

From: Planning
Subject: FW: Objection to Planning Application No 3/2026/0635 - Proposal: Erection of 39 dwellings with associated access, gardens, parking and landscaping

From: clerk@wiswellpc.org.uk <clerk@wiswellpc.org.uk>
Sent: 28 September 2026 12:36
To: Kathryn Hughes <
Subject: Objection to Planning Application No 3/2026/0635 - Proposal: Erection of 39 dwellings with associated access, gardens, parking and landscaping

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Dear Kathryn,

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.

Wiswell Parish Council wish to respond to the above application despite having received no official notification. The northeastern edge of the development forms the boundary between Whalley and Wiswell parishes.

Wiswell Parish Council wholeheartedly endorse the objections raised by Whalley Parish Council to the proposed development set out in their email dated 18th September 2026. Furthermore, Wiswell Parish Council wish to emphasise highway and traffic problems which currently exist and would only be exasperated further if this development were to be approved.

The staggered 'pass-behind' junction with Wiswell Lane on the A671 is not fit for purpose and cannot cope in a safe manner at peak times in morning and afternoon. Leaving the village of Wiswell it is virtually impossible to make a safe right turn onto the A671 to reach the A59. Traffic from the A59 wanting to make a right turn to go into Whalley constantly backs up. Likewise, traffic leaving Whalley wishing to either turn left to the A59 or to turn right onto A671 again backs up. It is extremely difficult for pedestrians/cyclists to safely use this junction. Planning guidelines now encourage walking/cycling as a sustainable alternative to a car, regrettably very difficult at this junction.

Wiswell Lane itself is very poorly surfaced with an adverse camber and several pinch points. The lane has a weight restriction of 7.5 tonnes BUT bus services operating into Whalley have an unladen weight of 8.5 tonnes clearly exceeding highway guidelines.

There is a new traffic light junction further along the A671 serving the Lawtonsteads/Whalley Manor development. The lights include a pelican crossing which is completely surplus as there are no footpaths to or from it. The road through the development is now open for traffic, but we must question its design. Leaving Whalley on the new road (Springwood Drive) it is a good wide carriageway with parking facilities but further into the development it reduces in width to what one can only describe as an estate road with no parking provision. Vehicles are now parked with two wheels on the pavement, restricting safe access for pedestrians. We must question whether this development

satisfy Government Guidelines with regard to sustainability. This should be the main access road into Whalley together with Accrington Rd in lieu of Wiswell Lane.

Referring to the Outline Planning Permission granted for up to 260 homes for what became Lawtonsteads (3/2013/0137), the submitted Transport Assessment included a strategy for reducing the impact of additional traffic entering and leaving Whalley, particularly the impact on Wiswell Lane and Accrington Road. The 'Boulevard' would be a wider road capable of being used as a bus route. Although the through route was recently opened, this strategy has all been lost with the subsequent phased development of the site. There is no signage to indicate a through route to or from Whalley at either end.

Despite this current application being for a smaller number of properties, 39 as opposed to the original 77 which was refused, Whalley just does not have the capacity to accommodate another development bearing in mind that it is also outside the settlement boundary. The hotel in Barrow has just been approved, there is a pending new development on Accrington Road together with further construction still taking place on Whalley Manor which will add to an already difficult situation. In conclusion the highway infrastructure just cannot cope with any additional traffic and on that basis the application should be refused.

Dear Councillors,

Please find the draft minutes for your review. If you have any amendments or comments, please send them through and I will update the document before uploading the final version to the website.

Many thanks
Nina