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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 December 2025 14:24
To: Planning
Subject: Planning Application Comments - 3/2025/0873 FS-Case-770736719

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Planning Application Reference No.: 3/2025/0873

Address of Development: Land at Springwood Drive Whalley BB7 9XL

Comments: I wish to register my objection to the proposed development of several large dwellings on the open field at the front of Springwood Drive.

Loss of Essential Green Space

This field is the only accessible green space for residents on the estate. For the past 8–9 years it has been used informally by families, children, and dog walkers as a safe and local area for recreation. Its loss would significantly reduce the amenity value of the neighbourhood and remove the only area where residents can enjoy outdoor space without leaving the estate. This directly conflicts with good planning principles that encourage provision of green infrastructure in residential developments.

Harm to the Character and Appearance of the Area

The proposed housing comprises large two- and three-storey properties which would represent overdevelopment of this plot and appear out of scale with the surrounding properties. The massing, height, and density would have a harmful impact on the character of the existing street scene and would materially alter the appearance and feel of the estate.

Visual Impact and Loss of Landscape Views

The development would result in the loss of long-standing views towards Whalley Nab and the surrounding landscape, which form an important part of the visual amenity enjoyed by residents. The rural outlook is a defining feature of the area and the proposed dwellings would cause a permanent and negative impact on this.

Increased Traffic and Road Safety Concerns

Springwood Drive already experiences parking pressures and traffic congestion. Additional large family homes will increase the number of vehicles entering and exiting the estate, creating further safety risks. This is particularly concerning for children who currently use the open space and walk or cycle around the estate.

Lack of Green Infrastructure Provision Elsewhere in the Estate

There is no alternative green space or park within the development. Building on the only remaining open area would leave the estate with no recreational provision for children, young people, or

families. This is contrary to local planning policies which encourage developments to provide adequate outdoor amenity space for communities.

Impact on Biodiversity and Wildlife Habitat

The field currently supports local wildlife, including birds and small mammals. Replacing it with housing will remove habitat and reduce biodiversity in the area. Given current environmental priorities and requirements for biodiversity net gain, this loss is unjustified.

Concerns Regarding Drainage and Surface Water Run-Off

Residents have previously experienced issues with drainage and surface water in the area. Replacing natural grassland with impermeable surfaces increases flood risk to surrounding properties. A comprehensive drainage and flood-risk assessment should be required, and until this is demonstrated, development on this plot is inappropriate.

Insufficient Justification for Developing This Particular Site

With the wider estate still ongoing, there has been no clear indication that alternative green or recreational spaces will be provided. Developing this specific plot removes essential flexibility and will have a long-term impact on the quality of life for current and future residents.