Sent: 18 August 2025 18:57

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-741756720

Lancashire

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Rd Whalley

Comments: It would be a disaster to build on this site. The infrastructure of Whalley is already collapsing. No room at the school. Can't get doctors appointments. It was promised when Calderstones Park was built there would be a school doctors. It's insane how many houses have built in Whalley. How many can be affordable. No young person born in Whalley can afford to buy a home in Whalley. Apart from the traffic and the ecology that will be destroyed. I beg the council to stop this application as well as any others. The people that come to live in the new builds do little to support the local economy. I hope that RVBC will do the right thing

Sent: 18 August 2025 18:56

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-741760167

Lancashire

Planning Application Reference No.: 3/2025/0588

Address of Development: Clitheroe Road

Comments: We oppose to this application as social Rent homes that are proposed are unlike the affordable homes Pringle have provided at Northcote Manor. The type of housing proposed does not match the locality . It will affect the ecology as we regularly see deers , hawks and bats . Appeal decision APP/72350/W/20/3241856 was refused in 20290 in the adjacent field to this site having exactly the same set of circumstances . This will already place additional pressure to NHS , dentist , school and GP services . Previous house building in the village has promised to deliver funding to improve and expand which has never been delivered .

Sent: 18 August 2025 18:41

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-741756111

Lancashire

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road Whalley

Comments: Adding 77 homes in to what is an overcrowded village is absurd. This is going to put pressure on the Nhs, schools, dentists and GP services. Whalley and barrow is too overpopulated. Traffic around Clitheroe road is busy and we don't need anymore of it

Sent: 18 August 2025 22:14

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-741811361

Lancashire

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments:

• new housing should be focused on allocated sites in main settlements.

This proposal is too large and outside the village boundary.

- DMH3 (Housing in Open Countryside) housing outside boundaries is only permitted for local needs or agricultural use. Not met here.
- DMG1 (General Design) requires proposals to protect amenity, character, and environment. A 77-home estate on greenfield land erodes character.
- DMG3 (Transport and Access) development must ensure safe access and avoid severe traffic impacts. Clitheroe Road/A59 are already under strain.
- Key Statement EN2 (Landscape) requires protection of the open countryside and settlement separation. The scheme would reduce the green gap between Whalley and Barrow.
- A 77-home scheme is disproportionate to this small settlement.
- Ribble Valley housing land supply (May 2025): 6.2 years deliverable supply (1,324 dwellings). The borough has more than enough homes planned.
- NPPF (Dec 2024): presumption in favour of development does not apply because the Council has over 5 years' supply and passes the Housing Delivery Test.
- "The site is unallocated in the Local Plan and conflicts with Policies DS1, DMG2, and DMH3."
- "The development is disproportionate to Whalley's small size (2021 Census: 4,052 people) and conflicts with DMG1 and EN2."
- "Ribble Valley already has a 6.2-year housing supply, so there is no need for speculative development here (NPPF para 78, Dec 2024)."
- "The access via Clitheroe Road/A59 will create traffic and safety problems, contrary to DMG1 and DMG3."

From:

Sent: 18 August 2025 21:49

To: Planning

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

Whalley



External Email

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Dear Sir/Madam,

I am writing to formally object to planning application **3/2025/0588** for the construction of 77 houses and flats on land east of Clitheroe Road, Whalley.

My objections are as follows:

- Loss of Greenfield Land: The site is the last remaining green field separating Whalley and Barrow, and it lies outside the designated settlement boundary. It is not allocated for development in the council's plans.
- **Ecology:** The area is home to diverse wildlife including deer and bats. The application downplays the ecological value of the site.
- Transport and Traffic: The site is poorly connected, with no public footpaths along the side of Clitheroe Road where the planned site is, which would make leaving the estate incredibly dangerous as families would have to cross on a 40mph blind bend. Whalley also already experiences severe congestion and parking issues. The proposed site access is near the A59 flyover, an area prone to flooding.
- **Pressure on Services:** The addition of 77 homes will place further strain on already stretched NHS, GP, dentist and school services. Previous large housing developments (Lawsonsteads, 2013) were approved with promises of a new primary school, yet this has never materialised, leaving local services under even greater pressure. Whalley Primary School currently has, on average, 45 pupils per class which is a huge class size and possibly detrimental to the pupils.
- Inappropriate Housing Type: The proposed housing does not reflect local vernacular or scale and the density is unsuitable for the location. The plans suggest high-density social rent housing unlike developments previously delivered by Pringle Homes.
- Precedent: A previous appeal (APP/T2350/W/20/3248156) was dismissed in 2020 on the adjacent land under similar circumstances, reinforcing that this site is inappropriate for development.

This proposal is on the wrong site, is disconnected from the village and would be highly damaging to Whalley's character and infrastructure. I therefore strongly urge the council to refuse this application.

Although I do not live directly adjacent to the proposed site, I will still be significantly affected. I and I have seen first hand the detrimental effect the numerous new houses have caused over the years. Travelling through Whalley is already almost impossible at peak times and additional housing will make access to local services even more difficult for all residents.

Yours faithfully,

Sent: 18 August 2025 21:46

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-741804323

Lancashire

Planning Application Reference No.: 3/2025/0588

Address of Development: Pringle Whalley

Comments: This is unnecessary and not in keeping with the area there have already been so many new homes built Whalley is creaking under the strain of all the extra people and traffic already. There are also the impacts on dentist and doctors waiting times already longer then they used to be. High density affordable housing could also bring the wrong crowd to the area and bring issues to the area

Sent: 19 August 2025 15:54

To: Planning

Subject: Planning Application Comments - . FS-Case-742136251

Lancashire

Planning Application Reference No.: .

Address of Development: Land east of clitheroe road whalley

Comments: The facilities of whalley, will not stand any more housing.

Sent: 18 August 2025 20:49

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-741790875

Lancashire

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I feel as though the houses proposed will not fit into the nature of the whalley area. This area is already far too built up and is attracting the wrong audience causing distress within the village. There are plenty other house developments, whalley manor has not even completed building yet and there is a lack of demand for the houses there to be built.. so why do we need more. Absolutely unacceptable, i completely reject this proposal.

Sent: 18 August 2025 20:46

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-741789346

Lancashire

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road

Comments: The application is poorly thought out, lacks consideration and has clearly been hurried through.

I would appeal to the case officer to consider the views of other objectors and consultees around;

- 1. Highways impact both of creating a dangerous junction on a tight bend, pressure on local infrastructure and lack of parking
- 2. Density too high for site in a rural setting, with poor balance of affordable and high value
- 3. Loss of undeveloped land in our rural village
- 4. Poor streetscape with a lack of meaningful character and variation between plots. The examples used are deliberately bland and not in keeping with the high quality delivered by Barratt, Lovell and Red Row elsewhere nearby
- 5. Flood risk mitigation measures not set out clearly and in response to the findings.

Please consider this for committee

Best regards

Sent: 18 August 2025 20:39

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-741778552

Lancashire

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I am against granting planning permission for this development.

Whalley has undergone extensive housebuilding in recent decades, much more than necessary to fulfil local housing needs. The new houses have attracted people from outside of the Ribble Valley, whilst other nearby local authorities in East Lancashire have built proportionately far fewer new homes.

Whalley should not be the site for further new housing which is in effect turning Whalley from a village into part of an urban sprawl stretching from Billington to Chatburn. The new housing is not in keeping with the traditional character of a historic village. The infrastructure in Whalley has not kept up with the growth in housing and is now under severe strain.

It would be much better to encourage development in the less prosperous adjacent local authorities which already have large urban areas and town centres, better transport facilities and a surfeit of older Victorian terraced houses and a comparative lack of new housing.

With regard to the provision of affordable properties, it is a fact that East Lancashire already has some of the cheapest property prices in England. The Ribble Valley is the most expensive area of East Lancashire to live in with the highest land prices. The proposed properties are likely to be affordable only due to the fact they are one bedroom flats built in blocks. As Whalley is a prosperous area it is likely that over time there will be pressure for the rents to increase to what the local market will bear, as this will increase profits for the landlords.