



14th April 2026

Dear Sir / Madam,

I would like to make objections to the planning application 3/2026/0249 on the following grounds:

- **Loss of Green Belt Land.**
The proposed development utilises “green belt” land which is in direct contravention to Government Guidance Policy PPG2 and The National Planning Policy Framework (NPPF) Section 13.

The proposal also disregards Lancashire County Councils 2023/2024 Green belt report which aligns with The National Planning Policy Framework and specifically highlights this land as Green Belt with the only exception in Lancashire being the Blackburn with Darwen authority, where 40 hectares was removed from the local plan.

The Proposal is also in direct conflict with the Ribble Valley Core Strategy Policy EN1 which states – “Green Belt. The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment.”

- **Flood Risk.**
The over development of Land close to Spinners Vale will increase the risk of flooding to the existing lower lying houses on Spinners Vale, Dale View, Sunnyside Avenue and Longworth Road as well as downstream villages such as Ribchester.

This is a direct conflict to the Ribble Valleys own Core Strategy Policy DME6.

- **Environmental**
The application does not address the loss of, or change in, biodiversity breaching the Ribble Valley Borough Councils Core Strategy Key Statement EN3, Specifically “New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.”
The construction process also presents potential hazards in the form of building dust, noise pollution and movement of heavy machinery and delivery vehicles in a small residential area.
- **Village Boundary & Infrastructure**
The proposed development will be visually damaging within the landscape and is beyond the existing Village Settlement Boundary. The application also proposes to extend beyond

the outer limit of the RVBC Housing Allocation boundary, and if allowed, sets a dangerous precedent that boundaries cannot or will not be enforced by the council or planning department.

The local infrastructure (Doctors, schools, Roads, Car Parks, etc.) are already overburdened and with hundreds of additional houses currently under development in Whalley, Barrow and the surrounding areas; these additional homes will only exacerbate the situation

- Traffic, Parking & Road Status
The development will significantly expand the amount of road traffic using the only access road, Dale View.

Based on any of the statements above I would request that this application is refused.

Yours Faithfully,

██████████.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 April 2026 15:55
To: Planning
Subject: Planning Application Comments - 3/2026/0249 FS-Case-827252721

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0249

Address of Development: Land of Spinners Vale, Billington, BB7 9GL

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