



Stephen Kilmartin  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

18<sup>th</sup> September 2025

Dear Stephen Kilmartin,

Re: Objection to Planning Application No. 3/2025/0588

Grid Reference: 373616 437093

Proposal: Erection of 77 affordable dwellings with associated access, gardens, parking and landscaping

Location: Land east of Clitheroe Road, Whalley

On behalf of Whalley Parish Council and its residents, we wish to lodge a formal objection to the above application. While we recognise the need for affordable housing within the borough, this proposal raises serious concerns and is considered wholly inappropriate for the following reasons:

**1. Outside the Defined Settlement Boundary**

The application site lies outside the designated settlement area for Whalley. Development on this scale in open countryside directly conflicts with the adopted Local Plan and Core Strategy policies which seek to direct housing growth to allocated and sustainable locations.

**2. Lack of Allocation in the Development Plan**

The site is not allocated for residential development in the Local Plan. Approving such an application would undermine the local plan-led system and set an undesirable precedent for speculative development elsewhere.

**3. Overdevelopment and Scale**

The proposed 77 dwellings represent overdevelopment of this site and are not in keeping with the character, scale, or density of this immediate area. This would have a significant adverse impact on the rural setting and entrance to the village.

**4. Local Housing Needs**

While described as 'affordable housing', there is insufficient evidence that the scale, type, and tenure of the proposed dwellings reflect the specific, identified housing needs of Whalley and the surrounding parish, especially as other 'affordable housing' is yet to be built and made available from other developments in progress.

**5. Highway Safety and Access Concerns**

The site is located on a busy section of Clitheroe Road where traffic volumes are already high. Additional vehicle movements generated by 77 dwellings would exacerbate existing highway safety concerns, particularly at peak times. Furthermore, pedestrian access into the village is severely limited due to the lack of footpaths in this area, creating significant risks

for residents—especially elderly people, and those with mobility issues—who may be reliant on walking into the village for services and amenities.

**6. Drainage and Sewerage Capacity**

The proposed development raises significant concerns in relation to both surface water drainage and foul sewerage capacity. The area already has a known history of flooding and infrastructure constraints, and no satisfactory mitigation has been demonstrated within the application as highlighted by LCC Lead Local Flood Authority.

The proposal conflicts with the National Planning Policy Framework, which requires development to avoid areas of flood risk, demonstrate that flood risk is not increased elsewhere, and incorporate sustainable drainage systems where appropriate. The application, as submitted, fails to demonstrate compliance with these requirements.

Furthermore, the proposal is contrary to the Ribble Valley Core Strategy policies on sustainable development and infrastructure provision, which require that new development is supported by adequate infrastructure and does not create or worsen problems of flooding, water management, or sewerage.

The Parish Council requests the planning authority to evidence robust drainage and sewerage capability before any approval is considered. Previous developments in the village, local to this area appear to have failed to comply with adequate drainage —such as the proper installation and functioning of attenuation tanks—which has exacerbated local flooding issues. It is essential that these shortcomings are not repeated.

**7. Impact on Local Infrastructure and Services**

The scale of the development would place additional pressure on already stretched local services and facilities, including schools, healthcare provision, and community amenities, without clear evidence that these impacts can be accommodated.

**8. Landscape and Visual Impact**

The development would result in unacceptable harm to the landscape character of the area, eroding open countryside and the rural setting of the entrance to Whalley.

For the reasons outlined above, Whalley Parish Council strongly objects to Planning Application 3/2025/0588. We urge the Planning Authority to refuse this application as it is contrary to local and national planning policy and would result in significant and demonstrable harm to the character, environment, over-development and sustainability of Whalley and its surroundings.

Yours sincerely,

EK Haworth

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council