


[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 01 June 2023 01:00  
**To:** Planning  
**Subject:** Objection to planning application 3/2022/0500.

  
This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

For the attention of Stephen Kilmartin,

**Objection to planning application 3/2022/0500.**

Dear Stephen

Further to my telephone conversation with Nicola Hopkins (Director of planning) on 30/05/2023, I was advised to put my concerns in writing to the planning officers in relation to the planning application 3/2022/0500.

[REDACTED] the field at the [REDACTED]  
[REDACTED] but failed to inform me they are very large in size & in height with plot 7 [REDACTED]  
[REDACTED]

I have seen the plans of the same & concerned that this is a very large detached 3 storey house [REDACTED] & it also has a basement & [REDACTED] has mentioned it is going to be 5,000 sq/ft in size. I am concerned of the excavation process to build the basement will [REDACTED]

[REDACTED] has also asked me if he can put all the utilities for the 9 houses he is planning to build [REDACTED]

[REDACTED] was not happy with my decision & [REDACTED]

[REDACTED] has been informed that [REDACTED]  
[REDACTED]

As the [REDACTED] – I would like to add my name to the extensive list of objectors and these 9 very large detached houses for the following reasons:

1. **Safety** – these houses are far too big for the small green land especially plot 7 [REDACTED]  
[REDACTED] This may cause [REDACTED] when they excavate the land to build the basement & the shockwaves of digging [REDACTED] safety as this house as mentioned above is 5,000sq/ft and 3 storeys high.
2. **Loss of light** – building 9 very large detached 3 storey houses will leave some residents with barely any natural light & sunshine due to the sheer height of these houses.
3. **Loss of privacy** – it appears plots 6, 7 & 8 have gardens overlooking into the residents of Crow Trees Brow's gardens taking away their privacy; the height of these houses will add to residents privacy to be invaded [REDACTED] being very low in height.
4. **Appearance of the houses** – the limestone being used to build these 9 houses will affect the areas character & appearance which are currently only older houses in character/appearance to the locality.
5. **Traffic & road noise** – the road [REDACTED] is planning on building to access these 9 houses is only meters away from the resident's rear gardens therefore, the noise of the additional traffic will be increased adding to congestion already within in the village.
6. **Lack of need for development** – [REDACTED] has already built 10 houses on the green land [REDACTED] hence no need for any further development & having the field overcrowded with further very large detached houses adding to all the problems I have mentioned in my email.

7. **Wildlife** – the proposal of going ahead with these large 9 houses will eradicate a number of protected species within the current open green land where I am aware the previous planning inspector acknowledged as being a green space for the village benefitting both animals & humans.

8. **Drainage** – [REDACTED] is seeking to gain [REDACTED] in order to put the waste pipes/ utilities for the 9 houses but on his planning application he has proposed to go through the middle of the field via Old Road. My concerns are of these additional houses going ahead will further contribute to blockage of drains & over flooding of the existing drainage system on Crow Trees Brow which I have come to notice [REDACTED] In turn this will affect the houses/gardens of residents within the village (Crow Trees Brow, Old Road & Ribble Lane) where previously they have known to be subject to flooding.

Kind Regards

[REDACTED]