

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 23 April 2026 10:44  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Reference 3/2026/0249

**⚠ External Email**

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Hi Lucy

I hope you're well. I am writing to provide our comments in respect of the following planning application No: 3/2026/0249. [REDACTED] when we received the letter dated 02 April 2026, however it was received a considerable amount of time later - forgive me he will remember the date as he called you on the same day however I'm unsure when it was. I've summarised our comments below (not in any particular order) and copied [REDACTED] into the email in case there are any further additions. Happy to discuss any points further if helpful. Our current address is [REDACTED]

There are already vacant or under-occupied properties locally including the L&Q Manor Whalley homes. The proposal does not justify why new housing is needed when existing housing is not fully utilised. Many of the houses on our estate are also unoccupied. Stating the obvious but as they are unoccupied, they are unable to provide any feedback on this proposal.

- The only access route is via a privately managed road, which as we understood only granted right for farm access. It may not grant legal access rights for development traffic or residents. Also I don't believe it is designed to accommodate high increase in large vehicle movements. It also worries me about the maintenance responsibility and long-term viability of the road. Again stating the obvious but any construction traffic would significantly disrupt existing residents.
- The field currently contributes to local character and visual amenity. One of the main reasons we chose this home. It acts as a nice buffer between ourselves and the busy road to the A59. Adding further housing would result in urbanisation of a currently open/rural setting that many people travel on daily - lessening the charm and appeal of the Ribble Valley. In addition, our existing home will lose open views and privacy. We chose this home specifically as there was no one behind us and as the plans in their current form don't demonstrate where the houses would be there is potential overlooking, overshadowing, and loss of light.
- Billington and Whalley are renowned for flooding. The soak away was put in by Redrow to accommodate our current estate. The proposed development could increase surface water runoff and risk flooding into our gardens/properties. The existing infrastructure may already be under strain as our development has only recently been finalised so without being tested it would seem risky to add more homes to potentially overwhelm the current system.
- Long-term disruption from construction traffic, noise, dust, and working hours. We have a [REDACTED]. Our priority is getting [REDACTED] in the fresh air and raising [REDACTED] to

live a healthy active lifestyle. With the pollution from the site being over [REDACTED] is a disruption. This would be a significant on all residents' quality of life.

- The scale of the proposal may not be in keeping with surrounding properties. Our development was added onto an older Redrow site so they are in keep with previous properties. Due to the lack of information provided on the application, we fear there is a risk of overdevelopment of the site. Do we know what the proposal is? Are they being sold as homes? Buy to let properties? Holiday homes? The application isn't clear.
- The land supports animals and likely local wildlife habitats. Development would disrupt ecosystems and reduce biodiversity. I've seen deer's and plenty of birds residing in the trees on the proposed site.

For the reasons outlined above, the proposal demonstrates an unsustainable development that places undue pressure on local infrastructure and residents. We respectfully request the application is refused. Please let us know if you need anything else.

[REDACTED]