

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 May 2022 19:33
To: Planning
Subject: Planning Application Comments - 3/2022/0400

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Planning Application Reference No.: 3/2022/0400

Address of Development: Land off Elker Lane Billington BB79HZ

Comments: I haven't received a response to the questions raised in my last letter or consultation, look forward to this being made public.

This isn't just a matter of drainage , there are a whole set of other issues.

Traffic congestion, requested a copy of traffic surveillance?

Wildlife; parking; safety for residents and St Augustines pupils/teachers.

How could building traffic, residents and school traffic be accommodated.

Noise and disturbance of local area and wildlife.

This is not a suitable area for further development and will
Ruin a quiet residential area.

Surely there are other more suitable sites?

Has the issue of conflict of interest with the person seeking permission for building this site been taken into account
[REDACTED] I recently saw Ribble Valley trying to
assure the local communities that this type of nepotism doesn't go on - Really?

You are seeking active consultation but refuse to answer questions that are raised.

There is a common perception that these consultations are just paying 'lip-service' to the consultation process and
that we are wasting our time and energy. I would like to hope not.

How does the objection of Nigel Evans affect this process?

[REDACTED]

From: [REDACTED]
Sent: 03 May 2022 11:30
To: Planning
Cc: TONY
Subject: Planning Application 3/2022/0400 Elker Meadows



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Re: Planning Application 3/2022/0400 Elker Meadows

[REDACTED]

To Whom It May Concern:

I'm writing in regard to the above-mentioned planning application, I would like to register my objection to this application for the following reasons.

While I'm not qualified in the area of flood management, as a resident I do have first-hand knowledge of this eyesore MSV call a swale. I consider the remediation work carried out approximately four years ago on this section by contractors on behalf of MSV without any consideration or respect whatsoever for planning permission does not fulfil its intended purpose, its sole purpose was to stop the lower floor apartments adjacent to the road (Elker Lane) flooding, since its completion, the apartments at Elker Meadows and the surrounding land has flooded three times, there are still issues with ponding and standing water on the sections not covered by this pipework, which this application does not address

The application only refers to the section where the pipework was installed which is approximately 1/3rd of the total swale the remaining 2/3rds were also modified by MSV contractors approximately two years ago again I understand no planning consent for that modification, was applied for then, currently this section is no more than an open ditch.

During the summer month this ditch is a magnet for attracting flies, mosquitos, and the like, residents have recently seen rats in the ditch.

Some residents have complained there is a smell from the standing water, which means residents are unable to use their balconies.

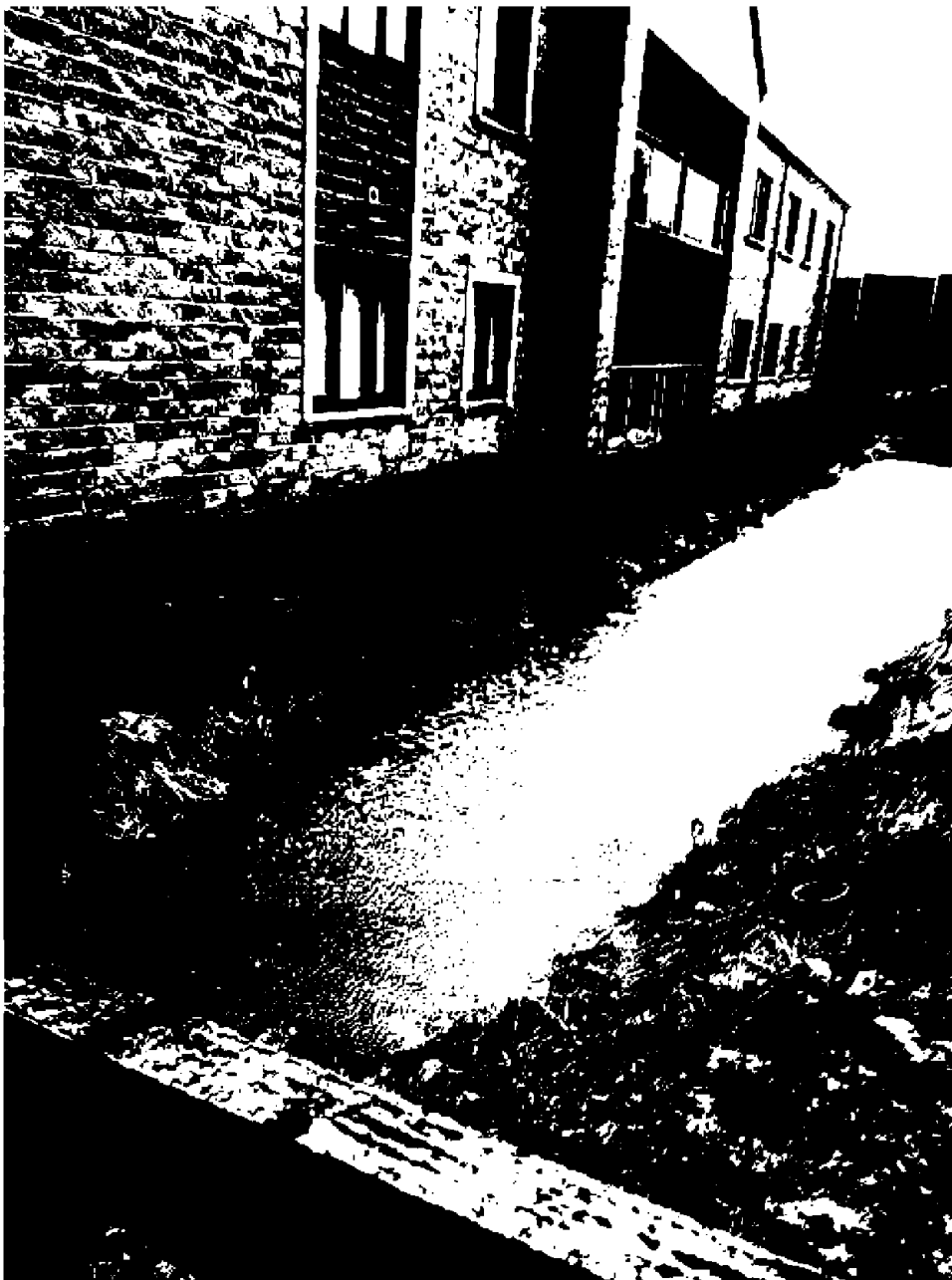
The ground floor apartments directly adjacent to this pipework have reported issues with damp in their homes, partly from the previous 3 floods and also from rising damp possible from the underground pipework this application refers to, yet another reason why this application should be rejected.

While the following issues are not covered by this application there is no doubt, they are all part and parcel of the same problem, that is this swale, ditch or whatever other name you would like to give it is not fit for purpose. Ground floor residents directly onto the ditch have to endure the stress and anxiety of possible further flooding, during heavy periods of rain plus the issues with this unsightly open ditch, which for elderly residents is not acceptable.

There is no question whatsoever there is a definite need for a workable drainage system given the history of this site however, this is not it

This application does not provide a solution, to this problem, I therefore ask that you please reject this application until MSV come up with a plan which significantly address and most importantly includes all the development not just the section this application refers to, and one that reduces the issue of further flooding and is also aesthetically more pleasing for residents than this open ditch. I include 3 photographs for your information

The photo below in my opinion demonstrations two things firstly how close the apartments are to the ditch and more importantly the amount of water that come from this applications pipework out into the ditch, only to be restricted by the connecting pipe that flows under the road, I would say the pipe work that this application refers to is insufficient in size!! Its also worth noting that the mud in the right-hand corner of the photo is mud that had been cleared from the pip that goes under the road, even then the capacity of the flow was insufficient,



This photo shows a section of the pipework this application refers to buried underground, a complete contrast to the open ditch some residents have to endure



This photo shows how quickly the ditch fills at the far-side of the building after a brief but heavy downpour

