

**Gunn**

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 August 2025 20:34  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741786490

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Pringle homes

**Comments:** I have watched building works throughout this area, and am appealing to you to put an end to this. We experience more traffic on terrible road surfaces, that just get patched up instead of resurfacing...which will only get worse with more traffic. The doctors surgery wait time is horrendous, schools are full...and the list goes on!!!

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 August 2025 20:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741782851

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** Don't need to build cheap affordable rental properties on expensive Ribble Valley land. This is totally contradictory and unnecessary on the last green field in Whalley And Barrow. There is plenty of cheaper spare empty land ready to be build on for cheaper rental properties in and around Blackburn with Darwen and Burnley.

Is this not more sensible and not a ploy to cheapen our beautiful area and countryside?

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 August 2025 19:52  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741775879

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** The proposed development by Pringle Homes for 77 rented flats and houses on land east of Clitheroe Road poses serious concerns for Whalley and its residents. The site represents the last remaining green field separating Whalley and Barrow. If approved, it would permanently erode the rural character of the area and increase pressure on already overstretched NHS, dental, school, and GP services, which past developments have failed to adequately support. Whalley is already experiencing severe traffic congestion, parking shortages, and heavy flooding near the A59 flyover, yet this plan adds more strain with no new infrastructure. The design and density of the proposed housing does not match the local vernacular and is inconsistent with previous affordable housing in the area, raising doubts over whether the homes will truly benefit local families or be allocated elsewhere. Importantly, the council has already refused a near-identical application for the adjacent fields in 2020 under the same circumstances. In short, this is an unsustainable and ill-suited development on the wrong site, threatening to damage the fabric of Whalley village and its community.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 August 2025 19:52  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741775213

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** I totally object to this development, it's a disaster waiting to happen with regards to traffic collisions and incidents. The entrance to the site is on a blind bend obscured by tress and the shade of the bridge. I feel enough new development has happened over the past few years and the local infrastructure is past breaking capacity....schools, dental, GP facilities.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 August 2025 19:50  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741774596

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Land east of clitheroe rd, whalley

**Comments:** This development will link Whalley and Barrow as it leaves little visual break between the two as both villages have disproportionately increase in size.

As a teacher in local schools, and as patient in whalley doctors, I know that facilities and services are already struggling to support already increased numbers

Parking is already an issue as difficult to find parking in centre

Single person property is not needed in whalley

Road and traffic are busy and I have concerns over safety of children in village and noise pollution.

The land being built on has is the habitat for a variety of animals. Last month, I saw a fox running through that field.

Whalley and Barrow have already been overdeveloped.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 August 2025 19:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741761449

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** Each development has its own flood mitigation plan. Despite this roads continue to flood around Billington and Whalley raising anxiety levels amongst residents, making every one worry every time it rains . Dec 2024 being a prime example. In the last 3 years there have been 3 major development which don't include the others in the last 10 years.

New estates take time to mature and settle into the landscape, the trees which were planted as part of the planning permission have still not matured and they arent doing their jobs yet! Drains are laid but where does this excess water go when the drains are overwhelmed, onto the roads, into the houses! The more fields built on the worse it gets. The more trees taken down the worse the drainage gets. Air pollution increases. How many more cars will 77 highly packed houses bring to a once rural location 200?

Facilities are already stretched. Can the schools, Drs, Dentists accept more children/ patients certainly not the NHS dentist!

During spring the song thrush (amber list) started the dawn chorus, their song coming from the direction of this proposed development . I recorded a mistle thrush (red list) . I even had a ring ouzel (red list) recorded on the app 1 morning on its migration route I suspect.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 August 2025 19:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741765522

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** I strongly object against this application being accepted.

Of all of the numerous places for these types of buildings to be erected in the greater Clitheroe area, WHY pick a GREEN FIELD site with absolutely nothing about it making it feasible for a housing development.

Hundreds and hundreds of houses have been built in Whalley and Barrow with absolutely no thoughts , sensible planning improvements to the most vital things like roads, schools, shops, doctors surgery etc etc.

These developments belong on brown field sites, adjacent to and alongside other such developments not in a green field to only satisfy the owner and house builders.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 August 2025 19:28  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741766960

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** I feel this is completely the wrong decision if another 77 flats and houses are built on this land in whalley. As a local [REDACTED] I feel strongly about how stretched the local services in Whalley already are due to the recent infrastructure and how this would get significantly worse. I see first hand everyday at work our wait times significantly increasing, unable to meet the demand of the local community. Unfortunately I also have personal experience of being unable to register at a dentist locally due to demand. Previous new build projects have promised to expand on services such as schools, GP surgeries, dentists, child care but non of this has happened. I walk nearby to the site and regularly see lots of lots of beautiful wildlife, deer, bees, dragonflies. It would be such a shame to lose what is left of whalleys green space.



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 19 August 2025 08:26  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741910378

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** I object to this planning application due to concerns about traffic safety and congestion which is already strained , plus the extra pressure on the NHS and the education sector.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 19 August 2025 07:53  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0588 FS-Case-741898472

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Pringle homes

**Comments:** Where do I start!! Our village is being ruined with new houses. The one and only school has no spaces, you can never get an appointment at the doctors. The traffic is terrible  
Our village is no longer the beautiful village it was.  
It seems every field and open space we have is being built on. This field is about the only thing that separates Whalley & Barrow.  
If you look at all the houses that have been built over the years and we only have 1 school & 1 surgery, surely this must be a major factor.