

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 06 February 2026 23:23  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0052 FS-Case-795813807

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0052

**Address of Development:** Woone Lane

**Comments:** When were the residents going to be consulted about this? I have found this plant by default, no discussion of plan, nothing but notice that it would appear to be a done deal by the 19/02/2026. Would be nice to be consulted and given the opportunity to discuss rather than having this forced upon us. Good luck when the brook floods.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 February 2026 14:07  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0052 FS-Case-797158886

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0052

**Address of Development:** Land at woone lane clitheroe bb71bj

**Comments:** Subject

Formal Objection to Proposed Development of Up to 9 Dwellings at Woone Lane, BB7 1BJ

To Whom It May Concern,

I am writing to formally object to the proposed development of up to nine dwellings on land at Woone Lane, BB7 1BJ.

My objection is based on the following grounds:

1. Highway Safety and Traffic Concerns Woone Lane is already an extremely busy road and currently struggles to accommodate existing levels of traffic. The addition of further vehicle movements associated with up to nine new dwellings would significantly exacerbate congestion and pose increased risks to road users, pedestrians, and cyclists. The existing access arrangements are inadequate, and any additional traffic would worsen an already unsustainable situation.
2. Impact on Wildlife and the Nature Reserve The proposed development would result in the loss and disturbance of established habitats that support local wildlife, particularly those associated with the recently developed nature reserve nearby. This area provides an important refuge for animals, and further development would undermine conservation efforts and negatively affect biodiversity.
3. Noise Pollution and Residential Amenity The construction phase and ongoing occupation of the proposed dwellings would introduce unacceptable levels of noise pollution for existing households surrounding the site. This would significantly harm the residential amenity of current residents, particularly given the previously quieter character of the area.
4. Pressure on Local Infrastructure and Services There has already been a substantial amount of new housing development in the area, resulting in local schools and GP surgeries operating at or beyond capacity. Further development would place additional strain on these overstretched services, to the detriment of both existing and future residents.

For the reasons outlined above, I believe the proposed development is inappropriate for this location and fails to adequately consider its impact on traffic, the environment, residential amenity, and local

infrastructure. I respectfully request that this application be refused.

Yours faithfully,

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**From:** [REDACTED]  
**Sent:** 10 February 2026 14:11  
**To:** Planning  
**Subject:** Planning objection 3/2026/0052

**⚠ External Email**

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Subject

Formal Objection to Proposed Development of Up to 9 Dwellings at Woone Lane, BB7 1BJ

To Whom It May Concern,

I am writing to formally object to the proposed development of up to nine dwellings on land at Woone Lane, BB7 1BJ.

My objection is based on the following grounds:

**1. Highway Safety and Traffic Concerns**

Woone Lane is already an extremely busy road and currently struggles to accommodate existing levels of traffic. The addition of further vehicle movements associated with up to nine new dwellings would significantly exacerbate congestion and pose increased risks to road users, pedestrians, and cyclists. The existing access arrangements are inadequate, and any additional traffic would worsen an already unsustainable situation.

**2. Impact on Wildlife and the Nature Reserve**

The proposed development would result in the loss and disturbance of established habitats that support local wildlife, particularly those associated with the recently developed nature reserve nearby. This area provides an important refuge for animals, and further development would undermine conservation efforts and negatively affect biodiversity.

**3. Noise Pollution and Residential Amenity**

The construction phase and ongoing occupation of the proposed dwellings would introduce unacceptable levels of noise pollution for existing households surrounding the site. This would significantly harm the residential amenity of current residents, particularly given the previously quieter character of the area.

**4. Pressure on Local Infrastructure and Services**

There has already been a substantial amount of new housing development in the area, resulting in local schools and GP surgeries operating at or beyond capacity. Further development would place additional strain on these overstretched services, to the detriment of both existing and future residents.

For the reasons outlined above, I believe the proposed development is inappropriate for this location and fails to adequately consider its impact on traffic, the environment, residential amenity, and local infrastructure. I respectfully request that this application be refused.

Yours faithfully,

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 10 February 2026 14:12  
**To:** Planning  
**Subject:** Planning application 3/2026/0052

⚠ 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 Ben Taylor

As a resident of Woone Lane I find it hard to believe that 9 houses are even being considered on this land. In the last ten years I have seen it under water twice. It's clear that this land is needed as a natural flood plain. Also in summer jappaneese Knotweed is present.

I really hope that this green space is left for the good of the community and nature.

Woone Lane is already the worst street in Clitheroe to drive down. Isn't it time the council put the current residents first?

I strongly oppose this application.

Regards

[REDACTED]