

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 February 2026 11:43
To: Planning
Subject: Planning Application Comments - 3/2026/0052 FS-Case-803428816

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Planning Application Reference No.: 3/2026/0052

Address of Development: Land off Woone Lane

Comments: Opposition of building on land behind Woone Lane

It's important to note that I am writing this after the consultation date as my letter of consultation was only received on 14th February. More than two weeks after being printed. I am not educated in any of the areas below so please excuse my lack of information, however, I formally object to the planning permission that has been proposed and my reasons are outlined below.

Flooding - this land floods on a regular basis I have photographs from the years gone by when we have had consistent rain and the land has flooded. Because of this I understand the houses that are built may need to be piled which I have been led to believe may have consequences on the foundations of our houses and the surrounding land. I would also assume it would put extra pressure on our drains which are already broken.

Traffic - Woone Lane is already at breaking point, sometimes it takes an extra 20 minutes just to get down the street at busy times, the impact of Holmes Mill and the development at the bottom of Woone Lane and the middle already saw a massive increase. In many instances I experience people getting road rage because they have to reverse all the way up the long stretch of road, I have seen people shouting, screaming and confronting each other and I have also seen at first hand at least three collisions with people trying to get past one another. I appreciate its only 9 houses, but it's things like deliveries, visitors etc on a street that is already broken. We already struggle to park near our own homes and I often worry that this will also one day impact emergency vehicles access. If I arrive back from work in the evening I sometimes have to park four streets away.

Natural habitats - Since Primrose Nature Reserve has been established and more and more houses are built on the outskirts of town on rural land wildlife is flocking to this wild section of land. I understand that this land is not part of the nature reserve, however I am not sure that the Herons, Owls, Newts, Hedgehogs and other wild animals understand this mythical line when building their homes. I took this from the RV core planning strategy "Respect, protect and enhance the high quality environment and biodiversity in the borough." Given that this land is next to and in the middle of a nature reserve I think this more than applies, a wild space in the middle of a town is a beautiful thing.

Further to that I feel like this part of the core strategy also supports what I'm saying:

“Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle, be no net loss of biodiversity.

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- Local Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
- Local Geodiversity Heritage Sites
- Ancient Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species
- Habitats and Species of Principal Importance in England”

Growing - I have access [REDACTED] the proposed site, at the moment a few of the [REDACTED] and we are trying to re-wild the area to encourage wildlife, bees and natural habitats as much as possible. The building work will mean that this won't be possible due to dust and chemicals used in the build. I must add this is for our personal use only.

I hope I don't overstep the mark by saying that it would be wonderful if Beck could offer to sell this land back to the local community/ council or even better - give it, given that I have been led to believe they acquired it for a very small sum due to family connections. It would be better served as part of the nature reserve, or a wild, natural play area for children. It does feel as though Beck are clutching at straws for land to build on and will stop at no ends.