

-----Original Message-----

From: [REDACTED] >

Sent: 05 February 2021 09:58

To: Planning <planning@ribblevalley.gov.uk>

Subject: FW: Fwd: Fwd: Application 3/2020/0938 FAO Stephen Kilmartin

Good morning

Councillor D Birtwhistle has requested that Redrow Homes provide a comment in relation to application reference 3/2020/0938. My comment in relation to this development is neutral. As outlined below, without details such as house types, position of dwellings and construction access details we are unable to provide any comment.

Kind regards

[REDACTED]

[REDACTED]
[REDACTED]

Redrow Homes Limited
Matrix Office Park, Buckshaw Village, Chorley Lancashire, PR7 7NA

Telephone: [REDACTED]

Mobile: [REDACTED]

Extension: [REDACTED]

Website: www.redrow.co.uk

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Goto www.redrow.co.uk/email-disclaimer to read our disclaimer.

-----Original Message-----

From: [REDACTED]

Sent: 05 February 2021 09:56

To: [REDACTED]

Subject: RE: Fwd: Fwd: Application 3/2020/0938 FAO Stephen Kilmartin

Thanks for this [REDACTED]. We don't tend to comment on adjacent developments. I will send a response to the council, however as I am sure you can appreciate without details that will only be submitted later (such as house types, position of dwellings, construction access) we are unable to strongly oppose or support the development.

Kind regards

[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: 04 February 2021 12:59

To: [REDACTED]

Subject: FW: Fwd: Fwd: Application 3/2020/0938 FAO Stephen Kilmartin

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=====
THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
=====

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED] >

Date: Thursday, 04 Feb 2021, 11:09 am

To: [REDACTED]

[REDACTED]

Subject: Fwd: Fwd: Application 3/2020/0938 FAO Stephen Kilmartin

----- Forwarded Message -----

Subject: Fwd: Application 3/2020/0938 FAO Stephen Kilmartin

Date: Thu, 4 Feb 2021 09:41:11 +0000

From: [REDACTED]

To: [REDACTED]

----- Forwarded Message -----

Subject: Application 3/2020/0938 FAO Stephen Kilmartin

Date: Mon, 1 Feb 2021 21:28:45 +0000

From: [REDACTED] <mailto:[REDACTED]>

To: planning@ribblevalley.gov.uk <mailto:planning@ribblevalley.gov.uk>

CC: [REDACTED]

<[REDACTED]> <mailto:[REDACTED]>

Application 3/2020/0938

Dear Stephen,

I am writing in support the above application, which I believe it is an excellent use of the site, for a number of reasons. Whilst the Parish council have raised concerns over this falling outside the settlement boundary, I would like to point out that this boundary was defined by Ribble Valley Council losing a planning appeal, which lead to a line being simply drawn around the applicant's land, without scrutiny of features to form a more logically 'rounded settlement'. Looking closely at

the actual location, this falls within the defined boundary of Barrow Brook watercourse to the north and the adjoining agricultural fields to the west, owned by Huntroyd Estates. Any inspector scrutinising this will see this as odd, that the compound is landlocked in a far corner of a huge residential housing development. The council would therefore need to come up with some strong reasons as to why 'settlement rounding' should not take place. Moreover as this is clearly a brownfield site, I feel this would be difficult to justify.

At the appeals chaired by the Inspector Philip Ware for the Secretary of State, the case was put forward that having HGV vehicles and forestry equipment being transported through a residential area posed a danger to children. The attached photographs were submitted at the appeal as evidence of this. What we now have is a situation where this type of machinery will be left unattended in a yard, along with piles of unprocessed timber opposite a children's recreation area. Whilst it will be Mr Balls and possibly Redrow's responsibility to erect fencing around the compound, adventurous children will always find a way to gain access. It therefore makes sense that if the Ball family were living on-site, this will potentially prevent serious accidents happening.

Finally I believe that from an aesthetic point of view, the erection of dwellings and landscaping will provide a more pleasing outlook for the residents who's properties overlook it.

Yours sincerely



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Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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Nicola Gunn

From: [REDACTED]
Sent: 01 February 2021 21:29
To: Planning
Cc: [REDACTED]
Subject: Application 3/2020/0938 FAO Stephen Kilmartin
Attachments: Lifting woodchipper at C Ball.jpg; Machinery C Ball Forestry Contractor.jpg; Low loader arrival.jpg

****This email was sent to planning@ribblevalley.gov.uk. An automatic response has been sent to the email sender****

Application 3/2020/0938

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Yours sincerely

[REDACTED]



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