



**AIGHTON, BAILEY & CHAIGLEY  
PARISH COUNCIL**

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Telephone: 01772 780128

Mr J Machole,  
Planning Officer,  
Ribble Valley Borough Council,  
Church Walk,  
Clitheroe  
BB7 2RA

19 NOV 2012

FOR THE  
SECTION OF

14<sup>th</sup> November, 2012

Dear Mr Machole,

Re: Planning Application Ref. 3/2012/0964 for 30 dwellings,  
Whalley Road, Hurst Green

The Parish Council arranged a Public Meeting, open to all parishoners, on Tuesday 13<sup>th</sup> November, 2012 to discuss the proposed development. Approximately 65 people attended, of whom 13 spoke. Of those who spoke, all expressed objection to the development. A number of people cited over-development relative to the existing size of the village, as well as the loss of green-field land and the precedent that may be set for further development in this part of the village. A number were disappointed that in reducing the number of units from the original proposals, the applicants had nevertheless not reduced the envelope of the development, and serious concern was expressed, which the Parish Council shares, that the remaining green-field land would inevitably be a focus for further development in the future, thus appearing to be a disingenuous attempt to meet concerns of over-development.

There were strong objections on Highways grounds. In particular, it was felt that the provision of a car park on the site would not alleviate the very serious problems associated with school traffic, resulting in even more parking on Whalley Road and on the roads within the estate, should it be built, to the detriment of the new

residents. The proposed drop-off lay-by was also heavily criticised as being totally inadequate, almost certainly being used by non-school traffic for long-stay parking, and, when vehicles are parked there, seriously limiting the sight-line of the proposed exit from the development, adding to the serious traffic hazard.

The Parish Council also received a detailed letter on the parking problems from Elizabeth Stevens, the Headteacher of St Joseph's RC Primary School, a copy of which we attach. Although the Headteacher indicates that the school would like to reach an agreement on restricting use of the proposed replacement car-park, it is not clear whether they would have control of the land, in which case it would revert to being a public car park. This would alleviate the existing problems for residents of Whalley Road but would restrict its use at school times. In addition, the Parish Council felt that it would almost certainly be used by new residents, many of whom may have more vehicles than garage or parking spaces in the scheme allow. This would result in even fewer spaces for school traffic.

The Parish Council shares these very serious concerns about parking, access and safety at and around the proposed junction.

Yours sincerely,

Mrs Pauline Tyson  
Clerk to the Parish Council

# ST. JOSEPH'S RC PRIMARY SCHOOL

Headteacher: Mrs Elizabeth Stevens

Whalley Road

HURST GREEN

Clitheroe

Lancashire BB7 9QJ

Tel: 01254 826246



13<sup>th</sup> November, 2012

Dear Parish Council,

Planning Applicant: Stonyhurst College

As you will be aware, the above proposal incorporates our existing school car park and for this reason, we have been in negotiation with Stonyhurst Estates in order to protect the school's interest.

Road safety has long been a concern of the school given the speed of traffic travelling along Whalley Road and also the number of our parents who park on the pavement, sometimes restricting vision for other parents leaving the existing car park and causing nuisance to village traffic. A significant reason for this is that our school numbers have increased in the last two years from around 50 to around 75. We are an oversubscribed school with a waiting list. A very high proportion of our children travel by car from outlying areas, namely Whalley and Longridge, and further beyond. This is as a result of us being a village Roman Catholic school.

The issue of road safety has been exacerbated by a number of villagers using our existing car park on a regular basis. This has concerned school governors for two reasons. Firstly, it reduces the number of our parents who are able to use the school car park and thus increases car parking along the pavement. Secondly, the school is not insured for such third party users.

As a consequence of the above, it is intended that should the proposal go ahead, the school would like to take measures to restrict access to the proposed car park to school users only, probably by placing lockable bollards which can be raised at the end of each day. However, given that there appears to be extremely limited car parking on the proposed development, it seems very likely that parking will become commonplace along Whalley Road, endangering the safety of our children. In addition governors have concerns about how the proposed drop off point will be restricted to use by St Joseph's. This will be vital during school trips, when coaches will park here to collect our children, as well as on a day to day basis.

Another issue of very significant concern to the school will be the loss of car parking for the duration of the scheme. It is likely that, should the scheme go ahead, we will lose our car parking at an early stage, as this provides access to the site.

I hope that the above provides villagers with some insight into possible parking issues should the scheme go ahead as proposed.

Yours Sincerely,

Elizabeth Stevens

Headteacher