

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 19:17
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742208502

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe road Whalley

Comments: Yet more houses without the infrastructure to support them, particularly doctors/schools etc in an area already stretched to its limits. These shouldn't be allowed until these elements have been built to support any additional houses and not before they have been created and are operational. Also since when did "affordable housing" include 3 and 4 bedroom houses? Also are they actually affordable or only affordable on a shared ownership basis, i.e. not affordable.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 19:21
To: Planning
Subject: Planning Application Comments - 3/2025/058 FS-Case-742204954

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/058

Address of Development: Land East of Clitheroe Road Whalley

Comments: Over the past few years, the nature of Whalley has been eroded by over development. Very few people object to the building of new houses and development, but what many people object very strongly to is the continual and constant building on every bit of green space that the developers can get their hands on. We look to our Council Planners to protect our environment from excessive development. Whalley has been irreversibly changed and if it continues everything that makes Whalley such a special place to live will have gone. Every generation has a duty to leave things better than they found them. Unfortunately, the rural village of Whalley is fast becoming a conglomeration of housing estates. And the houses aren't even attractive, they are just characterless boxes which look the same no matter which part of the country you are in. There is nothing to make them fit in with Whalley's character. As a long standing resident, I know for certain that the continual housing developments have had such a negative effect of life here in the village. It's incredibly busy with more and more cars and those of us that live on the main roads of Whalley know for certain that the air quality isn't as good as it used to be due to the constant stream of traffic which results in traffic fumes. You take your life in your hands if you dare to try and cross a road anywhere other than the zebra crossing. Whalley must have absorbed it's fair share of building now, surely? There are other parts of the Ribble Valley which seem to be spared such over development. I wonder why that is.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 19:24
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742208424

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road, Whalley

Comments: I object to the proposed development on the grounds that Pringle Homes affordable housing data is out of date due to the construction of the quantity of affordable housing currently being built at Laurus Homes Whalley Manor phase 2 development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 19:27
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742210852

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Clitheroe Road, Whalley

Comments: Dear Sir/Madam,

I strongly object to this application.

The site is outside Whalley's settlement boundary and lies in open countryside. It is therefore contrary to Core Strategy policies DS1, DMG2 and DMH3, and no justification has been given for overriding these policies.

The application is also flawed because the red line boundary does not include all of the proposed works. Highway changes to Clitheroe Road are an essential part of the scheme, yet they are excluded. This makes the submission invalid, and the flood and traffic assessments based on that boundary cannot be relied upon.

The access point is immediately before the A59 underpass, which is already a known traffic bottleneck and flood hotspot. No proper road safety audit, cumulative traffic modelling or comprehensive flood assessment has been carried out, contrary to Core Strategy DMG3 and DME6.

Finally, the scheme would damage the character of the northern approach to Whalley and harm the setting of historic properties that form part of the village's identity. No Heritage Impact Assessment has been provided, despite the proximity to the Conservation Area.

Conclusion

This proposal is contrary to local and national policy, based on an incorrect red line boundary, and fails to address highways, flooding and heritage impacts. It should be refused.

Yours faithfully,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 19:56
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742217497

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I have lived [REDACTED] ..this development will be a huge loss to the remaining green fields in this area...not only will it affect the infrastructure of our village..but the impact on the wildlife would be a disaster...there are deer that live there as i have seen many times...bats habitat that area also ..amongst many more animals. There is no need for a housing plan like this !!!!...these houses will not be for our community ...77 affordable rented houses come on for who exactly !!!!....this is a big mistake and should not happen

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 20:32
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742228280

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe road

Comments: I would like to oppose to this planning application. There are already a significant number of new build developments in the immediate area and it is starting to ruin the rural aspect of the area. [REDACTED] and want them to be able to live around and be able to explore the few remaining green areas left in the area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 20:48
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742232577

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I am against this application for many reasons but my main concern is the unbelievable over development of our area. Loss of our beautiful green spaces . The already overwhelming pressure on our facilities will yet again be put under even more .

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 21:01
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742235881

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe road

Comments: I would like to object to the planning for 77 rental flats/homes. I believe this would be a disgrace to the area, and believe that this places would not be for people who live in the local area therefore would not benefit us at all. We live [REDACTED] therefore have nothing negative to say about [REDACTED], but we do believe the developments in the local area so far have been valuable and fit into the community - but I completely disagree that with this one.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 August 2025 07:40
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742334409

[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 express my concerns regarding the proposed application by Pringle Homes

We have lived at our address in [REDACTED]. The new housing developments in the immediate surrounding area have been significant with hundreds of new homes and more still being built. However there has been little if any infrastructure development to support this.

Clitheroe Road is already an extremely busy road and this proposal will add hundreds of additional vehicle movements per day. It is already near impossible to find parking spaces in Whalley and this will compound the issue

I note that the applicant mentions poor habitat in the site. This is not the case, [REDACTED] in that area and regularly see deer browsing

The site is completely separate and unconnected from both Whalley and Barrow. It has no planning development status as unallocated land and sits outside of the settlement boundary. Whalley and Barrow have seen more than their fare share of housing development and this is just a step too far that will not benefit local people

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 August 2025 09:17
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742365903

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road, Whalley

Comments: I strongly object to this development for various reasons as below;

1. Loss of further green fields and impact on ecology particularly considering the significant development in Whalley/Barrow over the last few years
2. Impact on infrastructure and local amenities such as schools, GP surgery, dentist, NHS etc
3. Significant transport impact on roads and villages that just aren't built for such numbers
4. The proposed housing appears unnecessary for the area and does not align with the locality and the aesthetics of the area.
5. The land is not designated for development and therefore the proposal does not align with Local Plan / planning policy

In summary this application should be refused considering the above points and comments from many other objectors and significantly considering the huge amount of housing development that has already been undertaken over the last 5 years or so in Whalley/Barrow/Billington/Clitheroe areas.

Thanks you

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 August 2025 09:34
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742370584

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: We have not been consulted about this development. The volume of traffic on Clitheroe Road is now unsustainable and is dangerous - let alone another access to this road. You are very welcome to [REDACTED] and listen to the traffic passing and the amount of 'near-misses' on this road on a daily basis - this is not going to be helped by more building in a small, confined area with access on to this road. This particular piece of land acts as a buffer between the village and the A59 - to keep down noise and distraction.

Once this land is built on this is then another act of destruction to a rural area - once beautiful fields lost to a pile of concrete and brick and I may add poorly built and designed housing (see Barrow).

We are unable to access services such as doctors and schools. Whalley school has tripled in size and accordingly the horrendous traffic at drop-off and pick-up (particularly Church Lane).

I do not believe that this housing will be in any way 'affordable' and will be aimed at higher earners and those who can pay a substantial rent.

Whalley is now a town and not a village unfortunately - it will soon merge into Barrow and then that will merge into Clitheroe becoming one large town. Please consider the damage that is being done for future generations.

There are many brown-field sites available for this type of development - it is blatantly obvious that this is pure greed by a developer and cannot be sold to us as anything else (even though the social housing card is always played).

I may also add that residents of Clitheroe Road (who will be severely impacted by this) have not been consulted on this proposal.

[REDACTED]

From:


[REDACTED]
20 August 2025 09:47

To:

Planning

Subject:

Planning application 3/2025/0588 land east of Clitheroe rd Whalley

 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.

Dear sirs

I strongly object to this proposal for 77 flats and homes . The pressure on the roads , schools, dentist, doctors , environment etc. is massive . I have to wait 3 weeks for a doctors appointment, can't park anywhere, can't open my windows for the smell of exhaust fumes, etc.

The promise of expanding services in the village never happens . I could go on . This is supposed to be a VILLAGE not a town .

Could you please acknowledge my email . Thank you

Regards [REDACTED]
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 August 2025 11:16
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742413593

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I must object to this application for so many reasons:

- Flooding on Clitheroe Road, right where the proposed development is
- The village of Whalley is at capacity. The Doctor's surgery is full. The schools are full. There is no parking available.
- Traffic in Whalley is horrendous, especially between 07:30 - 09:15 and 15:00 - 18:00
- The proposed development is on a sweeping left hand bend, when travelling south, giving a limited view of the road ahead. The area is also very dark, even in the daytime, due to the trees on both sides of the road.
- There is no footpath on that side (east) of Clitheroe Road.

Sadly, and disappointingly, this proposal appears to be another over development within the Ribble Valley.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 August 2025 12:35
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742445964

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road, Whalley

Comments: I am writing to object against this planning application.

I have lived in [REDACTED], and in that time there have been hundreds of new houses built in the village, also Barrow, our neighbouring village.

I am totally against this development for umpteen reasons starting with the fact that all the green fields that used to surround the village are now built up housing estates. What effect does this have on our environment, our wildlife? All of which, as we are constantly reminded on the news, we should protect our natural habitats.

Transport and traffic - driving through Whalley used to be pleasurable, now due to over development it is hazardous as there are far too many cars driving through the village from the various developments that surround us.

Doctors, dentists, schools - they have stayed the same as [REDACTED] years ago when I moved into the village - how can that happen when there are so many more houses?

I am all for Affordable Housing but I don't believe that this development for RENTED flats/apartments will provide housing that will sit well next to our currently over populated village.

These are just but a few of the many many issues that this development will bring to our village so please accept my objection.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 August 2025 19:11
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742207638

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe Road Whalley

Comments: Objection to this proposal

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 August 2025 15:30
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742523844

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Clitheroe road

Comments: The infrastructure in Whalley already does not support the number of residents it supports. The gp is swamped by requests for appts. No school spaces for local children. Whalley frequently congested with traffic. Whalley could not accomodste a further 77 residents by building thede rented flats. Also the site proposed has a green area with so much wildlife there.