

Kathryn Hughes
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

18 September 2026

Dear Kathryn Hughes,

Re: Objection to Planning Application No. 3/2026/0635

Grid Ref: 373616 437093

Proposal: Erection of 39 dwellings with associated access, gardens, parking and landscaping

Location: Land east of Clitheroe Road, Whalley

On behalf of Whalley Parish Council and its residents, we wish to lodge a formal objection to this application.

Whilst we recognise the need for appropriate housing, the Parish Council considers that Whalley has already experienced substantial residential development and is now overdeveloped, with further development placing increasing pressure on its infrastructure, roads, drainage, services and rural setting.

The reduction from the previous proposal of 77 dwellings to 39 does not overcome our fundamental objection to the principle of developing this site.

1. Development Outside the Settlement Boundary

The site remains outside the defined settlement boundary of Whalley, is open countryside and is not allocated for residential development.

The previous application was refused partly because development here would represent an inappropriate extension of Whalley into open countryside. Reducing the number of dwellings does not alter the location or the permanent loss of this greenfield land.

The Parish Council considers that further expansion of Whalley into the surrounding countryside is inappropriate, particularly given the significant amount of housing already built, under construction or committed.

2. Cumulative Development and Housing Need

The impact of this proposal must be considered alongside the substantial housing growth already taking place in and around Whalley.

The proposal comprises 27 market homes and only 12 affordable homes. There are also houses available for sale on other local housing estates, including completed properties which remain unsold.

The Council's Five-Year Housing Land Supply evidence identified 1,324 dwellings within the five-year supply and a stated 6.2-year supply as at 31 March 2025.

The Parish Council therefore considers that headline SHMA and housing-supply figures should be tested against the actual local situation, including the number of existing homes available, unsold properties and the rate at which permitted developments are being occupied.

The need for further market housing of the type proposed should be clearly demonstrated rather than assumed from overall housing requirements.

3. Character and Landscape

The development would permanently change undeveloped countryside on the approach to Whalley into a residential estate.

Although smaller than the previous proposal, 39 dwellings remain a substantial development and would further erode the rural setting and character of the village.

The Parish Council considers that this represents continued incremental urbanisation of Whalley's countryside, which is inappropriate regardless of landscaping or other mitigation measures.

4. Drainage and Flood Risk

Flooding and drainage were reasons for refusal of the previous application and remain a significant concern.

The current proposal relies upon attenuation, controlled discharge to an existing watercourse/culvert and new drainage infrastructure along Clitheroe Road.

Given the known local flooding concerns, the Parish Council remains concerned about the capacity, reliability and long-term maintenance of these arrangements, together with the adequacy of foul sewer capacity.

The development should not proceed where there is insufficient certainty that it will not increase flood risk locally or elsewhere.

5. Biodiversity

Biodiversity net gain was also a reason for refusal of the previous application.

The current assessment records an on-site biodiversity reduction of 10.07%, with a deficit of approximately 4.02 habitat units requiring off-site mitigation.

The Parish Council considers that developing this undeveloped site, with the associated loss of existing habitat and trees, is inappropriate and that off-site mitigation does not remove the fundamental environmental impact of developing the land.

6. Highways and Infrastructure

Clitheroe Road already experiences significant traffic, and the proposal would add further vehicle movements.

The proposed traffic-calming, speed-limit, access and pedestrian works do not remove the cumulative impact of another 39 dwellings on the local highway network.

Similarly, the additional demand on healthcare, education, drainage and community infrastructure must be considered alongside the significant amount of development already taking place in Whalley.

7. Notification of Neighbouring Properties

We would also like to note that not all neighbouring properties appear to have received notification of the new amended planning application.

Given the changes to the proposal and the potential impact on surrounding residents, the Parish Council considers that all relevant neighbouring properties should have the opportunity to review the amended application and submit representations before the application is determined.

8. Parish Council Position

Whalley Parish Council strongly objects to Planning Application 3/2026/0635.

Our objection is not simply that individual technical matters require further mitigation. The fundamental objection is that Whalley has already accommodated substantial housing growth and the Parish Council considers that further expansion onto unallocated greenfield land outside the settlement boundary is inappropriate.

The proposal would further urbanise the village, erode its rural setting, increase pressure on already stretched infrastructure, and add to existing drainage, flooding, highway and environmental concerns.

The reduction from 77 to 39 dwellings does not alter this fundamental position.

Whalley Parish Council therefore respectfully requests that Planning Application 3/2026/0635 be refused.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council