

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 August 2025 21:35
To: Planning
Subject: Planning Application Comments - 3/2025/5088 FS-Case-743672939

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/5088

Address of Development: Land east of Clitheroe Road, Whalley

Comments: I writing to you to object to the planning application for a new housing development for land off Clitheroe Road, Whalley (ref: 3/2025/0588) and reiterate the points of objection that I made directly to the developer Pringle Homes, following their local area consultation leaflet received earlier this year.

I am heartbroken to find that one of the few remaining fields, within the boundaries of Whalley could be built on.

There has been an exponential growth in the population of Whalley and the bordering villages of Billington and Barrow, over the last decade. The volume of new build developments has already had a detrimental effect on the village (its amenities, public services and roads) and this development will only exacerbate these issues further.

Latest census data shows that Ribble Valley growth has outpaced both regional (North West) and national growth figures, showing that the area is no longer just meeting local needs.

These growth figures, also, don't include the additional nearby developments at Lawsonsteads, Mitton Grange and Dale View, which are still under construction, and are already will providing significant additional housing stock within 1.5 miles of the proposed development site.

There has already been a negative cumulative impact on local roads, services and facilities. There remains only one doctor's surgery and primary school in the Village, which are both at capacity. The proposed development will only further exacerbate the demands on our key services, which are at breaking point.

Finally, to suggest that this development will include habitat creation to protect and enhance the local environment, whilst destroying one of the few remaining fields within the Whalley parish boundary, is quite frankly laughable.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 09:14
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743750304

[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 application it is totally unwarranted. Whalley and surrounding area has had hundreds of new houses built and some are ongoing far more than we really need. Whalley has had more than its fair share of additional housing.
No infrastructure changes and notable pressure on current doctor surgeries schools etc.
I do not see any need for multiple one bed apartments.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 09:33
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743744212

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: This proposal is fundamentally unsound, premature, and demonstrably harmful. It fails on multiple, independent material planning grounds and must be refused.

The development is in direct conflict with the Local Plan. The site lies in open countryside, outside the defined settlement boundary where such development is expressly resisted.

Crucially, the proposal places an unacceptable burden on failing infrastructure. Lancashire County Council's Education Authority has issued a formal objection, stating the development will worsen an existing 97-place primary school deficit to 114 places. The applicant's own transport data confirms the highway network is already broken; key mini-roundabouts are significantly over capacity, with one junction projected to operate at 140% of its limit with this development. This constitutes a severe impact.

The application is also subject to serious, unresolved objections from statutory authorities. The Lead Local Flood Authority formally objects and recommends refusal due to an inadequate and unsafe surface water drainage strategy. Furthermore, the proposal fails to meet its statutory duty under the Environment Act 2021, delivering only 3.8% of the required 10% Biodiversity Net Gain.

Finally, the scheme proposes a sub-standard living environment. The applicant's own noise assessment confirms future residents will require permanently sealed windows and mechanical ventilation to achieve acceptable internal noise levels.

Given the clear conflict with planning policy and the overwhelming weight of evidence against this proposal from statutory bodies, we strongly urge you to refuse this application.

From: Contact Centre
Sent: 26 August 2025 09:52
To: Planning
Subject: FW: Planning Application No: 3/2025/0588

From: [REDACTED]
Sent: 26 August 2025 09:15
To: Contact Centre <contact@ribblevalley.gov.uk>
Subject: Planning Application No: 3/2025/0588

 **External Email**

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Dear Sir,

Re: Planning Application No: 3/2025/0588

Grid Ref: 373616 437093

Proposal: Proposed erection of 77 no. affordable dwellings with associated access, gardens, parking and landscaped areas.

Location: Land East of Clitheroe Road, South of A59, North of Bramley Meade's driveway, Whalley

Having perused the above planning application, I have included below my reasons for my objection to the planning application.

1. **No local housing need:**
 - a. The proposed development is not needed as Ribble Valley Borough Council ("RVBC") have already met their 5 year housing supply. The proposed development is not an RVBC allocated site. The latest Ribble Valley Borough Council 5 year housing land supply report as at 31 March 2025 published May 2025 demonstrates that RVBC can show a 6.2 year supply which is therefore an expected over supply of housing.
2. **Proposed development in open countryside not justified:**
 - a. The proposed development is located within open countryside as acknowledged at paragraph 2.29 of the planning statement prepared by Maybern Planning and Development dated July 2025 (the "Planning Statement").
 - b. Ribble Valley Borough Council Core Strategy 2008 – 2028 Adopted December 2014 ("Core Strategy") policy DMG2 requires that development within open countryside *"will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by the virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build."*

- c. The proposed development is contrary to Core Strategy policy DMG2 (Strategic Considerations), policy DMGH3 (Dwellings in the Open Countryside and AONB) and policy DMG1 (General Considerations) as it represents a significant overdevelopment of the site which is inappropriate in size, density and scale. The siting of the proposed development has a negative impact on the existing landscape and is over dominant. The proposed development also comprises new build development and does not make use of existing buildings. The proposed development is not needed to address a local need as already stated above in relation to RVBC's expected oversupply of housing.
- d. Core Strategy policy DMH3 (Dwellings in the open countryside and AONB) requires that development be limited to development essential to the purposes of agriculture or residential development which meets an identified local need. The application fails to demonstrate that it complies with this policy.

3. Affordable housing requirements not met:

- a. The application does not demonstrate that the proposed development complies with Core Strategy policy DMH1 (Affordable Housing) which requires that residential development must be expressly for certain groups of people, such as older people currently resident in the parish and first time buyers currently in the parish. Provision for older people is a priority for the council with 15% of units needing to be allocated for older people. The application provides no details on how it achieves the requirements of policy DMH1.
- b. Policy DMH1 also requires the proposed development to comply with DMG1, which as discussed above has not been complied with.

4. Proposed development not sustainably located:

- a. The proposed development is contrary to Core Strategy policy DMG3 (Transport and Mobility) which requires the local planning authority attach **considerable weight** to:
 - "The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development – [...]*
 - 2. The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.*
 - 3. Proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car. [...]*
 - 6. Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities they need to visit regularly."*
- b. Paragraph 2.7 of the Planning Statement states that *"In terms of sustainability and reducing reliance on the private car, the site is well connected to Whalley lying c800m north of the centre of the village."* However, this statement contradicts the transport assessment prepared by Mode Transport Planning dated July 2025 (the **"Transport Assessment"**) which demonstrates that Whalley village centre is 950m away not 800m at table 5.2.
- c. At paragraph 5.2.1 the Transport Assessment sets out the guideline walking distances provided in the Chartered Institution of Highways document which at table 5.1 states that the desirable walking distance is 200m. 950m is significantly more than the desirable walking distance of 200m. 950m is also significantly further than the acceptable walking distance of 400m and the preferred maximum distance of 800m.
- d. The proposed development therefore does not demonstrate that it is within the recommended maximum walking distance to a town centre. As such, it is likely that residents would be reliant on a private car contrary to policy DMG3. The site is not located within an area that is well connected to public transport.

5. Unacceptable traffic impact:

- a. The proposed development includes 151 car parking spaces. This would result in a significant increase in vehicle movements within the local area.
- b. The framework travel plan prepared by mode transport planning dated 16 July 2025 (“**FTP**”) states that the ‘Ribble Valley 007’ Middle Super Output Area (MSOA) shows that 87% of people travel by car to get to work and that only 1% travel by cycle and 1% by train. Although it is noted that the census used is from 2011 – over a decade ago, it casts significant doubt on the application’s assertion that the proposed development would only result in 44 two-way trips in the morning peak and 41 two-way trips during the evening peak period in respect of a scheme with 151 car parking spaces.
- c. The proposed development would result in a significant increase in traffic movements which would have a significant negative impact on the local area which would also be contrary to Core Strategy policy DMG1 which requires that proposals not adversely affect the amenities of the surrounding area, ensure safe access to accommodate the scale and type of traffic likely to be generated.

6. Unacceptable health impacts on future residents:

- a. The road traffic noise assessment prepared by Martec Environmental Consultants Ltd dated 17 July 2025 (“**Noise Assessment**”) conclude that the noise measurements place the site within the medium risk category for both daytime and nighttime noise. This is simply an inappropriate location for development given the proximity to such noisy roads.
- b. The impact of emissions and the quality of the air in respect has not been appropriately assessed within the application, contrary to Core Strategy policy DMG1 which requires that developers consider air quality and mitigate adverse impacts where possible.

7. Proposed development inadequately addresses flood risk:

- a. The proposed development is not compliant with Core Strategy policy DME6 (Water Management) which requires that proposals should not exacerbate flooding elsewhere and should include details for surface water drainage and means of disposal based on sustainable drainage principles. It is noted that the use of the public sewerage system is the least sustainable form of surface water drainage.
- b. The flood risk assessment and drainage strategy prepared by Reford Consulting Engineers Limited dated July 2025 (“**FRA**”) states at paragraph (emphasis added):
5.11 “*The Environment Agency Risk of Flooding from Surface Water map indicates a very low risk to the site from **surface water flooding except along the site’s northern boundary where there is a high risk***” and paragraph 5.16 “*The introduction of the development will increase the area of impermeable hardstanding on site and therefore has the **potential to alter the surface water runoff regime of the site and to have an adverse effect on flood risk elsewhere in the wider catchment.***”
- c. The application form dated 25 July 2025 (“**Application Form**”) contradicts the above statement in the FRA as it states that the proposal will not increase flood risk elsewhere – which is misleading.
- d. The Application Form also states that surface water will be disposed of via the main sewer. However, it is noted that the FRA states at paragraph 4.3 that “*There are no public sewers local to the site.*” The use of SuDs is not adequately considered in favour of using the least sustainable form of surface water drainage (the main sewer) contrary to Core Strategy policy DME6.

8. Unassessed impact on local amenity:

- a. Core Strategy policy DMG1 requires that the application consider the potential impact on social infrastructure provision. The Planning Statement at paragraph 2.19 notes that a recent planning application in Whalley (ref. 3/2022/1158) was refused and that it had been noted that there was considered to be a deficit in primary school places. The application does not address whether there are sufficient primary school and secondary school places to accommodate the proposed development.
- b. The application also does not address whether other local services, such as GPs would be able to accommodate the additional occupants of the proposed development. This is of particular concern

given that affordable housing Core Strategy policy DMH1 requires a significant percentage of the properties to be allocated to older persons.

- c. The siting of the proposed development seeks to place the accommodation most densely towards the south of the site, closest to existing residential development. This will have an adverse impact on the privacy and security of the existing dwellings contrary to Core Strategy policy DMG1. The safety of existing and future residents and potential incidence of antisocial behaviour has not been adequately considered.

9. Biodiversity and environmental requirements unmet:

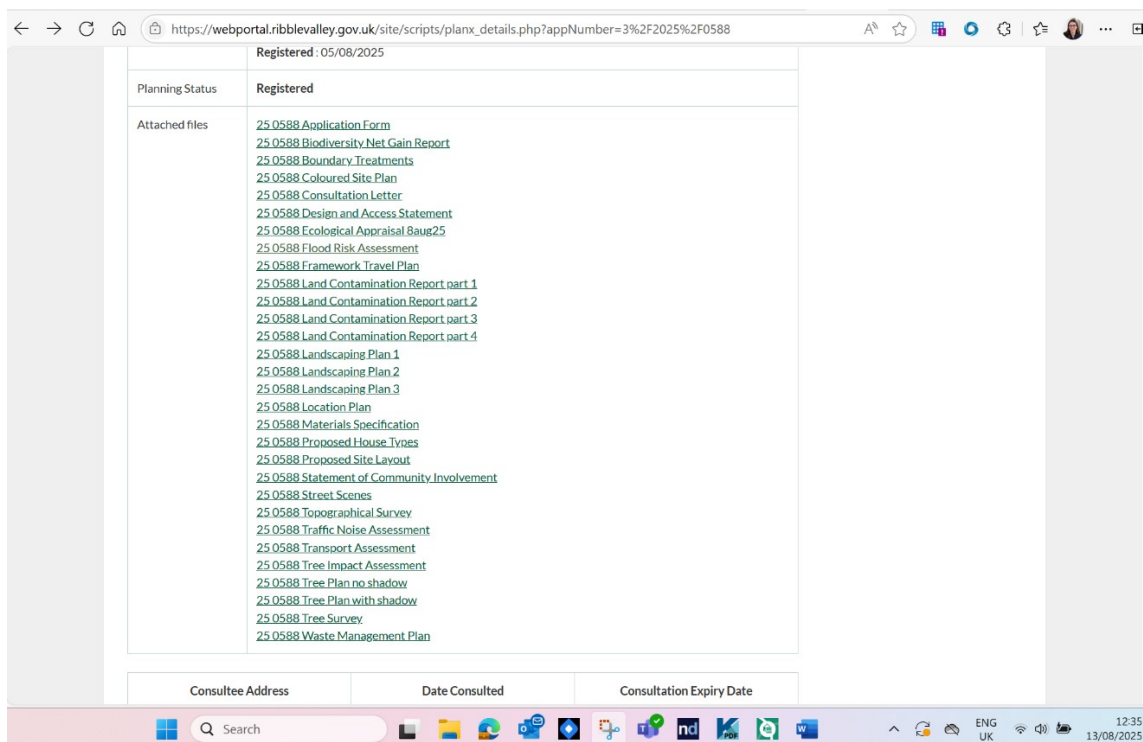
- a. The Planning Statement confirms that the proposed development will only result in a 3.80% biodiversity net gain on-site which falls well below the required 10% increase required by statute and policy. The proposal therefore does not prioritise local habitats or ecology and instead seeks to over develop the site.
- b. The proposed development is contrary to Core Strategy policies DME1, DME3, DMG1 and paragraph 192 of the National Planning Policy Framework (2024) ("**NPPF**").
- c. The Application Form states that the proposal is not near protected or priority species or near to any designated sites, important habitats or other biodiversity features. This is incorrect and misleading as the ecological survey and assessment prepared by ERAP (Consultant Ecologists) Ltd dated August 2025 ("**Ecological Assessment**") states at 3.1.2 that *"The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for Light Clough SSSI located 1.45 kilometres to the north-east of the site and is designated for its geological importance."*
- d. The Ecological Assessment also reveals that there are ten non-statutory designated sites for nature conservation within 2km of the site and that the site's *"mature and semi-mature trees and the woodland habitats are considered to be of 'local' importance"*.
- e. Core Strategy policy DME1 states that there is a *"presumption against clearance of broad-leaved woodland for development purposes. The Council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough."* The felling of trees as set out in the application should therefore be resisted, especially given the inappropriate design, density and siting of the proposals which result in over-development of the site inappropriate in the context of the local area and local character.

10. Loss of agricultural land:

- a. The site is classified as grade 3 agricultural land (although no subcategory is assigned to the site so we are unable to establish whether it is grade 3a or grade 3b). The NPPF paragraph 174b seeks to protect best and most versatile land ("**BMV**") land from development. BMV land is defined as including land graded 1, 2 and 3a.
- b. The application therefore does not demonstrate that BMV is not going to be lost as a result of the development. BMV is vital for ensuring food security for the UK and local planning authorities should prioritise development on poorer quality land before BMV.

11. Note on consultation:

- a. The Planning Statement was not uploaded onto the planning portal for the application as at date of checking (13/08/25 at 12:35pm):



- b. However, the Planning Statement had been uploaded onto the planning portal for the application on 14 August 2025. To comply with national consultation requirements, the consultation period for the application should not be counted as having begun prior to 14 August 2025 given the Planning Statement was not available to the public for review.

I believe the above points highlight my reasons for objection to the above planning application; I trust that you will make your decision in the best interests of the residents of the Ribble Valley.

Kind regards

Anthony Evans



on your own virus checking systems as the sender takes no responsibility for any damage rising out of any bug or virus infection.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 11:02
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743799206

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road Whalley

Comments: I walked past the site today and was struck by just how dangerous the proposed development will be for both pedestrian and vehicle access. The road in/out of the site and any pedestrians crossing (and this is everyone, there being no pavements on the east side to Whalley/Barrow) is blind to traffic coming from Barrow. The Traffic report helpfully points out that only 15% of traffic is breaking the speed limit at this point. I think it will be the cars travelling above this (so the top 15%) that will cause the accidents, but there is no analysis of this! No amount of traffic calming can take away the long straight section of road coming from Barrow coupled with the blind bend created by the bridge parapet.

To repeat, everyone leaving the proposed development on foot would have to cross the road (there being no pavement on the east side), every vehicle has to pull out on to this road (there being no other entrance/exit). The crossing points and access road are blind from Barrow, and from personal observation, the top 15% by road speed (silent in the Traffic report) can be travelling very quickly indeed. Short of a very substantial road redesign, it is impossible for this development to be safe. Accidents, and potentially high speed ones, are inevitable.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 12:25
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743848264

[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. Already overdeveloped in Whalley without the necessary services in place to cater for the numbers of people living in the village. We have lived here for over [REDACTED] I am really concerned by the amount of traffic that is now on the roads, the length of time it takes to get a doctors appointment and the reduction in the amount of green spaces and wildlife impacts.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 12:32
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743848825

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: East end of clitheroe road Whalley
Near A59

Comments: 77 houses being built on green belt
The impact on ecosystem/ infrastructure will be very significant.
Are these rental properties?
Potential HMO's by back door?
Not in keeping with builds in vicinity

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 13:52
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743885038

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: This planning application will continue to cause a turbulent down spiral on the communities of Whalley and Barrow. The schools, dentists, doctors are struggling to cope with the amount of people in the area needing these facilities up to now, how on earth are they going to cope with even more houses? Our roads are struggling to keep up Clitheroe Road/King Street/Mitton Road and Station Road are already needing far more maintenance than ever as the car capacity is too much for the roads to handle. Ask yourself this: Where's the charm of the Ribble Valley going to go when it starts looking like Accrington/Burnley/Blackburn due to the greed of housing companies wanting to build and build in villages that are meant to stay villages. Once the Ribble Valley loses its charm it will no longer attract tourists from out of town, a lot of businesses rely on this out of town money to keep them successful, how would you like to be responsible for their downfall? These houses are no use to the Ribble Valley, we understand people want to live here but not in new houses that are cheaply made on risky foundations. Affordable housing is not the answer in the Ribble Valley, see the response from the area - people are proud to live here, don't make it an area that people want to leave.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 14:41
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743892128

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road, Whalley

Comments: I strongly object to the planning of the new homes

1. The schools are over subscribed.
2. Doctors and dentist are over subscribed.
3. The traffic on the roads now are very busy at all times which I've noticed a lot more since more houses have been built.
4. Traffic needs to be taken away from whalley and surrounding areas.
5. Noise pollution on all roads have increased to much.
6. There are too many houses around, leave the fields alone as they are natural sources for weather ie rain, and flooding.
7. More houses will just cause more flooding around all areas of Whalley.
8. Drainage and sewage system needs more updating cause there are too many houses all being connected to a old system.
9. No new road should come out onto Clitheroe road at all. Should be diverted elsewhere.

Please say no to the planning of these houses and think about Whalley and the people that love the way it is. And say No

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 14:38
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743897893

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe road Whalley.

Comments: Firstly the doctors, dentists and schools are at breaking point due to all the recent developments in the area. The infrastructure is not there and needs to be addressed not with a token payment but with more doctors, dentists and the provision of more school places before a single brick is laid.

The road you are planning to use will put at least another 140 vehicles on the road and with the extra vehicles using station /mitton road there will be total gridlock thru the village , especially at peak times. It would be far more sensible to create the outlet onto the bypass and have pedestrian/cycle access only onto clitheroe road. It would be also worth noting you are taking open green space and natural drainage from the area of which Whalley is in need of taking into account previous events. The drainage and sewerage system needs updating and overhauling at present. Another 70 properties would only add to this problem. I also note their is their is reference to the felling of trees to accommodate this development which as well as creating drainage for said area at present also adds aesthetic value to the area both of which the council promotes so find it astounding the council would allow this.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 15:59
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743947995

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe road whalley

Comments: Dear Sir/Madam,

I am writing to formally object to the above planning application. While I understand the need for housing, this particular proposal raises serious concerns that I believe will negatively affect the local community.

1. Pressure on Local Schools

Our local schools are already oversubscribed, with many parents struggling to secure places for their children. The proposed development would significantly increase the local population without providing any guarantee of new school places or investment in educational infrastructure. This is not sustainable and risks reducing the quality of education for existing residents.

2. Strain on the NHS and Local Healthcare Services

Doctors' surgeries and NHS facilities in the area are under considerable pressure, with long waiting times for appointments. Adding hundreds of new residents will increase demand on services that are already stretched beyond capacity. Without clear provision for expanded healthcare infrastructure, the proposal risks worsening this situation.

3. Loss of Green Space and Impact on the Environment

The development site is one of the few remaining accessible green spaces in the community. It provides a vital area for recreation, exercise, and mental wellbeing, as well as being a habitat for local wildlife. Losing this green space would be detrimental to both residents and biodiversity, and contradicts the council's commitment to protecting the environment and promoting sustainable development.

4. Sustainability and Infrastructure Concerns

National and local planning policies highlight the importance of sustainable development. This proposal fails to demonstrate how it will mitigate the negative impact on infrastructure, transport, and essential community services.

For the reasons outlined above, I respectfully urge the Council to refuse this planning application.

Yours faithfully,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 16:04
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743946426

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Address of Development: Land east of Clitheroe Road Whalley

Comments: I say NO to this application. There are now far too many houses around WHALLEY. There is severe traffic congestion in WHALLEY. There are insufficient amenities in terms of health and education. Further intrusion into the already limited green belt is unacceptable.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 16:39
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743963660

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe rd whalley

Comments: Wed like to object to the building of the rented affordable houses going ahead .we feel it would diminish the neighbourhood .Its on a flood plain and the houses in that area are very well presented and its green land too . It would bring more nuisance and unwanted behaviour into our very nice well kept village . We dont want them in our village at all .

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 16:50
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743964659

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: land east of clitheroe road whalley

Comments: We simply wish to express that Whalley has had so much development in recent years that it's hard to see how the infrastructure can cope with any more. The strain on local services is already huge, traffic and parking is already extremely busy, not to mention the proposed access point being in an extremely awkward and potentially dangerous place. Additionally, the site is currently a beautiful green field, teeming with wildlife and flora and fauna which our environment desperately needs. Please consider the untold further damage that will be caused by destroying yet another habitat of so much life that has every right to be there.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 11:12
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743808507

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: land east of clitheroe road Whalley

Comments: 77 x 2 to 4 occupants = same number of extra cars/motorbikes. most of which have exhausts that sound as though they are BROKEN to anyone but the driver/rider - who seem to think they don't sound like popcorn machines powered by nuclear fusion
no extra GP surgeries, clinics, schools.
what are "affordable rents" - I've seen a similar development in Rochdale - the rents are £980 month.
All rents are "affordable" or you can't afford to rent it !
wouldn't it be good if the planning team could day No for once

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 17:44
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743986253

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: As no doubt many other respondents will have mentioned the recent developments already imposed on Whalley (Monks Cross/Lawsonsteads) that have impacted the demand on schools/GP surgeries. Each and every developer makes promises to improve infrastructure but never do.

A further 77 houses will yet again place further strain on the village and these are to be built in an area of natural beauty with significant traditional properties - these new properties will be totally out of character with surrounding properties.

Road traffic is already a major issue and additional vehicles accessing the village will put further unnecessary strain on car parking and congestion. The proposed access is on a blind bend if travelling from Clitheroe towards Whalley and poses serious road safety concerns.

Once again a greenfield site is to be used for this proposal, impacting the natural environment that we all currently enjoy in the area.

I object strongly to this proposed development and request that you decline this planning application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 18:11
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-743992285

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe road whalley

Comments: There are far too many new builds in the Whalley/Barrow area. Traffic is becoming a major issue, doctors, dentists and schools are being overwhelmed. The loss of green spaces & fields in our area is disturbing. We have had far too many new houses built in our area in the last 6/7 years and it must come to an end now.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 19:41
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744008399

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: Proposal for rejection of application:

1. DS1 in the Core Strategy (2008-2028). This is not an allocated site for housing.
2. Landscape Key Statement EN2. Protection of open countryside and settlement separation. There is now minimal separation between Whalley and Barrow.
These 'green gaps' are also wildlife corridors from Spring Wood (ancient woodland).
3. NPPF Dec 2024 para 78. Presumption in favour of development does not apply in this case as the council has exceeded the 5 year supply required. The Housing Delivery Test has been passed.

Conclusion:

Site is unallocated for housing. Conflict with DS1 DMG2 DMH3.

Additional housing not required (Lawsonstead continues to be developed) and Whalley housing allocation has been exceeded (NPPF Dec 2024 para 78).

Landscape Key Statement EN2 applies to this site.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 19:54
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744014728

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: It is now seriously challenging to obtain doctor appointments and to follow up with additional appointments/blood tests/ other tests in time. The infrastructure of Whalley is under huge strain.
Please look at numbers of households in Whalley (also look at the recent steep increase in number of households) and look at the capacity of the Doctor's surgery. It is irresponsible to keep adding households when the current facility is unable to cope with demand.