

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2025 16:09
To: Planning
Subject: Planning Application Comments - /2025/0588 FS-Case-742833909

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: /2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: I strongly object to this planning application.

We fulfilled the amount of new building we were obliged to suffer a long time ago and, as usual, the desperate need for new schools, doctors surgeries etc will be completely ignored.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2025 16:21
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742844075

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: land east of Clitheroe road, Whalley

Comments: We Refer to the above application submitted by Pringle Homes.

We write to submit our object to the application on the following grounds:

- The proposed development of 77 dwellings constitutes gross over development of the land when considered in respect of previous approvals for surrounding areas.
- The proposed dwellings are not in line with the locality, nor do they reflect the local vernacular in terms of proposed materials and style,
- The development plans are not in keeping with the general architectural style and surroundings.
- The homes would add additional demands to local infrastructure and increase the pressure on local NHS, doctors, dentist, schools and GP services.
- The social rent homes that are proposed are very unlike the affordable homes that the appellant has provided at Northcote Manor or as Redrow Homes Ltd provided at Bennetts Hill.
- The site has no public footpaths on that side of the road despite claiming to be well connected to the village. Whalley is already an over congested area and the substantial increase that this development would add is unsustainable.
- The site is directly where severely flooding occurs in any period of rainfall with no provisions to cater for the increase load.
- The appellant is seeking to suggest that the site has poor / no habitat, yet we regularly witness deer, hawks, bats and smaller form of invertebrates such as butterflies, bees and dragon flies.
- The site is separate and unconnected to the village. It has no planning development status as unallocated and sits outside the settlement boundary.

- Planning was refused on the adjacent fields to this site in 2020 (appeal decision APP/72350/W/20/3248156).

Simply put, this is the wrong proposal, on the wrong site and is wrong for the benefit of Whalley.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2025 16:27
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742844502

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of clitheroe road whalley

Comments: I object to building on this piece of land. There has been so much building in the area especially Whalley in recent years. There will be an impact on schools, health services, natural environment and traffic in Whalley.

There is already congestion in the village why add more to it? The positioning of these houses close to where there is already a flood risk compounds this problem.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2025 16:44
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742849674

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: The development of green field sites in Whalley and Barrow has destroyed the character of Whalley village and created a conurbation stretching from Calderstones to Whalley centre and on to Barrow. Any proposal to build further on green field is an affront to the landscape and the charm of the area.

More concretely, any increased traffic and pressure on local services is not welcome.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2025 16:46
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742847451

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road

Comments: Dear Stephen,

I am writing to express my deep concerns about planning application 3/2025/0588, from the perspective [REDACTED] and working [REDACTED]. Over the past [REDACTED] years, I've worked both in the [REDACTED] and out in the community as a [REDACTED], supporting [REDACTED] across Whalley and the surrounding areas.

During this time, I've witnessed just how stretched our local healthcare services have become. Patients from Whalley and Sabden are now routinely referred to Clitheroe for complex wound care and hospital-prescribed blood tests—not because it's the most appropriate setting, but because their local practices simply don't have the capacity to manage them. [REDACTED] on this additional workload with [REDACTED]. The NHS is struggling to recruit due to financial constraints, and there simply aren't enough clinicians to meet the growing demand.

[REDACTED], this is extremely worrying. It is frightening to see patients facing delays for what should be routine care. We are constantly forced to prioritise only the most urgent cases, which means people with ongoing but non-emergency needs are left waiting, sometimes with serious consequences. These delays compromise the quality of care and, in some cases, put patient safety at risk.

When patients are unable to access timely GP care, they understandably turn to local hospitals, including already-overwhelmed A&E departments. This often puts them at even greater risk, as issues that could have been managed early in primary care escalate unnecessarily. Our hospitals are not equipped to act as a safety net for primary care. Locally, we're seeing patients being nursed in corridors due to a lack of beds and space. This is deeply distressing—for patients and for healthcare professionals alike—and it's simply not the standard of care people deserve.

The British Medical Association has highlighted that many GP practices in England now operate well beyond safe limits, with GPs routinely exceeding the recommended maximum of 25 patient contacts per day. These unsafe workloads are becoming the norm in our area too, and staff are burning out at an alarming rate.

What is particularly concerning about this application is that it includes social housing, which is often prioritised for individuals with disabilities, long-term conditions, or higher healthcare needs. Yet Whalley's existing healthcare infrastructure is already under enormous strain. [REDACTED] support they require—and how limited our ability is to deliver it under current conditions.

While the developer has proposed financial contributions, money alone will not solve this problem. It cannot create new clinical space, train GPs and nurses, or solve the workforce shortages we're already battling. Without clear and committed investment into local services—including GP provision, district nursing, and support for emergency care—we are putting vulnerable people at real risk.

This is no longer just a planning issue—it's a matter of patient safety. It is terrifying to think we could be placing more people, many with complex needs, into a system that is already stretched far beyond its limits.

I strongly urge the Council to refuse this application unless there are fully funded and deliverable plans in place to significantly expand local healthcare services to meet both current and future demand. The health and wellbeing of our community must be prioritised before any further development goes ahead.

Yours sincerely,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2025 16:49
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742853015

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road

Comments: Dear Stephen,

I am writing to express my concerns regarding planning application 3/2025/0588, from the perspective [REDACTED].

Over the past [REDACTED], I have supported both our [REDACTED] services running as smoothly as possible. During this time, I have witnessed [REDACTED] just how stretched our healthcare services have become.

Clitheroe Medical Centre is now routinely picking up complex work from surrounding practices, including Whalley and Sabden. [REDACTED]

[REDACTED] the capacity. This isn't about convenience—it's about basic service gaps. And we are [REDACTED] without any extra staffing or support.

The root of this issue is clear: NHS services are already under enormous pressure, and recruitment is extremely difficult due to national financial constraints. The system cannot meet current demand, let alone the increased demand that would come with 77 new homes.

From an [REDACTED] perspective, the situation is deeply concerning. We are constantly [REDACTED]

[REDACTED] we have no choice. [REDACTED]

[REDACTED], which then leads to more complications down the line.

Worryingly, when patients can't access a GP in a timely manner, they often turn to hospitals for help. This includes attending A&E for issues that could and should be managed in general practice. Local hospitals are already overwhelmed, with reports of patients being treated in corridors due to lack of space. This isn't just inefficient—it's unsafe, for patients and for staff alike.

This application also includes social housing, which is often allocated to individuals with disabilities or ongoing health conditions. While that support is essential, placing those with higher care needs

into a community where GP services are already overwhelmed is simply not responsible. Our current infrastructure cannot safely support additional vulnerable residents without significant, urgent investment.

Although the developer may propose financial contributions, [REDACTED]. It won't create more surgery rooms, train more GPs, or improve appointment availability. Without a clear, practical plan to increase healthcare provision—both clinical and operational—this development risks further degrading already fragile services.

From an [REDACTED]. Every new patient adds pressure, and every delay increases the risk of avoidable harm. Without additional GP capacity, administrative support, and care infrastructure, approving this development would be a disservice to both existing and future residents.

I urge the Council to consider the serious impact on healthcare access before making a decision. Unless robust, deliverable plans are in place to expand local NHS services, this application should not proceed.

Yours sincerely,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2025 16:53
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742854093

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land East of Clitheroe Road

Comments: Dear Stephen,

I am writing to raise my concerns regarding planning application 3/2025/0588, from the perspective [REDACTED], and I am becoming increasingly worried about the pressure our local health services are under.

At present, Clitheroe Medical Centre is regularly taking on additional work from surrounding practices, including Whalley and Sabden. [REDACTED] receiving patients for complex wound care and hospital-prescribed bloods simply because their local surgeries do not have the capacity to manage them. These are not minor oversights—they reflect a deeper, system-wide issue. The NHS is struggling to recruit due to long-standing financial constraints, and there are simply not enough staff to meet current demand.

[REDACTED], I see every day how this impacts patient care. [REDACTED]. This not only delays treatment for many patients—it also increases the risk of more serious complications developing over time. It is incredibly [REDACTED], knowing that we could [REDACTED] if only we had the resources.

What's even more concerning is the knock-on effect this is having on local hospitals. When patients can't access timely care from their GP, many turn to A&E as their only option. [REDACTED]

[REDACTED]—if only there was capacity. This is not only distressing for patients; it puts them at greater risk and adds even more pressure to an already overwhelmed hospital system.

This proposed development includes social housing, which is often prioritised for people with additional or complex health needs. While it's vital to provide homes for vulnerable residents, doing so without first strengthening local healthcare infrastructure is irresponsible. Whalley already lacks the clinical space, staffing, and services needed to support its current population—let alone new residents with increased care needs.

The developer may suggest financial contributions, but in reality, money alone won't fix this. It cannot build surgery space, train staff, or ease the recruitment crisis. Without a firm, funded, and practical plan to expand healthcare services locally—including GP appointments, nursing provision, and community support—we will continue to fall short.

This is more than just a planning issue—it's a patient safety issue. It's frightening to think that care standards could drop further, not because staff aren't trying, but because there are simply too many patients and not enough support.

I strongly urge the Council to refuse this application unless significant, guaranteed investment into local healthcare provision is put in place first. Protecting the health and safety of both current and future residents must be the top priority.

Yours sincerely,

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[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2025 18:48
To: Planning
Subject: Planning Application Comments - 3/2025/0588 FS-Case-742878533

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0588

Address of Development: Land east of Clitheroe Road Whalley

Comments: The need for more housing in this area is over whilst derelict buildings are left uninhabited across the county that could be converted into apartments whilst retaining the heritage of the region. Pubs, churches, mills and farm buildings would all serve to provide well in excess of the 77 dwellings suggested without having to destroy another green field.