



OBJECTION – Planning Application 3/2026/0588

1. This application is a new version of a previous application by the same applicant which was refused by RVBC.
2. We believe that the land is outside the settlement boundary of Whalley and is designated as Open Countryside. The effect of the proposal would be to create a substantial new development adjacent to the low-density periphery of the existing settlement. We believe that this was one of the grounds on which permission was refused for the original application
3. Our personal objections relate to traffic congestion (para 4), road safety (paras 5 - 6) and increased pressure on medical services (para 7);
4. The application dismisses traffic concerns. It seems to rely heavily on the alleged fact that LCC, as Highway Authority, did not raise objections. It seems to lay stress on changing the residents' behaviour. The reality is that most, if not all, of car owners in this area drive to work and school or nursery, as indeed we do ourselves. Most of the proposed properties would be 4-bed houses with space for three vehicles. With the remaining 12 smaller properties with their parking spaces the proposed development provides nearly 100 parking spaces. We anticipate that most of the cars will be driven daily onto the already busy local roads making the existing congestion even worse.
5. In addition to the issue of congestion, the opening of a new entrance/exit onto Clitheroe Road, only a short distance from the bridge under A59, which would be approached by vehicles from the Barrow direction around a 'blind' left hand bend worries us greatly as daily passers-by (often with children in the car). At present, the site is only entered occasionally by farm vehicles in connection with the agricultural use of the field, causing no problem. It is very rare that we encounter them even though we both drive past this site at least twice every weekday. The proposed new access point, for use by nearly a hundred vehicles, will create a serious risk of accident even with the very extensive off-site work proposed. That such extensive works are needed emphasises the risk and in our opinion demonstrate the unsuitability of this location for such a development.
6. In very wet weather the surface of Clitheroe Road under the A59 bridge on the Barrow side, regularly floods. We have had to drive through it and it can be so deep as to force vehicles to drive in the centre of the road. Indeed one of our cars is small and we would make a detour to avoid the location in such conditions for fear of the effect of the depth. The field undoubtedly soaks up a lot of rainfall. We are very concerned that the main sewer will not be able to cope with a connection to 39 more, mostly large, houses and that the building, concreting and tarmacing over of this site will risk major flooding of the main road, to the detriment of everyone in needing to drive between Barrow and Whalley.

7. We are both patients of the local GP surgery. It is very good, but it can already take weeks to get an appointment for a non-urgent condition. One of us, recently needing a doctor's appointment was told that the earliest appointment would be in three weeks. The surgery may well be willing to accept more patients, but potentially adding well over a hundred patients to their list will mean extra strain on the system and more delay for patients.
8. Please refuse permission for this application.

Signed:

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