

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 20:30
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744018841

[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 strongly wish to oppose Planning Application 3/2025/0588 - Location: Land East of Clitheroe Road Whalley for 77 affordable rented flats and houses for the reasons below:

This planning application states 'Affordable Housing' but would local families benefit from this proposal when multiple one-bedroom apartments are being proposed? Would local people be housed here or people from elsewhere? This type of accommodation would not be suitable for families.

Pressure on local services: 77 new homes will add additional pressure to NHS, Dentists, schools and GP services and will contribute to what is already a heavily congested area in Whalley.

This type of accommodation does not match those in the locality and would be more suitable in an urban environment - e.g. a city centre?

Transport and traffic: The planning application claims the site is well connected to the village of Whalley but there are no public footpaths on that side of Clitheroe Road at all. Whalley is already experiencing significant traffic congestion and it is difficult to regularly find a car parking space in the village. The site access is also situated just before the A59 flyover, directly where heavy flooding occurs in any periods of heavy rainfall.

To add 77 highly packed dwellings into what is otherwise a low-density neighbourhood is unfeasible.

Environment/ecology: The proposed site does not have a poor habitat, contrary to what has been suggested in the application as, deer, hawks, bats and various species of butterflies, bees and dragon flies have been spotted on this site.

In summary, this is the wrong proposal on the wrong site and is wrong for Whalley village.



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 21:00
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744026061

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: Years ago you gave permission to build houses at Caderstone site
the builders built a few less houses so they did not have to provide schools health care amenities
then a few months later they built more houses
the site in Whalley Redrow still on going no more schools Gp etc
The new proposal for Barrow no mention of schools extra amenities
Flooding under the bypass bridge ,how are you going to control this with all the extra water drainage
I really think you must think again before any permission is given.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 21:07
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744026247

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe road whalley

Comments: It feels futile even writing this, but I feel one should at least make an opinion heard. A few people will make a lot of money quickly with this development but obviously care little about the permanent impact this frankly inappropriate development will have on the people of Whalley. The high density development using up the very last boundary of Whalley, will obviously further overload schools , dentists , doctors and parking . It will devalue the beautiful prestigious properties adjacent to it, harm wildlife still further, and the noise and pollution from the A59 will be horrible for the residents.

In common with other high density developments locally , it appears to provide inadequate parking for the residents, and visitors are likely to be forced to park on Clitheroe road. Particularly considering objections to parking on pavements, it's easy to see a big problem with congestion and safety for traffic and pedestrians alike in the future.

The cheap render build rapidly becomes ugly requiring cleaning / painting and will make the entrance to the village scruffy and unappealing. Whalley is an attractive village to visit and this draws business to the Ribble Valley as a whole. If reckless inappropriate development like this is allowed , it will change the character of the village and this will have an impact not just on the village but eventually on the entire Ribble Valley.

And this will be permanent, unlike the fast money made by a few developers. It will cause much disappointment if it is allowed to proceed.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 August 2025 23:46
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744053293

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road, Whalley

Comments: To Whom it may concern,

I would like to strongly object to this application for planning for 77 affordable flats and houses. Please see my reasons below.

The proposed development is outside of the village settlement boundary on unallocated land and located within an area which houses beautiful and historic homes. I have always believed that planning was supposed to be sympathetic to its existing properties and surrounding landscapes. We rely on planners to uphold the integrity of our towns and villages and keep us safe and confident that we live in a place where the establishment cares about its inhabitants and what care about. If it were not so anyone might build any dwelling wherever and whenever they like. These dwellings will destroy this beautiful part of Whalley. They simply do not 'fit' in with their intended location. When it first opened almost 50 years ago [REDACTED] Oakhill College and this area still maintains a lot (not all) of its tranquility and charm. This land defines the boarder between Whalley and Barrow.

Six months ago [REDACTED] towards Barrow I saw two deer grazing on this field. I thought to myself that it was wonderful that we can still see wildlife like this in Whalley. Now I am led to believe there is no evidence of any! I strongly object to this as I have seen it for myself.

The access and flooding where the entrance of the development is supposed to be. Each year we see flooding on the road close to the bridge, causing traffic chaos and danger to drivers and also pedestrians. Council workers attend and I am sure that this is known to the Council as an area that floods. The residents of Whalley certainly know this.

It is astounding to me that any houses could be built on this land because the access is just after the bend and is dangerous. Speeding drivers around a bend in either direction, (if you stand there for any length of time you will see this) the probability of a bad traffic accident is very high. If you cross the road here it is precarious.

I have contacted the Police on occasion when cars at various times of the day and night speed at approximately 60 mph up and down Broad Lane and it is a miracle no one has been killed as many

pedestrians use Broad lane to walk dogs, push prams etc. nothing is ever done about this (ie. no Police presence) so I cannot see anything being done if it were to happen at this location either.

Antisocial behaviour. It is well documented that this is a problem in Whalley and I, like everyone else in Whalley is well aware of it. Unacceptable noise levels, drug use, fighting, burnt out cars on King Street. Building more houses is not going to improve this situation for people who already live here. It will simply increase the number of incidents and the quality of where we live will decline further.

The walk into the centre of the village is far enough for the people living in this development to get into a car to nip to the shop rather than walk, because it is on the border of the Village. Thus creating more traffic to an already stretched road system which is struggling to cope as it is. Articulated lorries along King Street then on to Mitton Road to the Business Park located there. When they get into Whalley I don't know where the extra vehicles are supposed to park, it is full to bursting.

The Doctor's surgery cannot cope with any further housing. On several occasions I have tried to make an appointment only to find out that there are none available for 16 weeks! (I have photographic evidence of this) I have had to visit A and E on two occasions because I could not see my Doctor and also my [REDACTED] on one occasion about 3 months ago. What about the older population who have lived in Whalley all of their lives? I know some of them. It is very difficult for them to access the care they need simply due to a massive excess of people already living here. Some of whom are too old or too tired to complain. I am also aware that some housing in Whalley has been passed and not yet built and that we are above our required quota in this village.

There may be a need for affordable housing in the Ribble Valley. It has been incorporated into some of the other newer developments in Whalley, along with homes for older people. Which is good. However, Whalley should not be expected to provide affordable housing for everyone in the Ribble Valley.

This aspect of planning need should not override all the other needs of Whalley and its existing population who already feel the strain of too many developments having been built.

It has already been changed beyond recognition and many of the people I have spoken to regarding this matter feel it is time to move away from the village to places such as Houghton, Preston and Lytham where there are still quiet areas.


We are only the custodians of where we live and we won't be around forever. Just because we CAN build more houses in an area doesn't mean that we should.

Current and future generations want the Ribble Valley to remain true to itself, beautiful towns and villages. Nature and wildlife for everyone to enjoy. Public services to be proud of. For many people heritage is important and something to be treasured, not destroyed.

For all of these reasons I hope that you will reject this application for planning.

Yours Faithfully,

[REDACTED]



Mr Stephen Kilmartin
Planning Department
Ribble Valley Borough Council
Council Offices,
Church Walk,
Clitheroe
BB7 2RA

25th August 2025

Your Ref: 3/2025/0588

Dear Mr Kilmartin,

RE: REPRESENTATION TO APPLICATION 3/2025/0588

 to make
representations on the above application for:

*“Proposed erection of 77 no. affordable dwellings with associated access, gardens,
parking and landscaping areas.”*

There are several planning policy matters and material planning considerations which are a cause of serious concern for my clients, whose home is situated directly opposite the site.

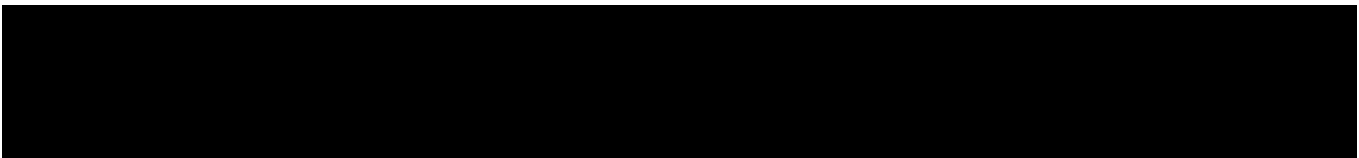
Policy Considerations

The Planning Statement sets out the applicant’s case for development of the site. Advocacy in relation to local planning policy is set out at Chapter 6 onwards.

It is noted that early in that section at paragraph 6.4, it is suggested the RVBC Local Plan and policy DMG2 is “somewhat” inconsistent with national policy in that it does not provide for rounding off opportunities, or sustainable extensions, to settlements in line with §77 of the NPPF (further described at footnote 1, page 22).

This is an incorrect observation as §77 is concerned with plan-making and in this regard, it is irrelevant to decision-making. Further, it is noted the applicant does not prey in aid of the suggested inconsistency to advance a case that the Local Plan is out of date (thereby engaging the tilted balance set out at 11(d) of the NPPF).

Notwithstanding this, it is nonetheless important that the applicant has selected paragraph 77 as a





policy of relevance. This specifically concerns,

“...planning for larger scale development, such as new settlements or significant extensions to existing villages and towns...”

Whalley has been the subject of numerous planning applications over the plan period, some larger than this one; however, none have been for solely affordable housing. All other schemes have been market housing-led or included an element of market housing with the aim of securing mixed and balanced communities.

In the context of recent affordable housing proposals in Whalley, it is agreed with the applicant that in the context of §77 of the NPPF, it comprises a large scale affordable housing scheme. NPPF §77 is clear that such sites should be identified through the local plans process, *“...Working with the support of their communities...[to] identify suitable locations for such development where this can help to meet identified needs in a sustainable way.”*

The need for affordable housing as identified by the Council’s Housing Officer is not disputed; however, it is considered development of such a large site for solely affordable housing in Whalley would be better considered with the input of the local community as part of the forth-coming local plan process.

Design: Net Dwelling Density, Pattern of Development and Local Character

The Planning Statement sets out a number of planning applications, but it is conspicuously silent in respect of the recent application and appeal decision on land directly adjacent on land at Wiswell Lane (application reference 3/2019/0448 / appeal reference 3248156; hereafter ‘Wiswell Lane’). The Wiswell Lane application for up to 125 homes was refused and the appeal was dismissed. There are clear parallels between that site and the application site.

As illustrated by Figure 1 overleaf showing both sites and the local area, the character of Wiswell Lane is the same as Clitheroe Road in that it is, *“typified by clusters of low-density residential development interspaced with large areas of green space, the majority of which accommodates areas of dense tree/woodland planting”*(OR 5.3.2).

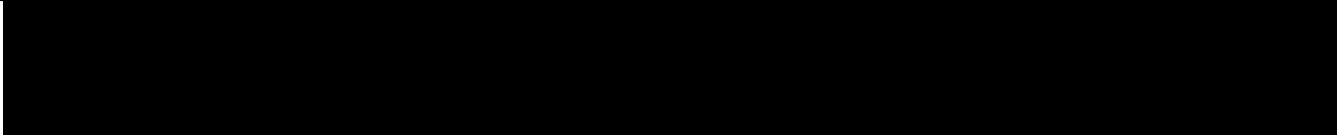




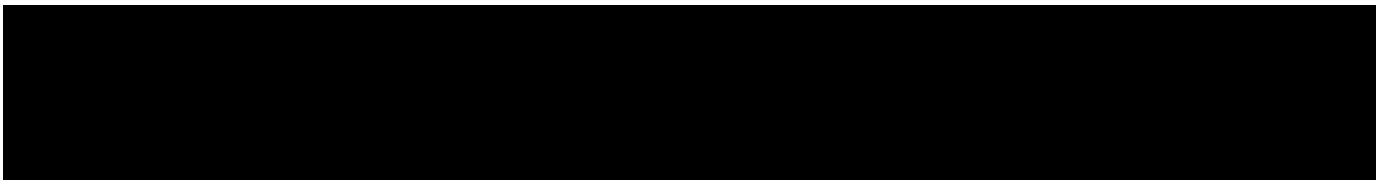
Figure 1: Character of the Application Site (shaded blue) and Wiswell Lane Appeal Site (outlined red)



The submitted Planning Statement states at §6.22 that the density of development is 22.5dph, “*which generally reflects the grain and typology of the surrounding settlement.*” This is the overall density figure for the site, its use is misleading and the associated conclusion is incorrect.

Net dwelling density (i.e. the developable areas excluding open space and landscaping areas) is the yardstick by which the densities of development should be assessed and compared. The below plan shows that the developable area of the site is in fact 1.97ha and so the proposed net density of development is actually 39 dwellings per hectare (dph).

Figure 2: Developable Area of the Application Site





It is evident 39 dph is an extremely high density of development that is out of character with the area. There are no examples of such high density development in the vicinity and Figure 2 illustrates this point well with there being very little in the way of neighbouring development indicated on the application plan.

It should be noted that Wiswell Lane proposed a net density of 36 dph and an overall site density of 21.7 dph (OR 5.3.3), which are both lower than the densities proposed on the application site.

Chapter 5 of the submitted Design and Access Statement (DAS) entitled “Surrounding Character”, provides a number of examples of development in Whalley, but the examples provided are largely not representative or particularly local to the site. The closest example is a mews property on Hayhurst Road (DAS photograph 2, page 7) which is about 300m southwest of the site boundary as the crow flies, but the DAS fails to describe any of the intervening development and particularly the reducing densities of development that one experiences when travelling out of Whalley along Clitheroe Road.

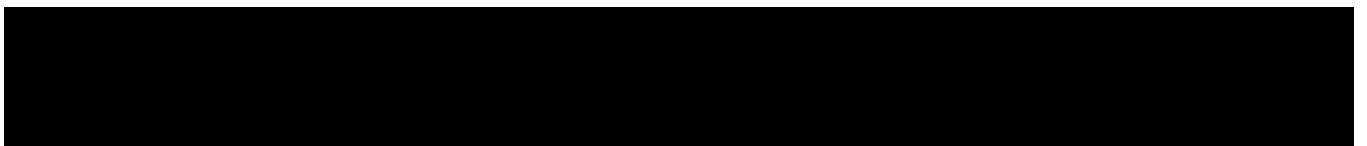
All other higher density development shown on the plan used as indicators of density and local character, are situated even further away from the application site.


The DAS includes photo 8, which is a property on Bennetts Close off Wiswell Lane. This is a cluster of 5 properties on a large site and is a much better example of the form of local development, relevant to both the application site and Wiswell Lane site described above (OR 5.3.2). Indeed, the Officer Report for Wiswell Lane completed an assessment of local character and density at OR 5.3.6, and found local dwelling densities to be *“8-13 dph to the west and 5 dph immediately to the south.”*

Land to the west described above would include land and homes that should also have been used in the assessment of this site in the DAS.

The OR for Wiswell Lane concluded at 5.3.7 that the development was in direct conflict with Policy DMG1 which requires development should, *“be sympathetic to existing and proposed land uses in terms of its size, intensity and nature’ and should ‘consider the density, layout and relationship between buildings, which is of major importance.”*

Accordingly, it was found the proposal would contain built form of a density and intensity that was





uncharacteristic in relation to neighbouring patterns of development and the Council refused the application, specifically citing a conflict with Policies DMG1 and DMG2 (as it would not follow the local pattern of development) in the third reason for refusal.

Turning to the appeal decision that followed, the Inspector stated at paragraph 31 of the Decision Letter (DL31):

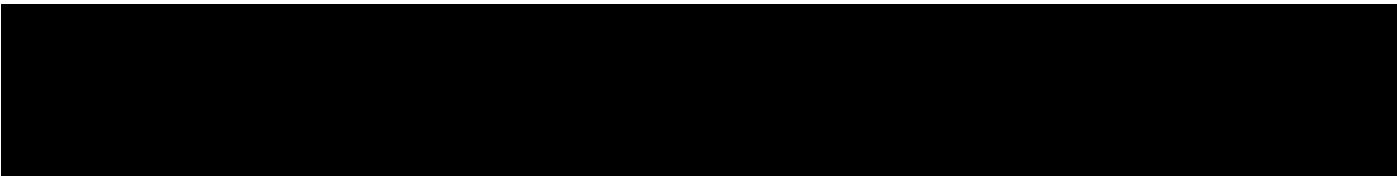
“...Whilst similar density levels may exist elsewhere in Whalley, from my observations these relate predominantly to the higher density main built up areas of the settlement, not to peripheral locations as characterised by the appeal site...”

This is precisely the exercise completed by the applicant for this site, which is described above and which fails to adequately justify the very high densities proposed. The Inspector went on to conclude at DL35:

“I conclude that the proposed development would have a significant adverse effect on the character and appearance of the surrounding area, with particular regard to density, pattern of development, and the relationship with the settlement of Whalley. As such, the proposal conflicts with policies DMG1 and DMG2 of the CS. Together these require development to consider the density, layout and relationship between buildings and surroundings.”

The Council as a body corporate should apply consistency in decision making and it is considered there is insufficient evidence on density, pattern and character of development supplied by the applicant to substantiate its case for 77 homes.

Whilst this application is for solely affordable homes, and this is a substantial benefit of the development, it is not the case that this should override any consideration of local character. Whilst national policy has changed since the adoption of the Local Plan (2014 and 2019), the Government's policies on “Achieving Well-Designed Places” have been a remarkably stable. The NPPF is clear at §135 that decisions should ensure that developments are sympathetic to local character, including the surrounding built environment and landscape setting (§135c).





One would therefore reasonably expect the application to be refused on similar grounds to Wiswell Lane, as well as §135 of the NPPF.

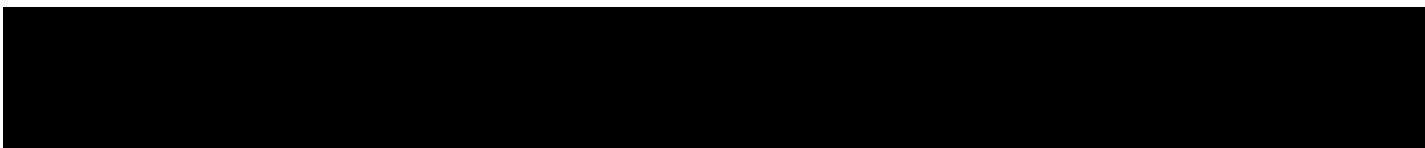
Design: Appearance

The Planning Statement refers to the recent Crow Trees Farm development and it states at §6.41, *“the house types have been very well received, and feature a mix of stone and render materials palette.”*

The submitted DAS includes a number of Street Scenes on pages 12 and 13. Sections A-A and B-B present a bland and monotonous street scene with 17 of the 19 homes being the Marsden or Bransfield 2 and 3 bed house types. These have no variation in external appearance to provide any visual interest; it is difficult to tell that they are different house types at all.

In contrast, and having reviewed the Crow Trees Farm scheme (extract from pg. 16 of the DAS provided below), there is much greater variation in the street scenes. This is largely achieved mixing pairs of semi-detached homes and runs of three, and by varying the appearance with the use of render (not clearly indicated below due to the scale).

Figure 3: Crow Trees Farm Illustrative Street Scenes





It is also noted that the design incorporates parking to the side of properties and not just along the property frontage. As a result, the Crow Trees Farm site incorporated front gardens which provide for a more attractive street scene.

The design approach to parking utilised on the application plans will result in a scheme more closely resembling a car park.

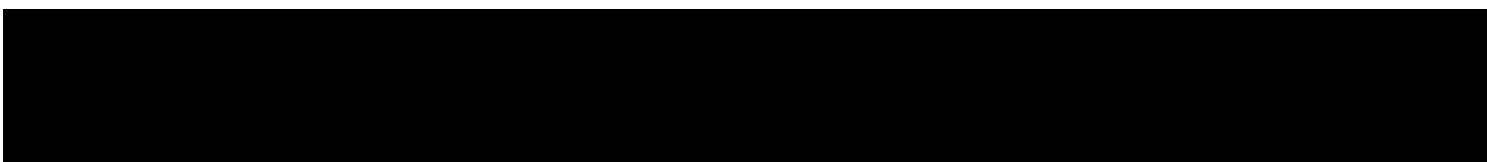
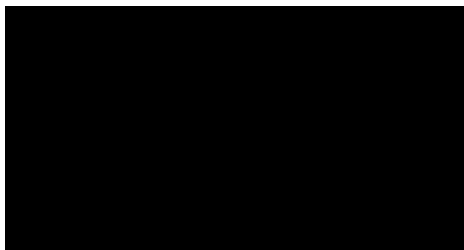
When the developer has cited the Crow Trees Farm site as their exemplar scheme which illustrates the type of affordable housing scheme they can deliver in the Ribble Valley, it is disappointing that the submitted designs have failed to follow that template. Accordingly, it is clear the design does not constitute high quality design by their own standards and again the scheme would fail to comply with the aforementioned policies of the Development Plan and the NPPF that require high quality design.

Conclusions

We trust the above concerns and issues will be considered fully in the assessment of the application.

Should future amendments to the application be submitted, it is requested that both I and my client at [REDACTED] are consulted so we may have the opportunity to comment further.

Yours sincerely,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 10:05
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744129227

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Address of Development: Clitheroe road, Barrow

Comments: This application is for the building of additional housing above the agreed allocation for the Ribble Valley and specifically the Whalley - Barrow area. The location along the Whalley to Clitheroe road will result in the closure of open land and restrict movement of wildlife across the valley, e.g. deer and bats, as it completes the built- up block that will stretch from the northern end of Clitheroe all the way to southern end of Blackburn. The original housing application at the end of Whiteacre Lane included provision for a school and playing fields, this was changed in land usage by buying off the local Parish council. With an already shortage of facilities in Barrow I see nothing in this planning application that will alleviate this problem.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 10:22
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744140174

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: field east of Clitheroe Road, Whalley

Comments: There is not enough infrastructure for this development, there isn't enough schools, GP's etc.
It will drain what resources we already have.
I oppose this development

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 10:29
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744145096

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Clitheroe Road

Comments: Further to the planning application to build 77 new homes, I must express my objections.

The proposed development would eliminate the only remaining land between Whalley and Barrow. Whalley and Barrow have had significant developments in recent years. School places, nursery places and the doctors appointments are already sparse. The village could not cope with another development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 10:52
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744151756

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: field east of Clitheroe Road, Whalley – directly next to the A59 bypass.

Comments: I object to the planning application for 77 affordable houses proposed for Whalley. While I fully appreciate the need for housing, I have serious concerns about the suitability and sustainability of this development in our village.

1. Road Conditions and Traffic Flow

Our local road network is already under strain. The roads are narrow, poorly maintained, and not designed to cope with the significant increase in traffic that this development would generate. Additional vehicles will increase congestion, raise safety risks for pedestrians and cyclists, and put pressure on infrastructure that is already stretched.

2. Impact on Local Amenities and Services

The proposed development will place additional pressure on existing amenities such as schools, healthcare, and public services. These are already operating near capacity, and the development does not appear to make adequate provision for addressing this increased demand.

3. Economic Sustainability

The introduction of 77 affordable houses may not be sustainable for our village. Affordable housing residents may find it difficult to support local self-dependent businesses due to higher living costs in the area. This risks creating a mismatch between the intended purpose of the housing and the economic realities of village life.

4. Character and Scale of the Development

The scale of this development is disproportionate to the size and character of our village. Such a large addition of housing risks altering the rural identity of our community and undermines the balance that makes our village unique and attractive.

In summary, while I understand the importance of providing housing, I strongly believe that this proposal is not appropriate for Whalley. I urge the planning committee to carefully consider these points and refuse the application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 11:04
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744146768

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: field east of Clitheroe Road, Whalley

Comments: Whilst contributing to it already [REDACTED], the area simply doesn't have the facilities or infrastructure to cope with what houses are already here, let alone the approved plans still to be built / houses not sold on approved plans.

Whilst in my previous property ([REDACTED]), the area used to be an area of pride, beauty and wealth. Now, higher crime rates, longer waiting times for doctors, overcrowded roads at overpopulated schools, shocking accountability held on developers to finish plans / achieve original standard, and to top it off the residents pay a premium for council tax and receive minimal in return. Stinks of corruption.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 12:01
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744190101

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: This is an inappropriate and harmful development on a countryside site that should be protected.

The application's justification is fundamentally flawed. The applicant's own documents show they previously sought permission for self-build plots, which officers advised did not meet a 'local housing need'. This revised scheme is a cynical attempt to exploit a policy loophole to force development onto an unsuitable greenfield site, not to meet a genuine, identified need. The proposal remains in clear conflict with policies protecting the open countryside.

The development will severely impact services already at breaking point. Lancashire County Council has formally objected due to the scheme worsening a critical primary school place deficit. Furthermore, the applicant's own data shows key local roundabouts are already failing, with this development pushing one junction to operate at 140% of its capacity—a severe and dangerous impact.

The proposal is environmentally damaging and legally non-compliant. The Lead Local Flood Authority has recommended refusal due to an inadequate drainage strategy. Critically, the scheme involves felling nine trees identified as having potential bat roost features, threatening protected species habitat. It also fails to meet its statutory duty to deliver a 10% Biodiversity Net Gain.

This is the wrong development in the wrong place. It is developer-led opportunism, not a sustainable solution to local needs. Given the unresolved statutory objections and the severe harm to infrastructure and the environment, I urge you to refuse this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 12:47
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744210626

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land to the east of Clitheroe Road, Whalley

Comments: I object to application 3/2025/0588 (land east of Clitheroe Road, Whalley) on the following planning grounds:

Overdevelopment: Whalley has already absorbed substantial recent housing; 77 further dwellings are disproportionate and out of character with the village and its setting.

Highway safety: The proposed access lies near a blind bend on a heavily used route and would exacerbate congestion and accident risk.

Infrastructure pressure: Local schools, healthcare, parking and drainage are already under strain; no firm mitigation is offered.

Protected trees: Three mature TPO lime trees sit within falling distance of proposed plots and are not adequately safeguarded.

Flood risk: Surface-water problems are known locally and will worsen with increased hard-surfacing.

Loss of green buffer & habitat: The site forms part of valued open countryside that contributes to the village's rural character and biodiversity.

This proposal is neither proportionate nor sustainable and should be refused.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 13:22
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744216338

[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 object to this development of yet more houses in Whalley. Whalley has been over developed for many years, as residents we have more than our fair share of homes, for such a small place. Zero consideration has been given to the local infrastructure, which at best, is just about coping.

There will be no more money for an overstretched Whalley Surgery. I did once comment why it took so long to get an appointment, and the receptionist, quite rightly in my mind said 'Well I don't build all the new houses do I!'. Where is the extra money for a new school in this planning application, or any planning application for that matter?

Yet another green field will disappear from Whalley, losing its ecological diversity. Of course, some paid government quango representative will have 'had a look', but that does not tell the full story. of the wildlife lost. Whalley did have a green belt, this has been eroded over the years. I suggest someone from the council has a walk up the path on Painter Wood, it's very obvious when you see how much the village has increased. These developers also never tidy the area. An example being the footpath at the top of Brooks Lane, which is a complete mess, with tall temporary metal railings not moved, hedges taken out to be replaced with weeds. I understand these are temporary, but have been like that for years.

Finally, withing a 3 mile radius, there are currently 51 houses to rent around Whalley, I suggest that this planning application is cancelled until those are fully occupied.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 13:41
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744233917

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road, Whalley

Comments: Planning Application No: 3/2025/0588

[REDACTED]

Dear Mr Kilmartin

I am writing to object to the proposed development on Clitheroe Road and to explain the reasons for that objection.

I have read through the planning statement and comment as follows allowing for the fact that you will already have all the obvious objections to what appears to be a very poorly designed scheme on this particular piece of land.

General comments on the statement:

This is a high-density development and can only have a detrimental effect on the biodiversity and geodiversity of what is currently still used as agricultural land and to suggest otherwise is cynical to say the least.

Whalley village is too far to realistically expect that vehicles would not be used to access it. This would put further strain on parking and general congestion in the village.

The medical practice in Whalley is already under tremendous pressure. So also the primary school and to include Oakhill School and nursery both of which are private is nonsensical in the context of a proposed development for affordable housing.

I [REDACTED]

What this development says to me is that that the developer needs the land – that is the nature of the beast - and in order to persuade the farmer to sell they have to pay market value and in order to do that the developer is forced to (& I doubt that the developer would choose to do this) cram as many properties as possible onto the site using the cheapest materials.

The farmer is of course happy. Instead of getting 10k to 20k an acre for agricultural land or 200k to 300k for a properly affordable site he is now getting more like 500k to 600k an acre, the price of land for an open market development.

The housing association will set sales prices and rent to reflect the fact that the proposed development is in a desirable location regardless of actual affordability or that this is an extremely unattractive development, linear, boring, devoid of interest. Will these properties really be affordable to young working people who have grown up in Whalley, I would say that that is debatable. As is already happening in Whalley many of the people who this is supposed to be for will not be able to afford it. The housing association, as has already happened on developments in the village will then sell/rent to people outside the area meanwhile the list of local people looking for affordable housing continues to grow.

If the Ribble Valley Council really want to have an affordable provision they could start by asking what is actually affordable and how do we incorporate that into the village to give those people that require it decent homes and zone and price land accordingly rather than cramming them onto a carpark.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 14:12
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744246161

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe road Whalley

Comments: How can Whalley sustain yet another development when those at Whalley Manor (phase 2) are still undergoing development alongside the one in Billington and the many already completed in Barrow?

It is already almost impossible to get a same day doctor's appointment at the Doctor's and this is before the Laurus and Redrow have been completed.

This land, also has no public footpath but I don't see a footpath included in the application.

Deer also roam this site (coming down from Springwood park) but no mention is made of how these will be protected.

And finally who are these rental properties aimed at? Is it to relocate families in need in the Ribble Valley? If so then a location nearer Clitheroe would make more sense as this would help with connectivity and social inclusion. An area of land nestled between Barrow and Whalley makes no sense?!

From: Contact Centre
Sent: 27 August 2025 14:29
To: Planning
Subject: FW: Application Reference: 3/2025/0588
Attachments: RVBC - Planning objection- 320250588.pdf

Importance: High

Contact Centre

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 425111 | E: contact@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk



From: [REDACTED] >
Sent: 27 August 2025 12:52
To: Contact Centre <contact@ribblevalley.gov.uk>
Subject: Application Reference: 3/2025/0588
Importance: High

External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

I object to application 3/2025/0588 (land east of Clitheroe Road, Whalley) on the following planning grounds:

- **Overdevelopment:** Whalley has already absorbed substantial recent housing; 77 further dwellings are disproportionate and out of character with the village and its setting.
- **Highway safety:** The proposed access lies near a blind bend on a heavily used route and would exacerbate congestion and accident risk.
- **Infrastructure pressure:** Local schools, healthcare, parking and drainage are already under strain; no firm mitigation is offered.
- **Protected trees:** Three mature TPO lime trees sit within falling distance of proposed plots and are not adequately safeguarded.
- **Flood risk:** Surface-water problems are known locally and will worsen with increased hard-surfacing.
- **Loss of green buffer & habitat:** The site forms part of valued open countryside that contributes to the village's rural character and biodiversity.

This proposal is neither proportionate nor sustainable and should be refused.

With gratitude,

[Redacted signature]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 15:21
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744277015

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road, Whalley

Comments: Dear Mr Kilmartin

I am writing to state my objection to the above application for planning on Clitheroe Road, Whalley and my reasons for doing so.

The proposed development is a very high-density scheme of so-called affordable dwellings in what is currently still a rural village.

The proposed scheme is not in keeping with the rural environment and would be more in keeping with an urban/city environment.

The proposed development is not at all in keeping with its built environment.

The addition of two pedestrian crossings will make it feel more like entering a very urban environment.

The proposal would add a potential 151 vehicles accessing a very busy road on a bend and put further pressure on the already dangerous junctions at either end of Wiswell Lane.

There is regular flooding during the winter months on the Barrow side of the Clitheroe Road bridge leading to breakdowns, congestion and general havoc. This leads to increased traffic at the Accrington Road junction. The level of additional traffic proposed can only lead to even more congestion at this junction which is already a death trap.

As previously noted, the access point to Whalley from Accrington Road is already extremely busy and not suitable for pedestrians and cyclists given that it is already congested, it is narrow and there is no footpath beyond Bennetts Close.

In such a high-density development, if all the properties use their allocated car spaces where are visitors to the development going to park? This has the makings of a ghetto.

Yours sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 17:19
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744323121

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe road Whalley

Comments: Building 77 new homes in Whalley when Whalley and Barrow have already had more than enough new homes built. The traffic is bad now so this will add to congestion. Using yet another field for homes is taking away the countryside from the ribble valley and all the beautiful insects and animals that live in and visit these fields. We don't need anymore new houses or flats in Whalley or Barrow.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 August 2025 17:29
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744326991

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe road Whalley

Comments: Whalley has got enough houses to begin with. You will be destroying wildlife homes and a beautiful countryside. Barrow and Whalley have had more than enough houses built and do not need anymore. The roads are busy, GP surgery's are full, dentist are at their maximum capacity. WE DO NOT NEED MORE HOUSES!!!!!!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 August 2025 10:38
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-744459858

[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 development on the grounds stated below:-

Policy Conflict

Site lies outside the Whalley settlement boundary and is unallocated.
Conflicts with Core Strategy DS1, DMG2, DMH3 and EN2 (landscape protection).
2020 appeal refusal (APP/T2350/W/20/3248156) on the adjacent site is a binding precedent.

Infrastructure Strain

Schools:

Whalley C of E oversubscribed (131 applications for 45 places), St Augustine's capped at 240 and Parents are already travelling outside the village.

Healthcare:

Sabden & Whalley Medical Group stretched; CQC reports show multiple expansions but services are still at capacity. Clitheroe Medical Centre is now having to take the overflow.

Dentists:

No new NHS patients accepted locally.

Parking/traffic:

Village centre is gridlocked and parking is impossible.

Highways & Safety

Clitheroe Road/A59 underpass is an accident hotspot and prone to flooding.
Proposed new junction on a blind bend is dangerous (DMG3).
Wiswell Lane's "rat-run" is deteriorating at great pace.

Flooding & Drainage

The flooding report only looked inside red line boundary and ignored regular flooding at A59 underpass and road closures which last days after heavy rain. Any additional hardstanding will worsen run-off.

Ecology & Greenfield Loss

There are deer, bats, owls, kites, hares, rabbits and pollinators in this location.

The surveys are incomplete and downplay the ecological importance of the wildlife in the last green gap separating Whalley and Barrow.

Heritage & Character

Bramley Mead, The Lodge, Rookwood and other historic villas on Clitheroe Road will be directly affected. No Heritage Impact Assessment has been submitted despite adjacency to Whalley Conservation Area. These high-density rented housing will be completely out of keeping with the vernacular of the area.

Residential Impact

Loss of privacy for existing homes as the new ones would overlook them.

Noise disturbance from lengthy construction as experiences from the Lawsonsteads development.

Arboricultural survey:

incorrectly claimed there are no TPO trees, this is not the case and shows significant errors in the survey.

Housing Supply & Need

Ribble Valley has 6.2 years housing land supply, above the 5-year requirement which includes affordable homes.

To build outside the settlement boundary on unallocated land for affordable housing, would need to be driven by the local community. This is definitely not the case here. This development is purely speculative and for profit, not for local needs.

The Statement of Community Involvement claimed 2,000 leaflets were delivered. The leaflets looked like an advert for Pringle Homes, not a consultation request. They depicted a bungalow, which is not what is proposed and many people would have just thrown it in the bin. Had they approached the residents in the correct manner, stating loud and clear it was for consultation purposes, they might have realised the strength of opposition and not gone to the expense of a full Planning Application.