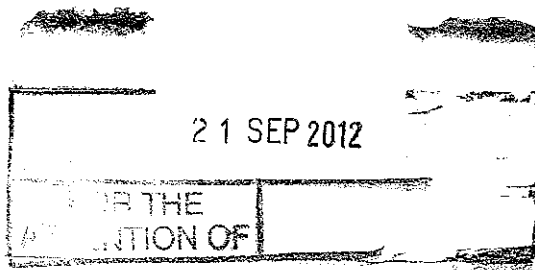


16 The Dales  
Langho  
Blackburn  
Lancs.  
BB6 8BW  
21<sup>st</sup> September 2012



## Whalley Parish Council



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Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Dear Mr Macholc:

### PLANNING APPLICATIONS

3/2012/0702

Proposal:

Residential development of twelve new dwellings.

Location:

Kingsmill Avenue off Mitton Road Whalley BB7

Observations

The parish council will support any objection forwarded by RVBC, LCC officers, or any statutory consultees on the following issues.

- Education – The lack of places in Whalley and the Ribble Valley schools is the norm for both primary and secondary pupils. The resultant transport of pupils out of the area is financially and environmentally flawed. The parish council is strongly opposed to the education of local pupils away from the local community as appears the likely outcome of this proposed development.
- Affordable Houses – The parish council question the advisability and practicality of constructing affordable homes at such a distance from local amenities. As the bus service is at best intermittent any purchasers of such properties will require a car. Insufficient space has been provided for this conjecture. Obviously this will impact on traffic flows (see C below)
- Traffic – The parish council is strongly of the opinion that it is not appropriate to add to the traffic using Mitton Road and the attendant congestion and negative impact to Whalley centre.
- Existing policy – This proposal is deemed to be a small scale development which spuriously suggests that it attunes to Policies G4 and G5 of the Ribble Valley Local Plan. A feature of the last two years has been the succession of developers who wish to build both in the immediate environment of Whalley or its extremities. The ACCUMALITIVE IMPACT will quickly destroy the ambience associated with Whalley village. Policy ENV3 recognises the need to protect and enhance open countryside, protect and conserve natural habitat and traditional landscape features. This development destroys these features.

3/2012/0721

Proposal:

Variation of planning permission 3/2012/0535P

Location

Maureen Cookson George St Whalley

No Observations

3/2012/0637

Proposal:

137 residential dwellings

Location:

Mitton Rd Whalley

meeting

To be deferred following Lexington Communications non attendance at this

3/2012/0687      Proposal:      Mixed use development comprising residential (C3);nursing home (C2);  
car parking; open space and ancillary landscaping. Re-submission of refused application 3/2012/0327P.

Location      Land to the East of Clitheroe Road

#### OBJECTION

The parish council is dismayed to be presented with a re-submission which does not take on board the councils previous objections i.e.

1. The Parish Council is opposed to any residential development in the village without resolution of issues with regard to the infrastructure of the village. This Application is premature and opportunistic, before the Local Development Framework has been produced following consultation. The Application seeks to avoid the contemporary views following the Core Strategy process for the whole Ribble Valley, but to extract features from Consultation Documents in isolation in its support.

#### 2. Specific Objections.

##### (a) Education

- (i) Already primary school children are leaving the village and secondary school students from Whalley are leaving the Ribble Valley for their education, due to there being insufficient places.
- (ii) The existing primary school has already expanded as far as is reasonable. There are already split classes and over 40 pupils in the reception class of 2010.
- (iii) Secondary school demand is already at capacity, and students are being required to travel outside the borough.
- (iv) It is also important to bear in mind the nearby properties under construction or for which permission has already been granted.
- (v) The Applicant offers a site for a one form entry primary school and a commuted sum for education of pupils. This does not ensure the construction of a school, which is outside the power of the Applicant. In any event, should this Application be granted consideration should be given to a two form entry school to avoid the duplication of expense and of unreasonable competition between schools. (This is the view of the Parish Council in the event of development in the village as stated in the Core Strategy response).

##### (b) Housing types

The Parish Council only supported affordable housing in their response to the Core Strategy, and where affordable housing was contemplated, such housing should be subject to requirements for it to be kept affordable and for people with a connection to the village. However, even this type of development should not be allowed without prior work to the infrastructure.

##### (c) Traffic in the village

- (i) This is already a major issue, as illustrated by recent problems for fire services and ambulances on King Street.
- (ii) The Applicant seeks to address the outcome of their consultation by reference to an intention to engage with Lancashire County Council regarding restricted parking. It is apparent that this has not been done, and merely appears to be an attempt to placate. This exercise has been carried out several times in the past by various bodies, and to date has met with refusal to contemplate restricted parking without long stay car parks, for which the Application makes no provision.

##### (d) Consultation

- (i) This exercise has demonstrated that this proposed development is not wanted by the people of Whalley.

- (ii) The public meetings in response to the Core Strategy have illustrated the depth of concern that this village wishes to remain an integrated community, and not lose its identity. This proposal has been the subject of much criticism and no support at these meetings.
- (iii) The overwhelming local response to the consultation for this Application has been to oppose, both at meetings and in writing.
- (iv) The result of the housing needs survey for Whalley is imminent, and should be considered in respect of any Application.

(e) Drainage

- (i) This proposal leaves the same amount of water passing through the water courses and into the inadequate culvert under King Street.
- (ii) The proposed scheme would reduce the permeability of much of the site, which will increase surface water runoff. The proposal is to contain the surface water runoff within three ponds. If the banks of any of the ponds fail, then there will be an additional impact on the water passing into the culvert. The pond system depends on alterations of levels of land, which will have its own impact on drainage, and creates other issues.
- (iii) The Parish Council consider that this outline scheme is likely to exacerbate problems with an already inadequate system.

(f) Exit from the site to the A671.

- (i) This is a fast, dangerous road, and the Parish Council do not consider that the proposal is adequate, despite additional lighting being promised.
- (ii) The ghost island would be located soon after traffic from the South has moved from two lanes to one lane, which currently results in potential conflict, on a stretch of road with a known high accident rate. The introduction of a T junction at this location, which would also involve traffic waiting in the centre of the road to turn right from the North, creates further unacceptable conflict.

(g) Proportionality

The proposed development is disproportionate for the village of Whalley. The planning statement misleadingly refers to the area to be impacted as having 9% of the population of the Ribble Valley, whilst later conceding that this includes Billington, Wiswell and Barrow. It suggests that this scheme would address 9% of the Ribble Valley demand. It ignores existing plans and permissions. It ignores the fact that Whalley, with 6% of the population of Ribble Valley, has already grown by approximately 50% in recent years with the development of Calderstones and other sites, which has already saturated the provision of the infrastructure for issues such as education, medical care and traffic.

- (h) The proposal is outside the settlement boundary in the existing Districtwide Local Plan, which is still applicable.

(i) Existing Policy

- (i) Policy G5 contemplates only small scale development outside the settlement boundaries and village boundaries, and even then the proposal has to satisfy various requirements. This Application does not comply with this Policy.
- (ii) Policy ENV3 recognises the need to protect and enhance open countryside, and contemplates protection and conservation of natural habitats and traditional landscape features. This Application contemplates removal of an extensive tract of open landscape and replacement with housing, however sympathetically designed, cannot address this issue.

(j) Wildlife/Conservation

- (i) Surveys remain outstanding with regard to bats and nesting birds.

- (ii) There will inevitably be an impact on wildlife and conservation on the site and adjoining the site
- (iii) The District wide Local Plan identified Lawsonsteads tank as being a site for amphibians in its schedule of Lancashire County Biological Heritage Sites.
- (iv) The Application will have a major impact on conservation and wildlife, and is adjacent to significant ancient woodland of Springwood

(k) Amenity

The site is in a prominent position to the North-east of the centre of the village. Photographs taken and supplied by the Applicant are selective and appear to be taken from angles which diminish the significant loss of open countryside adjacent to an already intensively developed village.

(l) Impact on neighbours

The proposal to raise the land for drainage purposes immediately behind Woodlands Park, and then to build terraces of affordable homes (as set out in the outline plan) will be over bearing for the occupiers of properties in Woodlands Park.

3. In summary, the Application is a professional package produced to achieve the aim of development of the green field site at Lawsonsteads. It is based largely on desk-top assessments which still require confirmation on site. It ignores the views of local people, and fails to address significant local issues that have been raised.
4. The parish council fully supports the reasons refusal of planning permission by RVBC as outlined in the letter ref SW/LB/3012/0327P dated 4<sup>th</sup> September 2012.

3/2012/0779      Proposal:      Screening Opinion to accompany the recently re-submitted application for the site at Lawsonsteads.

Location:      Land East of Clitheroe Road (Lawsonsteads)

Objection

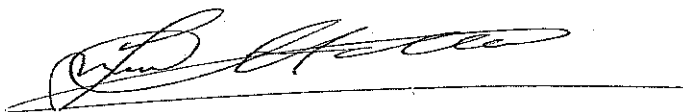
See 3/2012/0687 above

3/2012/0776      Proposal:      Crown reduces and reshape canopy/pollarding of Lime Tree

Location:      Oakhill College Wiswell Lane Whalley BB7 9AF

No Observations

Yours Sincerely,



Fred Holland

Clerk to Whalley Parish Council