

[REDACTED]

From: [REDACTED]
Sent: 15 September 2022 10:46
To: 'planning@ribblevalley.gov.uk'
Subject: Planning application 3/2022/0568 land to the rear of Malt Kiln House.
Attachments: Planning comments sheet 1.pdf.jpeg; Planning comments Sheet 2.jpeg; Planning comments Sheet 3.jpeg

Dear [REDACTED]

Please find enclosed my comments on the above planning application. I originally sent these via the 'Comment on an application' route on the website on Tuesday 30th August or Wednesday 31st August but you don't appear to have received them. All boxes on 'Introduction', 'your details', and 'comments' were ticked but I believe that there is a chance that it might have 'timed out'.

I hope that you get these comments and I am not too late. It is a little unnerving to see the large excavator working here every day even though I cannot see how they know what levels they are working to. There is a large difference in levels of the floors of the houses/access road/driveways, etc, between this application and the previous one. Is the applicant so convinced that there is no chance that his permission will be refused? In my book, he has already "destroyed" the site.

Since writing these comments, I have read in the soils report that the ground was unstable; is this the reason for reduction in levels?

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

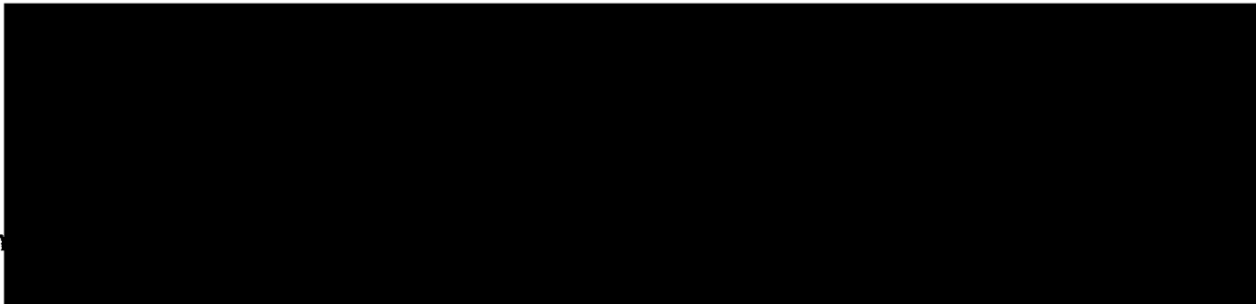
Planning Application Comments

Your Comments 

Introduction

Your Details

Your Comments



Planning Application Reference Number *

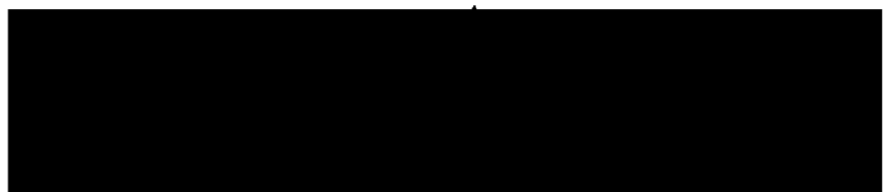
3/2022/0568

Address of Development *

Land to the rear of Malt Kiln House.

Your Comments *

NOTE: - ORIGINALLY SENT APPROX. TUESDAY
30TH AUGUST OR WEDNESDAY 31ST. AUGUST.



I wish to object to this proposed development on the following grounds:-

1. This development originally formed part of a previous hybrid application which comprised both housing and commercial uses. Residents of Chipping were told that as well as housing there would also be a hotel, spa, wedding/function venue, trail hub, etc. Since the closure of the chair works job opportunities in the village have been sparse. The exciting commercial developments could provide much needed jobs. Many in the village did not oppose the proposals simply for this reason. Although Kirk Mill has been patched up and made watertight it remains empty and derelict. The former Chair Works has been demolished and forms an unsightly "brownfield" site. If only more housing is built then the villagers have been deceived. They thought that they were getting the whole package of major exciting hotel, etc, with some housing. If one was being cynical you could wonder whether the intention was always to only build the houses and forget the rest.
2. The type of housing is inappropriate. Why does a village like Chipping, up until 12 years ago a "working" village, need 4 extremely expensive luxury dwellings. What benefits does this development bring. Chipping needs more low cost housing to allow young people from the village to stay in the village, bring up families, etc.
3. The site is unsuitable. The area proposed for the houses is a piece of "virgin" countryside within an Area of Outstanding Natural Beauty. The field makes up the closest part to the village of a beautiful piece of landscape that extends northwards from here with Old Hive to the west, Malt Kiln House, The Grove, Chipping Brook, the mill lodge, etc to the east all the way up to the Tweedys Court development. The area forms a true wildlife corridor as evidenced by deer regularly seen close to the road. Church Raikie should provide a sort of barrier to the development of Chipping to the north. Building on open countryside beyond this will constitute urban sprawl. The site topography also renders this site unsuitable. The earth moving operation required to flatten off the obvious "ridge" is massive, damaging and wasteful. Removing 3 to 4 metres of material from the top of the ridge to relocate elsewhere on site could lead to serious environmental risks such as slumping of materials into adjoining watercourses. The earthworks would form unnatural boundaries and slopes which are so steep that they require artificial retaining structures to support the ground. In other words there is insufficient room on the site to allow for natural "angles of repose" for the soils. All this to develop a natural field when an unsightly "brownfield" site exists across the road.
4. The traffic management plan shows that an entrance and haul road for construction purposes will be built in the gap between the garden of Malt Kiln House and the culverted watercourse. For this, excavators will be required to remove topsoil and import and spread crushed stone to form the temporary road. There does not appear to be room to do this. I cannot see how this can be done anyway without causing serious environmental damage. During construction there appears A new permanent access is proposed onto Church Raikie almost opposite the existing entrance onto the Fellside development. This is a new proposal which will increase traffic still further on this narrow lane which has no footway on either side. The way that the site entrance has been moved from Malt Kiln Brow, on the previous application, appears to be an admission that the access is unsuitable. If it is deemed unsuitable for a permanent access then it must be unsuitable to form an access and haul road capable of taking heavy construction traffic. I don't believe that heavy, fully- loaded vehicles of construction materials seriously be capable of gaining access to the site via a haul road from Malt Kiln Brow?
5. I don't believe that there is sufficient room for materials storage and parking on site during construction. It is most likely that construction traffic will park on the Fellside development and Church Raikie. This is totally unacceptable.

6. Trees on the site are not being adequately protected. For example T1 on the tree survey is shown as a very large mature Beech tree in excellent condition on the northern boundary. The Root Protection Area has been shown but earthworks and the "green" sandbag retaining structure is being built on top of it. Root Protection Areas should be fenced off and protected from disturbance. Likewise the trees located on the western boundary. For example T9 Common Lime again deemed as excellent specimen, has proposed retaining wall to be built right on the edge of the Root Protection Area. You cannot build the wall itself without excavating backwards into the RPA.

7. Chipping residents have had to put up with a lot of noise and disturbance throughout the construction of the Fellside development, which has only been completed in the last month. It is unfair to subject the village to another say 2-3 years of construction traffic and disturbance.

To conclude, I would like to object to this extremely damaging, pointless development proposal that will destroy attractive environment and habitats and bring little if any benefit to the village.

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