From:

Sent: 21 August 2025 11:56

To: Planning

Subject: Planning Application



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Application 3/2025/0588 location land east of Clitheroe Rd

To whom it may concern

I objection very strongly to any more developments of houses in Whalley. I moved here ago when Whalley was classed as a large villiage it is now classed as a small town

Which means at least another 100 cars. I did know about planning when I moved in but in that time Monks Cross has been finished another at least 70 houses on Mitton Road and the very large Estate on Clitheroe Road. When this was started a piece of land was reserved for a school never developed and then Larus Homes did another extension giving approx 60,000 pounds to the Cricket club WIB and the Old Grammer school very nice for them, but was all this bribes to keep Whalley residents sweet all before we had to deal with all the traffic, cars parking outside our houses as no car parks available. Whalley is getting grid locked.

We cannot cope with places in our schools land was given but no school. Appointments at Whalley Doctors often a wait of 3 to 4 week unless very urgent. How on earth can we cope with another 100 to 200 people and all there cars? We will soon be joined to Clitheroe no green spaces in between.

We have done more than enough No more houses in Whalley

Regards

OBJECTION - 3/2025/0588 – Land to East of Clitheroe Road, Whalley

I am writing to formally object to the above mentioned application made by Pringle Homes

The site lies outside of the Settlement Boundary and is unallocated land used for agricultural purposes it is not as is frequently insinuated by the application vacant land. These two matters should generally be sufficient to protect the site from development.

Policy Objections

- 1. That the application is founded entirely on the requirement to provide affordable housing.
- 2. That the provision of affordable housing provides an escape route from the restriction to develop the open countryside under the planning policy framework.

Dealing with these points in turn.

Need for affordable housing

The requirement for affordable housing is not itself a local need. This is an important distinction because the requirement for affordable housing is in fact a housing need. The references in policy that refer to exceptions for local need does not immediately translate to an exception for a housing need. In short, the applicant has erroneously conflicted the two terms of local need and housing need.

In order for the exceptions to policy that rely on the terminology "local need ", the applicant would have to demonstrate how a need has risen locally (i.e. in the immediate vicinity of the area) and how the proposal meets that identified need. That exercise has not been undertaken in the supporting documents, given that the applicant has conflated the terms housing need to equal local need. Put bluntly, housing need is not **LOCAL** housing need so should not override policy prohibitions on the development of this site.

Relevant policy

The applicant's case is founded on policy DMG2 headed "strategic considerations".

They rightly point out that DMG2 split is into broadly two parts, with the first part relating to development proposals within the principal settlements of Clitheroe, Longridge and Whalley and Tier 1 villages. The requirement is that development in these locations should relate to the main built-up areas and ensure it is appropriate to the scale of and in keeping with the existing settlement.

The second part of DMG2 relates to the remaining defined settlement areas known as Tier 2 villages. There, the policy then sets out a number of considerations at least one of which must be met by development outside the defined settlement areas of the Tier 2 villages.

It is here that I think the applicant is making a further error, namely that affordable housing need across the borough can be interpreted as a local need, then the applicant is still wrong by justifying its case that policy DMG2 allows for exceptions for affordable housing.

This is because the definition of terms is contained at policy DS1, which is headed key statement and "development strategy". Policy DS1 states that the majority of new housing development will be concentrated within a defined strategic site in the principal settlements of Clitheroe, Longridge and Whalley.

The policy then says that in addition to the strategic site and the principal settlements as defined above, development will then be focused towards 32 defined settlements. In turn, those 32 defined settlements are split into two categories known as Tier 1 and Tier 2. Tier 1 contains 9 villages, and Tier 2 the remainder 23.

In other words, policy DS1 uses the words "defined settlements" to mean the villages within both categories.

Returning to policy DMG2 it states the following at part 2, being the part heavily relied upon by the applicant:

"Within the Tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations..."

It follows that the reference in this second part to DMG2 to "the Tier 2 villages" and "outside the defined settlement areas" is either a reference explicitly to the "Tier 2 villages" or to the 32 defined settlement areas to which policy DS1 addresses itself.

If the criteria at policy DMG2 were to apply to all the settlements, namely the principal settlements as well as the 32 villages, then it would say so. It does not say that.

My opinion is that the second part of policy DMG2 relates entirely to the Tier 2 villages otherwise it would not begin with the words "within the Tier 2 villages and outside the defined settlement areas" - as the approach of the local plan is to define where those settlement areas are.

In overall terms, the applicant is placing considerable weight on an interpretation of policy which I think is erroneous. I also think they have erroneously conflated the terms housing need with local need, and I think local need in this context means highly

specific to the villages where a need might be identified. It does not mean a need that is generally required across the wider geographic area of the entire Ribble Valley.

Appeal Decision APP/T2350/W/20/3248156

This appeal was on land contiguous with the application site and shares very many of the same physical and policy considerations. The Council as you know refused this application and the Inspector upheld that decision on Appeal. You will know far better all the circumstance of that appeal so I shall not regurgitate them verbatim but the lack of connection to the settlement, the lack of footpaths, the density of the proposals on what is effectively open greenfield on the rural fringe of the village, all such characteristics are shared with this site. There has been no attempt to reflect the local vernacular despite what the Design and Access statement says, section 5 refers to the site as being surrounded by various house types, which is simply untrue (the site is simply not surrounded by housing, and therefore it follows it cannot be surrounded by housing types).

Section 7 refers to the character of Whalley. There is no reference in the Design and Access statement that the character of Whalley is largely influenced by the setting, namely it being as a whole surrounded by open countryside, of which the site forms a part.

Section 9 shows the proposed layout which is essentially a residential estate with few (if any) linkages to its surroundings, and as such the development would operate as a self-contained enclave.

On this latter point what is proposed by the applicant would be more a ghetto than and enclave, 100% Affordable rent is not policy compliant. The likely inhabitants would more than likely to be more reliant to upon local services, healthcare and education rather than other residents in Whalley but at this site they will be remote from those very services.

The surroundings of the site are characterised by detached homes set in extensive gardens with mature hedging and trees, this very particular character runs pretty much the full length of Clitheroe Road from its junction with Wiswell Lane up to the A59 bridge. There are simply no examples of the form of development proposed on this site and the materials chosen, artificial slate and reconstituted stone-look blocks are equally incongruous. Accrington Red brick, real slate and real stone quarried in Padiham are the actual identifier materials in this location.

The Arboricultural Reports fails to mention protected trees which are identified on RV own available records, the Ecologist fails to reflect the valuable contribution the site plays as a wildlife corridor for foraging the commuting species. There is no sustainable drainage solution proposed for this development at all and the Highways proposition is to undertake massive intervention on Clitheroe Road, road alterations, two new crossings, changing speed limits and adding general highway clutter and detracting from the pleasant rural feel of Clitheroe Road at this point.

I could continue at length to pick at just about every one of the supporting report, as a generally comment it seem like an application that has been rushed in, with the hope that their erroneous Housing need argument will trump every other consideration. You will of course need to wrestle with the planning balance of the benefits against harms but as one of those who will be impacted the most, I cannot see how this can be supported. We set up a Web-forum earlier this week to collate local resident's views and thus far we have had nothing but 100% support of our objection to this proposal.

The largely held view is that Whalley and Barrow have already taken the brunt of new Housing development over recent years, we can only assume that policy compliant in terms of Affordable provision have also been made so once again the residents of Whalley have done more than their fair share such provision. So, to ask residents to now accept another 77 Affordable homes, to rent is completely unacceptable.

If there is any aspect you wish to discuss in this objection please do contact me at any time.

Kind regards





15th August 2025

Dear Sir/Madam

Re: Planning Application No. 3/2025/0588

LETTER OF OBJECTION

Introductory Comments

1.	We write to object to the grant of planning permission.
2.	For the record, we should say that we did not receive a copy of the leaflet said to have been delivered to 2000 households in March 2025: see paras 3.30 and 3.21 of the Statement of Community Involvement (SCI). We find this remarkable, given our proximity to the site and would be interested in the applicant's explanation. If we had received it, we should immediately have responded (as we now do to the notice letter, which is the first we had heard of the proposal).
3.	In passing, it may be worth noting that, in any event, the leaflet (Appendix 1 to the SCI) is misleading in that it illustrates a bungalow - which is not a type of building proposed. Had the proposal been for bungalows rather than houses, we might not have objected, given that our principal material planning objection is

- 4. Our objections, in order of priority, are:
 - (a) Loss of Privacy/Overlooking (paras 5-7 below);
 - (b) Trees/Safety (paras 8-9 below);
 - (c) Traffic Congestion (paras 10 -11 below);
 - (d) Traffic Safety (para 12 below);

- (e) Infrastructure (paras 13-15 below);
- (f) Noise Disturbance (para 16 below);
- (g) Other Matters (para 17 below).

Loss of Privacy/

. The site plan shows no fewer than 20 two-storey hous	e plots (Nos.
13 - 22 and 37 - 46) in two blocks of 10 along the other side of the	nat driveway,
and accordingly	. From
the site plan, at least 10 of these houses (
	<u> </u>
). In case	e of any doubt,
we would invite the planning officers or committee members to v	view the site
If indeed the proposa	al were for
bungalows at that location our objection would not apply, but it i	s for 10
two-storey houses.	

- 6. Further, the illustration of that block of ten houses, as shown in the Street Scene drawings, shows only a low fence, at ground floor level. The Coloured Plan reveals that it will be only 1.2 metres high. Accordingly, in addition to loss of privacy by the possible for any adult the possi
- 7. We would respectfully submit that the application should be rejected on this ground alone. Alternatively, if the planning committee is minded to allow some building development, we would submit that it be limited to 57 houses by refusing permission for plots 13-22and 37-46 and requiring no building within 25 metres of the three TPO trees at the boundary. In the further alternative, allow only bungalows in that location. In any event, a 1.2 metre boundary fence is too low

Trees/Safety

8. As we read it, the application does mention the three mature Lime trees which are on the same side of Bramley Meade Hall's driveway as the proposed development and so are at its boundary, but we submit that the Tree Impact Assessment and Survey refers to these trees inaccurately or misleadingly. The arboricultural consultant says that "no trees along its boundaries" have TPOs. This is wrong. These trees are all marked as G2 on the plan. In the Report they are referred to as being off site by "the highway". But there is no highway.

They are in the verge of the <u>private</u> driveway to Bramley Meade Hall. All have TPOs. Their height is estimated at 25 metres. We note the root protection provision but this is to protect the trees during construction. We are more concerned by safety risks after construction. The report does <u>not</u> however appear to indicate how many metres from those trees the closest of the houses would be, but we would estimate much less than 25 metres. Some of the houses of plots 13-22 and 37-46 would appear to be within a few metres of those very tall trees and well within falling distance. Is there not some restriction on building new houses so close to mature trees? Would it not be good practice only to build at least as far away as their height, in this case 25 metres?

9. Indeed, they would probably be within falling distance of a but is the same height and maturity as the G2 trees (and also has a TPO). This tree is <u>not</u> mentioned in the report and is not covered by the root protection proposal although it is

Traffic Congestion

- 10. The SCI blithely brushes away traffic concerns. It seems to lay stress on changing the residents' behaviour. Apparently they will all be presented with a copy of the Travel Plan. The reality is that, as the quoted survey shows, 78% of car-owning residents of Whalley drive to work. This is our own lived experience. The proposed development provides 151 parking spaces and it is overwhelmingly likely that all will be filled, quite possibly added to by pavement parking (again see, e.g., the reality of behaviour on the Hawthorn Road development) and most of the cars will be driven daily onto the already busy local roads. Also, please note that the shortest route from this development to the Whalley By-Pass would be to turn left out of the new entrance, then left again along Wiswell Lane. Wiswell Lane is a road without marking which was lightly used before the (still incomplete) development at Lawsonsteads. The proposed link road through that development from Clitheroe Road to the by-pass remains incomplete – although there are a large number of houses and residents at the Whalley end which opens onto Clitheroe Road, which means that many of the residents of the part-built Lawsonsteads development use Wiswell Lane as a 'rat-run'. As the local highway authority well knows – local councilors have raised the concerns of residents of Wiswell Lane - this has led to serious deterioration of the surface, requiring a regular need for pothole repairs with associated disruption and delay caused by temporary traffic lights). The reality of behaviour on Lawsonsteads suggests that the pious hope of the residents of the proposed development all becoming walkers or cyclists is risible.
- 11. We submit that the planning committee should not consider granting any part of this application until after the Lawsonsteads development has been completed and the purpose-built link road opened.

Traffic Safety

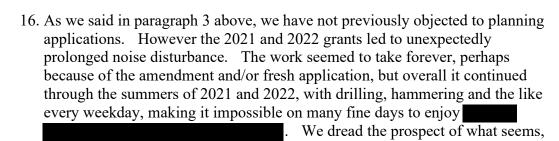
12. The opening of a new entrance/exit onto Clitheroe Road, only a short distance

from the bridge under the by-pass, which would be approached by vehicles from the Clitheroe direction from a 'blind' left hand bend is troubling. At present, the site is only entered occasionally by farm vehicles in connection with the use of the field for sheep grazing and hay baling. The proposed new access point, for daily use by dozens of vehicles on the applicant's own estimate, or well over a hundred on ours, looks like an accident or rather many accidents waiting to happen. We believe that the very extensive off-site work proposed (reducing the speed limit, moving bus stops, traffic calming, a ghost lane at the new junction) means that the risks are plainly recognised but rather than effectively dealing with them we submit that these proposals merely demonstrate that the location inappropriate for such a development.

Infrastructure

- 13. In brief, leaving aside the serious traffic issues, we should raise the provision of schools and GPs, both of which are again rather blithely brushed aside.
- 14. As to schools, we understand them to be currently full and the applicant seems to rely on the idea that there will be falling rolls sufficient to accommodate any children from this development. Firstly, by definition this will be unproven until the future. Secondly for the sake of argument, if every two-, three- or four-bed house had at least one child or maybe two will there be capacity for 69 to 138 children? Thirdly, why should it be expected that parents will move into Whalley on the basis that they must then take or bus their children miles elsewhere?
- 15. As to GPs, we have no doubt that the local surgery is willing to accept more patients, given the capitation basis of NHS funding, but whether that means extra strain on the system and more delay for existing patients and any new ones is another matter. We are both patients of the local surgery. which is very good, but it can already take weeks to get an appointment (certainly if one wishes to see a particular doctor). We are fairly certain that provision was originally made in previous applications in Whalley (e.g. Calderstones and Lawsonsteads) for a new surgery and a new school. Neither has ever been built and presumably amendments were made after the event. This site might be thought, by some, ideal for provision of space for a new surgery or school but we note that the applicant does not include any space for these. Should it perhaps be a condition that they do so (recognizing that of course LCC or NHS might have actually to build them).

Noise disturbance



on the applicant's own timescale to be at least two years of 77-times that noise – and much closer.

Other Matters

- 17. We confess that we are not sure whether the following are or are not material planning considerations, but:
- (a) the field may not be a public green space but it is a green space:
- (b) it is also not a case of the field being unused because it is used at different times in the year, for grazing sheep and hay baling and, as such, performs a vital agricultural purpose; and
- (c) it is not uncommon to see wild deer in the field. We do not know whether they live in the wooded area near the bypass or come across the by pass from the Barrow side, but any development will obviously damage their habitat.

Conclusion

- 18. We hope and trust that the planning committee (and the planning officers) will give careful consideration to our objection and either:
- (a) reject the application in its entirety; or
- (b) reject it in part by limiting it to 67 houses or fewer; or
- (c) otherwise imposing such conditions as will prevent any loss of our privacy by whether this be by requiring only bungalows along driveway or some other modification.
- 19. One final point. The applicant is (as it boasts in the SCI, para 1.7) a well-established builder of luxury homes, having in particular built "a number of 3-6 bed luxury residences" although of course it has "recently" moved into "affordable" housing, but with only one such development identified. Its original desire was to construct 18 such 'self-build' homes. Perforce, it has cut its cloth following the indication by RVBC that such an application would be rejected, by shifting focus, no doubt reluctantly, to the "affordability". Without a doubt, it would still rather build those 18 homes (see SCI para 3.2). All the reasons for not permitting that development would still apply but for the word "affordable" although one wonders what that really means in the context of house prices in the Whalley area even for new small two- and three- bed (again, e.g., the Hawthorn Road development). Nowhere in the supporting documentation can we find any indication of the proposed prices of the proposed "affordable" homes. Can the committee enforcibly ensure that there will be no amendments in due course to increase the size and reduce the number of houses? No doubt, the committee will apply its own experience of other recent developments, large and small, in this area to that question.

Yours sincerely,

Sent: 21 August 2025 13:34

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-742763502

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road

Comments: Dear Stephen,

I am writing as a

. This change was not by choice but by necessity; family financial strain following the introduction of equally led to my own,

Already, this has placed enormous pressure on local schools. Whalley C of E Primary is oversubscribed and struggling to accommodate growing numbers by a ratio of 3:1, Whalley C of E Primary School Admissions Arrangements Document (8 May 2024) states in 2024, there were 131 applications for 45 places, showing the school is already heavily oversubscribed. while St Augustine's RC High can take no more than 240 children per year. It serves a wide catchment of contributory Catholic parishes and feeder schools, meaning places are already under intense demand. Admissions are governed by faith-based criteria and proximity, so not all Whalley children are guaranteed entry, even when living nearby. Lancashire County Council's education response suggests that developer contributions or land for a new school site could mitigate the issue, but this is unrealistic. The sums of money offered will not build or staff new schools, and suitable land for such provision in Whalley is simply unobtainable. In reality, children from this proposed development would be competing for places in schools that cannot take them.

The strain is not limited to education. Whalley's infrastructure is already at breaking point:

GP services are oversubscribed, with patients often being redirected to Clitheroe for basic treatments.

Dentists across the Ribble Valley are not accepting new NHS patients.

Parking and traffic congestion within Whalley village are daily problems, and the Clitheroe Road/A59 underpass is already a known hotspot for both flooding and gridlock.

Adding another 77 dwellings will significantly worsen these issues and directly harm the quality of life

for existing residents.

In planning policy terms, this proposal is in clear conflict with the Ribble Valley Core Strategy:

DS1, DMG2, DMH3 – The site is unallocated, outside the settlement boundary, and not justified as "rounding off" the village.

DMG1 & EN2 – The development would erode local character and reduce the important green gap between Whalley and Barrow.

DMG3 – Safe access cannot be guaranteed at the A59 underpass, a site known for congestion and flooding.

Education & Infrastructure Provision – Developer contributions are inadequate to meet the very real and growing needs of our community.

As a directly experiencing the consequences , I can say that with certainty Whalley's schools cannot absorb additional demand from a speculative housing estate of this size or any other live applications for the area. Nor can our village cope with the further pressure it would place on health services, parking, and traffic. The proposal is unsustainable, disproportionate, and contrary to adopted planning policies.

For these reasons, I respectfully urge the Council to refuse this application.

Yours faithfully,

Sent: 21 August 2025 15:05

To: Planning

Subject: Planning Application Comments - Application 3/2025/0588 FS-Case-742806018

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

Address of Development: Land east of Clitheroe Road Whalley

Comments: This is the first I've heard about the proposed development although I understand that there was supposed to have been a notification issued to all households in Whalley. As a resident of Whalley village for the proposed significant growth during this time, with hundreds of new homes already built and the village does not have the infrastructure to support any more development. In addition, it is stated that the houses are for local residents but speaking to people who have moved into the new houses over the past 10 years, it is evident that these people typically come from surrounding towns such as Accrington, Blackburn and Burnley rather than the Ribble Valley which suggests that such houses aren't needed for the local residents.

Local services are already under considerable strain: the GP surgery is overstretched, parking is extremely limited, the roads are congested, and schools are full to capacity. In addition, the land at the bottom of the proposed site is prone to flooding. Clearing green spaces for house building will only exacerbate the flooding issues that Whalley already experience and increase the risk of flooding in the wider area.

I would also question the robustness of the ecological survey. This is a parcel of land with significant trees, bushes and other plant growth which provides a well needed habitat for wildlife, especially given the amount of green space that has already been turned over to housebuilding in the area.

In addition, this could create quite a dangerous junction to turn in and out of. The road has a 40mph limit which would not be a safe space to cross the road, particularly as the road does not have footpaths on that side of the road.

I have watched Whalley change from a quaint village to a small and busy town. Whalley does not need more houses.

For all of these reasons, I strongly believe this development would have a negative impact on both existing residents and the character of the village.

I do hope that the Planning Committee take note of the concerns of local people who already live in Whalley and refuse this application.

Many thanks

Sent: 21 August 2025 15:50

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-742829402

Planning Application Reference No.: 3/2025/0588

Address of Development: Location land east of Clitheroe Road Whalley

Comments: The exit to this site is on a blind bend there is no footpath unless you cross the road at this blind bend the majority of the traffic would have to use Wiswell Lane to exit the village Wiswell Lane is not up to link road specifications would this planning open the way for the adjacent fields which have been refused planning in the past to get permission This site is unconnected to Whalley village and not allocated land for building

DEW Nicola & Steven,

Planning appr. 3/2025/0588 - land east of Criterie Rd, Whalley.

I wish to register my strong objection to this application, which features land ontoide the villages of Banow and whalley, and is completely unsuitable for a plethora of reasons.

As a resident of Whalley, I speak from bitter experience of the lack of facilités here, such as a grave shortage of doctors' surgeries, dentists, primary solvos places, parking spaces and a host of the amenities which reached capacity some time ago. There are no amenities at Brockhall, or Calderstones Park, or any of the other developments which have mapped up our allocation of new homes.

I curge you to recommend this proposterous application for refusal.

Sincerely yours,

Sent: 21 August 2025 10:34

To: Planning

Subject: Planning Application Comments - 3/2025/0588 FS-Case-742703955

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road

Comments: I object to the proposed development on land east of Clitheroe Road, Whalley. 3/2025/0588

1. The site is not an allocated site according to the Ribble Valley Core Strategy 2008-2028 (See Policy DS1 and Key statement EN2 – protection of open countryside and settlement separation) It would reduce the last bit of green space that separates Whalley and Barrow.

Thereby, destroying the historical boundaries and identities of the two settlements and making Barrow a suburb of Whalley.

- 2.The development would be incongruous in that it would be adjacent to the 'grand entrance' to Whalley. This tree lined entrance flanked by houses of historical interest (which are subject to strict planning and conservation rules) are a key feature of local character and environment. As such the development would contravene DMG1 in that it would destroy the character of Whalley. This could have a negative impact on local business. People visit Whalley as it has a pleasant, historical ambience. It has a character different to other local towns and villages. More houses, especially of the type in the plan do not reflect the historic fabric of the location. A brownfield site somewhere where the developer could improve and enhance the location would be more appropriate- as opposed to destroying a well-established area of character.
- 3. Infrastructure. Whalley has had more than its fair share of new development without proper investment in the infrastructure. The local GP surgery is under massive pressure and there is impact upon school places.

Due to the lack forward thinking infrastructure investment we face endless road works to repair essential services – causing grid lock through the old village.

4. This proposal would add yet more vehicles and cause more congestion. The estate would have direct access to a part of Clitheroe Road that DOES flood. (Whatever the developer states)

Furthermore, this was the site of the MASSIVE SINKHOLE**** a few years ago. See DMG31 and DMG3 – the need to ensure safe access.

When the new through fare linking Accrington Road (A671) and Clitheroe Road through the Lawsonsteads estate opens, Clitheroe Road in the area of the proposed development will become

more busy.

As the Ribble Valley Core Strategy makes clear the borough has more than enough homes planned (See Standen Village proposals) and the council passes the Housing Delivery Test. Over the past ten or more years Whalley has certainly had more than its fair share of new development. Now we face yet another bid to destroy our very small town that demonstrates no respect for Ithe historic character of the location.