

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 February 2026 17:47
To: Planning
Subject: Planning Application Comments - 3/2026/0052 FS-Case-799690889

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0052

Address of Development: Land at Woone Lane Clitheroe BB7 1BJ

Comments: To Whom it May Concern

Letter of objection to proposed planning.

Planning Application Reference Number -: 3/2026/0052.

Address of Development -: Land at Woone Lane, Clitheroe, BB7 1BJ

Congestion - Woone Lane is already notoriously known for being at least if not the worse street in Clitheroe for traffic - as it is often used as an alternative access to the town centre instead of using Whalley Road. On a daily basis resident's witness head to head stand offs between motorist as they have both entered the street and there is no room to pass. This already causes stress to the residents when they witness arguments from the motorists - to add a further 9 residencies that could potentially have 2 + cars per house is just increasing the concerns of the existing residents not supporting them - I am aware concerns have already been raised about the traffic congestion on Woone Lane with local government.

Parking on Woone Lane is already very difficult and at times impossible and residents have to use neighbouring streets - this will further be impacted with the addition of more houses.

Since my arrival in Clitheroe some years ago I have seen a massive over development of the town to a degree that is already way beyond the towns ability to support the growth - GP services are drained with wait times for appointment - dental service again appointment wait times can be weeks, schools also. Additional residencies are being developed without the increase of community facilities - is there really a need for a further 9 house to be built to further impact? Local government should seriously be focussing on the development of these provisions to support the existing community before increasing the community.

Schooling - drop off and pick up time from the local school St James is already very congested and quite often causes traffic queuing additional children that may reside in the new residencies could further add to this.

Recently there has been issues with the removal of household waste due to some scaffolding being erected along the backs of Woone Lane - with the prosed 9 residencies being developed and the construction needs of them is this going to impact further on local authority being able to remove household waste? - the recent disruption of waste removal has already seen the increase of vermin -

any further additions to this raises environmental health issues - there are lots of young children that play in the backs on Woone Lane.

Footfall. - with the proposed development of these provisional 9 residencies there will need to be a increase in workforce, vehicles from the workers, site inspectors and additional professionals etc, , Lorrie's for the delivery of materials etc all of this will unnecessarily add to the carbon footprint and congestion to an already very challenged part of the community causing more stress on the existing residents.

Environment - The wildlife reserve on Woone Lane will be disrupted and impacted upon with the development of further building work - this is an area enjoyed by the residents of Woone Lane and should not be put at risk just to continue to develop houses in an already saturated area.

Drainage - this is a historical issue on Woone Lane where the drainage is not adequate and the houses flood - this has occurred since I have [REDACTED] - the drains have previously been damaged. Further development of houses leave even less natural land for drainage - it also raises will the new development be subject to flooding.

Access - Additional access to the new 9 residencies will further add to footfall, congestion and impacted upon the existing residents.

In summary I strongly object to planning application 3/2026/0052 for the above reason. Local authority should be supporting and looking after the mental health and well being of its current residents - not accommodating further developments from out of area property developers that could develop properties within a more suitable and less saturated area. At some point local authority needs to stop over development and concentrate on developing facilities and maintaining its current community. I respectfully request this application be refused.

Yours Faithfully

[REDACTED]
Sent using fairy dust.

From: [REDACTED]
Sent: 16 February 2026 18:04
To: Planning
Cc: [REDACTED]
Subject: Planning Application Reference Number -: 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.

To Whom it May Concern

Letter of objection to proposed planning.

Planning Application Reference Number -: 3/2026/0052.

Address of Development -: Land at Woone Lane, Clitheroe, BB7 1BJ

1. Congestion - Woone Lane is already notoriously known for being at least if not the worse street in Clitheroe for traffic - as it is often used as an alternative access to the town centre instead of using Whalley Road. On a daily basis resident's witness head to head stand offs between motorist as they have both entered the street and there is no room to pass. This already causes stress to the residents when they witness arguments from the motorists - to add a further 9 residencies that could potentially have 2 + cars per house is just increasing the concerns of the existing residents not supporting them - I am aware concerns have already been raised about the traffic congestion on Woone Lane with local government.
2. Parking on Woone Lane is already very difficult and at times impossible and residents have to use neighbouring streets - this will further be impacted with the addition of more houses.
3. Since my arrival in Clitheroe some years ago I have seen a massive over development of the town to a degree that is already way beyond the towns ability to support the growth - GP services are drained with wait times for appointment - dental service again appointment wait times can be weeks, schools also. Additional residencies are being developed without the increase of community facilities - is there really a need for a further 9 house to be built to further impact? Local government should seriously be focussing on the development of these provisions to support the existing community before increasing the community.
4. Schooling - drop off and pick up time from the local school St James is already very congested and quite often causes traffic queuing additional children that may reside in the new residencies could further add to this.
5. Recently there has been issues with the removal of household waste due to some scaffolding being erected along the backs of Woone Lane - with the prosed 9 residencies being developed and the construction needs of them is this going to impact further on local authority being able to remove household waste? - the recent disruption of waste removal has already seen the increase of vermin - any further additions to this raises environmental health issues - there are lots of young children that play in the backs on Woone Lane.
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the carbon footprint and congestion to an already very challenged part of the community causing more stress on the existing residents.

7. Environment - The wildlife reserve on Woone Lane will be disrupted and impacted upon with the development of further building work - this is an area enjoyed by the residents of Woone Lane and should not be put at risk just to continue to develop houses in an already saturated area.
8. Drainage - this is a historical issue on Woone Lane where the drainage is not adequate and the houses flood - this has occurred since I have lived [REDACTED] - the drains have previously been damaged. Further development of houses leave even less natural land for drainage - it also raises will the new development be subject to flooding.
9. Access - Additional access to the new 9 residencies will further add to footfall, congestion and impacted upon the existing residents.

In summary I strongly object to planning application **3/2026/0052**

for the above reason. Local authority should be supporting and looking after the mental health and well being of its current residents - not accommodating further developments from out of area property developers that could develop properties within a more suitable and less saturated area. At some point local authority needs to stop over development and concentrate on developing facilities and maintaining its current community. I respectfully request this application be refused.

Yours Faithfully

[REDACTED]

Please send a received acknowledgement [REDACTED] and need to know this email has been received.

Thank you

Sent using fairy dust.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 February 2026 18:36
To: Planning
Subject: Planning Application Comments - 3/2026/0052 FS-Case-799698248

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0052

Address of Development: Land at Woone Lane BB7 1BJ

Comments: I have serious concerns about the flood risk to this proposed site - I have lived [REDACTED] years and elderly neighbours have spoken of their memories of substantial flooding in the past - which if true would mean the new houses would be extremely vulnerable. In the past water has risen into the area which was previously allotments and is now occupied by the unofficial 'breakers yard' which [REDACTED] to overlook from [REDACTED] - if that happened again the new houses would be standing in substantial flood waters. The EA identifies it as being in Flood Zone 3a with 'high probability of flooding' which speaks for itself - and the risk of flooding is increasing with every year as specified at the National Emergency Briefing on Climate and Nature in Westminster on 27th November 2025 - by 2030 one sixth of homes in UK will be at risk of flooding. United Utilities references the National Standards for Sustainable Drainage Systems and expresses concern with regard to contamination between foul and surface water systems. My understanding is that drainage was an issue on the previous adjacent development - these proposed houses will be nearer to Mearley Brook and therefore have increased risk of contamination. Flooding and drainage apart there is also the traffic issue on Woone Lane which is a 'rat run' in and out of town at busy times of day; more and more houses are being built with no new access roads meaning more cars using residential lanes which were not intended for this intensity of traffic. The list goes on - I trust these concerns will be taken into account - but my experience over many years of responding to RVBC planning applications does not unfortunately fill me with confidence that sensible decisions will result.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 February 2026 15:52
To: Planning
Subject: Planning Application Comments - 3/2026/0052 FS-Case-800120475

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0052

Address of Development: Woone Lane, Clitheroe, BB7 1BJ

Comments: [REDACTED]

[REDACTED]

17th February 2026
Mr Ben Taylor
Development Control
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Dear Mr Taylor,

Re: Application in Principle for Residential Development of Up to 9 Dwellings – Land at Woone Lane, Clitheroe, BB7 1BJ (Ref: 3/2026/0052)

I write on behalf of the [REDACTED] which [REDACTED] application site. Whilst the [REDACTED] not a formal statutory consultee for this proposed development, we wish to provide observations that we hope will assist the Council in its determination of this application and inform the subsequent technical details stage should permission in principle be granted.

Background

[REDACTED] was provided with information about the proposed development concept by the applicant, Beck Homes (UK) Ltd, prior to the submission of this planning application. We welcome this early engagement and confirm that we have had constructive discussions with the applicant regarding the relationship between the proposed development [REDACTED].

As noted in the applicant's supporting statement, the proposed development is consistent with the [REDACTED] for this site and does not conflict with our own objectives for the future development of the [REDACTED]. We also confirm that the [REDACTED]

which

General Position

broadly supportive of the principle of bringing this site into productive use. The land is currently unkempt scrubland and, in its present condition, does not contribute positively to either the character of the area or the ecological value of the adjacent Nature Reserve. A sensitively designed residential development has the potential to improve the site's contribution to the wider setting.

Buffer Zone and Ecological Protection

We note that the development is set back from the Nature Reserve boundary, with a buffer zone proposed between the rear of the residential gardens and the Reserve itself. would expect this buffer zone to be of sufficient depth and quality to provide meaningful habitat for wildlife, incorporating appropriate native tree planting and landscaping that is compatible with the ecological objectives of . The detailed design of this buffer should be given careful consideration at the technical details stage.

Drainage and Water Quality

Our principal concern relates to the management of surface water drainage from the development and, in particular, from the residential gardens. We note that United Utilities has commented on the application and that no detailed drainage design has been submitted at this stage. would expect that the drainage scheme, when developed at the technical details stage, is designed sensitively to ensure that there is no runoff of fertiliser, nitrogen-rich water, or other pollutants from household gardening activities into the watercourse that feeds the Nature Reserve. The preservation of water quality in the brook is essential to protecting the biodiversity and ecological health of Primrose Lodge and its surrounding habitats.

We would welcome the opportunity to have sight of, and provide input to, the detailed surface water drainage proposals when they are developed, to ensure that the drainage strategy is not detrimental to the Nature Reserve.

Flood Risk

We note the Environment Agency's objection to the application on the grounds that the site lies within Flood Zone 3a and that no flood risk assessment has been submitted. is not in a position to comment on the suitability of the site in relation to the floodplain. This is a matter for the Environment Agency and the Council to assess, along with whatever mitigation measures the developer may propose. We would, however, note that any flood mitigation measures should be designed so as not to increase flood risk to, or adversely affect the hydrology of, the adjacent Nature Reserve.

Summary

In summary, is supportive of the principle of bringing this site into beneficial use rather than it remaining as wasteland. Our key concerns relate to the protection of the Nature Reserve's biodiversity through appropriate buffer zone planting and, critically, through the sensitive design of surface water drainage to prevent pollution of the watercourse. We would expect these matters to be fully addressed at the technical details stage and would welcome the opportunity to contribute to that process.

We trust that these observations are of assistance and would be happy to discuss any aspect of this response with the Council or the applicant.

Yours sincerely,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 February 2026 17:41
To: Planning
Subject: Planning Application Comments - 3/2026/0052 FS-Case-800174478

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0052

Address of Development: BB7 1BJ
Woone Lane Clitheroe

Comments: I'm not opposed to new developments, but the impact of traffic and speed Control is already an issue. The current road set up is way over capacity and is used as a cut through with regular speeding.

The entrance to the nature reserve is a very dangerous place, and needs to be resolved urgently. It's a narrow road and needs an alternative solution now, without the impact of additional traffic. The proposed entrance to the new development is currently a congestion point, this would need to be managed and or blocked in some way.