[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 02:02
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741399797

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road, Whalley

Comments: Objection to Planning Application 3/2025/0588 – Land East of Clitheroe Road, Whalley

To Whom It May Concern,

I wish to formally object to the above planning application for 77 dwellings submitted by Pringle Homes. While the applicant's documents present the scheme as policy-compliant and beneficial, a closer examination of their own assessments reveals substantial flaws that undermine their conclusions.

1. Planning Statement

The statement leans heavily on borough-wide affordable housing need, ignoring the fact that Whalley has already absorbed disproportionate housing growth in recent years, with clear strain on schools, GPs, and local services.
Sustainability claims are generic, overlooking the realities of congestion, overstretched health provision, and lack of capacity in local schools.
It uncritically accepts supporting assessments (Flood, Transport, Arboriculture), all of which contain material omissions.
Design claims that the homes are "thoughtfully designed" to fit local character are at odds with standardised Pringle layouts that do not reflect Whalley's historic vernacular.

2. Flood Risk Assessment

The FRA only considers the land within the red line boundary. Unsurprisingly, these open unallocated fields are low-risk — but this ignores the A59 underpass immediately adjacent, which floods during periods of rainfall, regularly causing traffic chaos.
The access is proposed directly before this underpass, yet the report makes no mention of this long-standing local flood risk.
By dismissing the wider context, the FRA offers false reassurance and fails the spirit of national policy, which requires consideration of actual local flood consequences.

3. Transport Assessment

Congestion in Whalley is already severe, especially at peak times. The TA's modelling underestimates this, and fails to account for the cumulative impact of recent and pending developments in the area.
Public transport provision is overstated. Bus services and rail services are infrequent and unreliable, and rail services are already at capacity.
Pedestrian and cycling safety is treated superficially. Clitheroe Road is busy, and unsuitable for children and cyclists — a fact ignored in favour of broad policy statements.

4. Arboricultural Impact Assessment

The tree survey was ground-level only, with no root or soil investigations. This weakens conclusions about the survival of retained trees.
The loss of several moderate-quality trees is described as "minor," yet these trees form part of Whalley's green village entrance and are highly valuable to local character.
Ash dieback is cited as justification for removals without independent verification. without questioning the sudden death of many trees on the site.
Reliance on protective fencing and management plans is speculative; in practice, construction damage and long-term resident pressure often lead to further losses.
Replacement planting is overstated — saplings cannot replicate the immediate ecological, screening, and aesthetic value of mature trees.

5. Community Involvement

The Statement of Community Involvement claimed 2,000 homes were leafleted, yet many residents report never receiving consultation material. This means that less than 1.1% of those allegedly contacted responded, which raises legitimate doubts about whether the consultation was effective, or whether the leaflets were ever actually delivered or noticed. The material itself read more like marketing, promoting "signature high-end bungalows," while dismissing or glossing over legitimate community concerns.

Also resident consultation letters were dated 6th August but not received until 12th, cutting a third off the statutory 21-day response window. These were also sent out strategically at a time when most are away for summer holidays so likely to get less of a response.

This application is being advanced on the basis of selective evidence, weak technical assessments, and superficial engagement with the community. Taken together, the flaws show a pattern: each report downplays real risks and overstates benefits.

The proposal exacerbates flooding, worsens congestion and road safety risks, damages Whalley's green character, grossly strains already overstretched infrastructure, and Ignores the weight of community opposition.

Whalley has shouldered more than its fair share of housing growth. To approve this scheme would be to disregard local realities in favour of glossy but hollow promises.

I therefore strongly urge the Council to refuse this application.

Yours faithfully,

[redacted]

Ref Planning Ref 3/2025/0588
77 Affordable dwellings

Dear Sir/ Madam

Thank you for asking my opinion. I **strongly object** to the above development in total for the following reasons: -

- For those of us who has lived here for some time it is obvious how the current over development of the area has led to Whalley's deterioration as one of the Ribble Valleys most precious assets. We now have too many cars leading to congestions and not enough parking. We have too many people and not enough spaces in our schools and surgery. Once wonderful services to our community are now stretched to breaking point with unhappy teachers who can't do a proper job and doctors who can't wait to retire and residents who can't get appointments in a reasonable time.

- There is too much damage to our roads especially Wiswell Lane which is now used as a rat run and too much noise at unsociable hours especially on Clitheroe Rd in the early hours. Crime has increased as has damage to our village properties.

- This proposed development will just add to all those problems and more. I also cannot see why we need any more affordable housing in the area , surely there is enough already. I would also consider this site as unsuitable for any development on the basis of the entry and access point on Clitheroe Rd should be of real concern as a potential accident area and on that point alone it should be turned down.

Yours sincerely

[redacted]

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 16:17
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741705287

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe road, whalley

Comments: This village is already under immense strain from recent large-scale developments. The Laurus scheme, in particular, has fundamentally altered and ruined the character of the community, putting unsustainable pressure on local infrastructure, services, and the rural environment. Adding yet another major scheme and "affordable" type will only exacerbate the damage.

Our village is small, rural, and historically tight-knit. It does not have the capacity—whether in terms of schools, healthcare, road networks, or utilities—to absorb further large volumes of affordable rented housing. These developments are overwhelming and changing the very fabric of the village, leaving long-standing residents feeling that their lives and community are being ruined.

Affordable housing is of course important, but it must be delivered in a balanced and sustainable way. Locations with the right infrastructure and capacity should be prioritized. Forcing further schemes into already overstretched rural villages is not the answer. We have supported enough development for affordable housing in this area. It's enough. Development should be directed to areas that can accommodate it, rather than destroying the quality of life in places that clearly cannot.

I urge the Council to reject this application in order to protect the character, sustainability, and wellbeing of our village community.

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 16:04
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741695766

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: The proposal fails on so many grounds and goes against all sustainability tests. The site is not in any development plan allocation of RVBC and the developers are clearly "taking a punt" to see what, if any, chink they can exploit to their advantage. Circumstances have not altered since the 2020 planning refusal on adjacent land and this application should also fail.

[redacted]

From: [redacted]
Sent: 18 August 2025 16:01
To: Planning
Subject: Objection to Planning Application 3/2025/0588 – Land East of Clitheroe Road, Whalley

Dear Mr Kilmartin,

I am writing to object to planning application 3/2025/0588, proposing 77 affordable dwellings off Clitheroe Road, Whalley.

The site lies outside the Council's adopted development strategy and is not designated for residential expansion. Approving this application risks undermining the strategic framework and encouraging further speculative development.

More critically, Whalley's infrastructure is already under considerable strain. GP services are overstretched, with residents facing increasing delays in accessing care. There is no indication that this development includes any provision to alleviate that pressure.

The A59 underpass adjacent to the proposed access floods frequently, disrupting traffic and emergency routes. Public transport remains infrequent and poorly connected, and the cumulative impact of recent developments has left local roads congested, and amenities stretched.

This is entirely the wrong location for such a development. It lacks the infrastructure, resilience, and connectivity required to support additional housing on this scale. The proposal would place disproportionate pressure on a village already pushed beyond its limits.

I urge the Council to reject this application.

Yours sincerely

[redacted]

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 15:58
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741696261

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: clitheroe road whalley

Comments: I wish to object as these proposals are not in keeping with the area

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 15:42
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741689000

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe road Whalley.

Comments: Flooding, infastructure, access. Way too many houses in a small space now.

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 18:10
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741747583

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road Whalley

Comments: I strongly object to this development going ahead due to the already overcrowded roads, carparks and schools in the local area
Also the land where the proposed development is to take place is a hub of wildlife where regularly Deer, Bats and birds of pray can be seen.
The Village does need need anymore houses/apartments.
There is no pavements in place on the proposed side of Clitheroe Road therefore causing serious safety problems for pedestrians.
I strongly recommend that this development is turned down.

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 17:46
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741740201

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road, Whalley

Comments: Dear Sir or Madam,
I would like to object to this planned development based on the lack of infrastructure in place to support yet more developments in our village.
The roads are already clogged during busy periods and the doctors surgery is no longer able to cope with the recent influx of new residents.
Furthermore I am extremely concerned about the impact this proposed development would have on the local wildlife.

Yours sincerely,
[redacted]

[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 17:40
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-741729932

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2025/0588

Address of Development: Clitheroe Road, Whalley

Comments: I object to the development as follows:
Such a congested plan on this small pocket of land is totally out of character with the location and sets a poor precedent for future semi rural development.
The reports emphasise that there is a local need for affordable homes yet many of the less expensive new builds in Barrow are sold on within a few years of being occupied.
The area has seen and continues to see excessive unsustainable construction over the last decade driven by the premium that builders can charge for the Ribble Valley dream location. There is a need to curtail this to preserve the character of the area.
This number of new properties will put an additional burden on already overstretched educational and medical facilities. There has been no apparent effort to improve capacity despite rapid expansion of properties in the area over past years.
The proposed location is close to the section of Clitheroe Road which regularly floods each year, a situation which will not be helped by the additional hard surfacing.
The exit from the site is obscured by the bend an bridge support and is clearly unsafe.