footpath on its side, meaning all families and children on foot would need to cross a 40 mph road. Whalley as lost all its green field land to developments as Barrow has, lost and gone for ever. This proposed development by virtue of it's detrimental impact must be "REFUSED".