

Nicola Gunn

From: Planning

From:

Sent: 18 January 2021 10:01

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

Subject: Planning Application 3/2021/0010 Land East of Chipping Lane

Please find below my comments on the above application.

The Landscape Plan allows for scattered trees to be planted in the transition areas with existing houses (shown as number 7 on the plan). From the examples shown on the plan these trees are of a height that, when mature, will significantly obscure the view from existing properties. In these area planting should be restricted to low growing shrubs.

The proposed emergency access onto Redwood Drive has only one demountable bollard which will be insufficient to prevent motorcycles using it. An alternative arrangement should be devised to prevent this. The existing mature tree at the entrance to this access should be maintained.

I still have serious concerns regarding the drainage on this site and understand there are unresolved issues with the Flood authority which I feel should be resolved prior to any work being commenced.

Yours