

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 06 February 2023 08:41  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0568 FS-Case-484203568


**Planning Application Reference No.:** 3/2022/0568

**Address of Development:** Land to rear of Malt Kiln Brow, Chipping.  
PR3 2GP

**Comments:** 1. The development is destroying this hillside site and trees and shrubs have already been removed.  
2. Changing the road access from Malt Kiln Lane to a cross road junction with the Fellside estate will create a dangerous cross road junction with poor visibility due to the closeness of road bends.  
3. The road being proposed as the new access for this development is very busy and is used by both locals and visitors for access to Parlick and the fells.  
From a health and safety aspect this road has - no speed limit, no footpath and is too narrow to accommodate delivery trucks and worker vehicles entering or exiting the site.  
4. If planning permission is granted for the development in its present form with road access opposite to the entrance to Fellside estate it will be dangerous for residents and visitors entering or exiting the estate.

Finally as the original development plan for this area has now been divided into individual lots for resale with no hotel being built and no new jobs created for local people the developer has not carried out what was promised and therefore this planning application should be rescinded.

**From:** [REDACTED]  
**Sent:** 05 February 2023 20:08  
**To:** Planning  
**Subject:** Response to planning application 3/2022/0568

  
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From [REDACTED]  
[Response to planning application 3/2022/0568](#)

Proposal to build 4 large residential dwellings.

Location on land to the rear of Malt Kiln House, Malt Kiln Brow.

We are writing to object to the proposed development under this plan and the amendment to it.

When previous planning permission for this site was originally refused but granted on appeal, at the time it was done on the grounds that the brownfield site nearby would be regenerated and jobs created in the locality. Eight years on this has not happened and looks unlikely to happen in the near future. Therefore, this remains a greenfield site and all planning permission should be refused as was the original wish of the village and RVBC.

To underline, therefore, this is a greenfield site development; not in keeping with Local Development Framework under the RBVC's Local Plan for the Ribble Valley. This is a Tier 2 Village Settlement and this development does not meet local needs and will not deliver regenerative benefits and so misses both developmental requirements, under this plan.

We already informed you that work had started on the site and your enforcement office should review this and the activity on the site to date. If the developer is conducting this activity on the site now without the relevant planning permission then it clearly a breach of the law. It shows a clear disregard for the village, environment and the local community and the developer clearly does not care the impact these actions have. We have planning regulations for a reason and this is a clear breach.

The development itself is not in keeping with the area, or surrounding buildings and comprises of some very large dwellings in a style and construction not in keeping with this AONB. Additionally these very large 3 story imposing houses would totally spoil the rural view enjoyed by many of the local residents.

It is questionable whether this village needs further development of this style and size. The surrounding roads and byways have narrow access points and on road parking is already an issue with increased traffic on this rural laneway. The area needs to support local employment and access to surrounding farmland is critical for local economic activity – this is a rural village after all and this must remain at the heart of this community.

The plan would involve large scale excavation and a huge building project, and the disruption to the local environment would be extremely dramatic and very disruptive during the proposed lengthy construction period. In addition, the proposed site access would be unworkable without widening of adjoining laneways by the local authority. The proposed site access would be dangerous; the proposed access to the site, opposite Mills Way would form a cross roads on to the very narrow Fish House Lane, and this would be very unsafe. It would also impact on the quaintness of the village of Chipping, as it would make Church Raikie/Fish House Lane a major road rather than a country lane!

For these reasons we strongly object to this development.

Regards



**February 2023**

**Response to planning application – 3/2022/0568**

**Proposal: Erection of 4 new 2 storey residential dwellings with new access taken from Fish House Lane with associated earthworks and landscaping**

**Location; Land to rear of Malt Kiln House, Malt Kiln Brow, Chipping PR3 2GP**

I am writing with my objections to this planning application following the amended information received. Many of my original objections remain relevant, but I have also included some additional comments.

- **No justification for building on a greenfield site and no benefits to the village** – The original plans for this plot were part of a hybrid development for the Kirk Mill site. The excuse given for previous plans for building on this greenfield site was linked to the supposed benefits to the village from tourism, jobs etc. No benefits have been seen so far, only years of chaos, loss of the cricket field green space and poor quality housing. The Kirk Mill site is still for sale and has been for some time. In fact it recently went up for auction but failed to sell. Obviously there are no plans for the hotel development to go ahead, and I question whether there ever was this intention! I notice that the applicant is not the sole owner, is this land still owned by [REDACTED] or has [REDACTED] If houses are required they should be built on the Kirk Mill brownfield site, not on greenfield spaces. What reassurance do we have that the perceived benefits to Chipping from the Kirk Mill development will ever happen! Meanwhile we will have lost two greenfield sites and have needless oversized houses blighting our beautiful countryside. Granting of planning permission for these homes should not even be considered whilst there is still such uncertainty around the future of Kirk Mill and until the Kirk Mill site has actually been developed and the village sees some benefit. If the planned development for the Kirk Mill site has been abandoned then so should this plan.  
***January 2023 – There appears to have been no further developments of the Kirk Mill site and as far as I know it is still for sale. Therefore, these objections still apply.***

- **The proposed development is within an Area of Outstanding Natural Beauty-** This greenfield site is in the Forest of Bowland Area of Outstanding Beauty and part of it is in the Kirk Mill conservation site. It is also adjacent to the Clark House Biological Heritage Site. New build homes would have a negative impact on this historic area, particularly as all other buildings on this side of the road are old character properties. In response to the previous hybrid application 3/2014/0183 English Heritage suggested removing plans to build homes on this plot as they would blur the distinction between the contrasting settlement patterns (of Old Hive and Kirk Mill) and undermine the conservation area and mill.  
***January 2023 – No change, these objections still apply.***

- **The proposed development is on greenfield land and would be to the detriment of the visual amenities of the locality** – This greenfield space has previously been used as pasture and meadowland, as well as being part of the Kirk Mill conservation site, so it is certainly not redundant! The properties would be visible from the road and would obscure the beautiful view to the fells enjoyed from Church Raike. All photos in the planning application have been taken in summer with trees in full leaf, any visual impact should be assessed in winter as for 6 months of the year the trees are bare. The large size of the proposed buildings is totally inappropriate and needless. Replacing greenfield and countryside views with these huge properties will **negatively** affect the appearance of the area!

***January 2023 – These objections still apply. The elevations have increased and the buildings are now spread over three floors meaning they look even more obtrusive and out of place.***

- **The proposed development does not fulfill a local need** - There is no local need for more housing, particularly of this size. They are spacious 4 and 5 bedroom homes with numerous additional rooms and bathrooms. The price would be out of reach for most of the local population and there is no need for yet more homes of this size. The new Fellside site has already provided 39 additional houses for the village. The majority of these are large 4 and 5 bedroom homes most of which have been sold to people from outside of the local area, so there is certainly no further need for houses of this size.

***January 2023-These objections still apply***

- **Negative effect on the natural landscape and wildlife with identified risks concerning watercourse contamination and slope instability** - The proposed development plot is alongside a watercourse with very steep sides and there is a risk of contamination, as stated in the Ecology report, with the potential for a pollution/sedimentation event during reprofiling of the steep embankment. What control measures are in place to protect the aquatic species in Chipping Brook? The stream that runs alongside this development will be affected and it is already under increased pressure from the significant water run-off from the Fellside site. ***Throughout recent months since the land has been reshaped we have clearly seen how much water pools on this site and overflows to other areas. Imagine how much more excess water there would be with the weight of the proposed development built on it! Will the excess surface water be discharged into the brook north of the site or into the small stream running alongside Fish House Lane which is to the south?*** This is unclear from the information given. The development site is also on a hill with steep slopes and there are concerns around slope stability. The report states that the proposed site works indicates potential instability, and there is some evidence of movement observed.

***January 2023 – These objections still apply.***

- **The highways leading to the site are inadequate** – Any development at this side of the village means more traffic through the bottlenecks at Windy Street and around the Cobbled Corner and access to this site is very restricted. As a [REDACTED] I have endured the chaos created by the limited access to the Fellside development over several years. This would continue due to the creation of a bridge over the stream on Church Raike to create the access road, and the removal of

soil and debris from the site. Having to negotiate large, heavy vehicles and the constant slippery mud on the road, especially when walking, is a nightmare. Not everyone drives! It also caused damage to cars and footwear, and was very unsafe for cyclists. ***I notice that the Haul road has now been removed from the plans meaning that the only way in and out of the development would be on Fish House lane creating even more traffic and disruption on this stretch of road which is narrow and has no footpath, lighting or speed restrictions.*** I notice that no road closures are planned but we all know that can change. If there were to be any unforeseen road closures this would have serious implications. Road closures and having to follow the narrow and steep diversion route previously proved hazardous resulting in accidents and near misses, as well as restrictions to access for refuse collection, deliveries and emergency services. Especially as it was in the depths of winter! The state of the road following the Fellside development still needs to be put right as it has been left with poor drainage, broken and unsafe railings, uneven surface and potholes. We should not have to endure this for any longer so it will all need to be addressed before starting on any new development. Any future working on the road should be done outside of the winter months and the needs of the local residents considered by developers, councils, and highways departments which certainly did not happen previously!

***January 2023- These objections still apply and are even more worrying as all traffic to and from the site will be from Fish House Lane.***

- **Risk to protected trees and wildlife disturbance** – There are large protected trees very close to the retaining wall and I am concerned that their stability and root system could be affected by this, even with the replacement FlexMSE design. We have already lost a significant part of the Millennium Wood as well as hedgerow due to this hybrid development and it is important that any remaining should be preserved. What will be the effect on the wildlife in the surrounding Biological Heritage site, conservation area and watercourse from noise, pollution, land disturbance, light and vibration?  
**January 2023 – These objections still apply**
- **Maintenance and Management Plan** –The addition of a plan to manage the landscape and retained habitats following the development is a step in the right direction, although as you can see from the list this is an onerous task and a lot of responsibility for residents to take on, particularly those at Plot 1! This level of responsibility will need to be made clear from the outset prior to any purchase or even building, something which apparently did not happen on the Fellside development. What is in place to enhance the biodiversity of the area surrounding the development, as required for any development in an Area of Outstanding Natural Beauty? So many times environmental mitigations are put in place only to be ripped out or forgotten about once the property has been sold. There needs to be agreements and measures put in place to ensure that this will not happen and to safeguard against inappropriate management, damage or removal. There also needs to be assurances that there would be no buildings of any kind erected on any of the gardens at any time in the future including pods, workshops, granny flats, garages, stables, more houses etc. as this could encroach further on the already threatened wildlife, landscape and conservation area.

I still see no justifiable reason to build on a green field site, and even more so whilst the brown field site of Kirk Mill remains undeveloped. This development would cause landscape and visual harm to the conservation area and surrounding countryside and wildlife. Especially in an area of the village which is so inaccessible, and is on the main route to the fells where walkers, cyclists and motorists currently enjoy a quick escape to the countryside, views of the fells and historic buildings which blend into the landscape. This surely cannot be justified in an area of outstanding natural beauty! Building on greenfield spaces sets a precedence for future developments, we need to preserve our countryside and wildlife that surrounds it. We also need to maintain the historic character and the tranquil setting which makes Chipping so attractive so this planning application should be refused.

ONCE IT IS GONE IT IS LOST FOREVER!



**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 February 2023 17:24  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0568 FS-Case-483692776

**Planning Application Reference No.:** 3/2022/0568

**Address of Development:** Land to rear of Malt Kiln House Malt Kiln Brow Chipping PR3 2GP

**Comments:** We are being asked, yet again, to comment on this application, when all the developer has done is:

- a. Removed the cedar cladding.
- b. Turned the properties through ninety degrees and removed the Sedum grass.
- c. INCREASED the height of property C by 727mm and property D by 1115mm.
- d. Suggested construction traffic should access via Fish House Lane!!

The developer has already destroyed a greenfield site – only recently two deer were sighted walking alongside the developer's metal fence, trying to find an opening into the next field.

Our original objection still stands, this development is totally out of keeping with the area and unnecessary. Four imposing houses costing just shy of £1m each, sandwiched between centuries old dwellings comprising the Old Hive and the Grove.

The original planning permission for this site was granted on the express understanding that the nearby six acre brownfield site would be regenerated, thereby creating employment for local people. This site, together with Kirk Mill, one of the finest examples of an original Arkwright Mill, would be sympathetically restored and provide a valuable asset to Chipping.

We should be concentrating on the above regeneration, conscious of the fact that we live in an AONB.



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We should be concentrating on the above regeneration, conscious of the fact that we live in an AONB.

Dear Ms. Hayes

Thank you for your letter of 24<sup>th</sup> January 2023 in respect of a further consultation on the land to the rear of Malt Kiln Brow.

Before responding to the more recent amendments, it is worth reflecting on those fundamental planning considerations governing the building of these four houses, which sadly seem to be getting lost in the more recent detail. Re-stating both national (NPPF, 2021) and local vision in the form of the Ribble Valley Core Strategy (2008-2028) is essential.

The NPPF, revised in July 2021 makes clear that under the heading of Sustainable Development, Planning Authorities are expected to show cognisance of:-

1. Economic Objectives
2. Social Objectives
3. Environmental Objectives

The original proposals for Chipping (July 2014) describe the conversion of Kirk Mill into an hotel and spa, holiday cottages, a café, four self-build properties on the land to the rear of Malt Kiln Brow and a site identified for a market. The building of houses on the land which had been the village's cricket club was also proposed with the monies raised from their sale used to develop the hotel and leisure facilities. It was a great disappointment to Chipping's villagers that the promised tourist facilities did not materialise; however, the 39 houses, which were not required by the villagers at all, did. The 2014 proposition with its emphasis on the restoration of Kirk Mill, the establishment of an hotel/spa; holiday cottages and café fulfilled both 1. and 2. of NPPF aspirations. The expectation was that business would be brought to the village together with jobs for the local area, thus redressing the massive loss to the area of Berry's Chairworks. It is a significant observation that two of the sites identified for development ie Kirk Mill itself and the site of Berry's Chairworks were **brownfield sites** and posed no threat to the environment but rather added to the village's cultural and historical heritage.

Ribble Valley's **Core Strategy** (2008-2028) demonstrated regard for the NPPF's aspirations and as such, states 3.4 "*New developments to meet the*

*needs of the area for growth, services and quality of life will be managed to ensure that the special characteristics of the area are preserved for future generations."*

It goes on to state 3.13 that planners must *"ensure a suitable proportion of housing meets local needs."* Furthermore, that in *"allocating development, the Council will have regard to the AONB, Green Belt and similar designations."*

It is important to note that in the case of the 39 houses constructed on the village cricket pitch, the construction companies were required to build, respecting the vernacular of village architecture.

In respect of the four houses proposed on land to the rear of Malt Kiln Lane, the application is in direct contravention of NPPF requirements in respect of the three Objectives outlined above in that:-

1. They bring NO economic benefit to the area; they are economically barren;
2. They bring NO social advantage to the area. Houses of this price and magnitude are not needed locally.
3. They destroy land which has been home to mammals large and small for generations and supplant soil with materials that are not biodegradable such as the sand bags referred to for soft landscaping and the Green MSE Wall formed with sandbags (cf Amend 23/Jan). The covering of such sandbags are made with polypropalene. This is hardly in keeping with the notion of Zero Carbon Housing.

In respect of the Amendments (2023) to the buildings themselves, the adjustments in respect of actual building materials show some respect for the local vernacular. However, the houses themselves are ultra-modern sandwiched between a heritage site and low-lying two storey cottages which are over a century old in an Area of Outstanding Natural Beauty. Their 3-storey construction with glass balconies renders them highly imposing and jars in an area characterised by under-statement. The justification for building 3-storey dwellings using as precedent the 3-storey construction of the workhouse on Malt Kiln Brow is untenable. The workhouse was constructed to provide **work** and **house** many unfortunate people of the day. An attempt to draw the analogy with this

wretched period of history with the erection of a row of houses suitable for people with the capacity to spend almost one million pounds on a luxurious dwelling is risible.

A further Amendment concerns the proposal that Church Raike/Fish House Lane should be the location of entrance and exit to the site.

Highways, 23 August 2022 states:

*“There are some benefits to highway safety for the use of this access rather than the previously proposed access on Malt Kiln Brow because it precludes the use of the junction of Church Raike and Malt Kiln Brow which has poor visibility.....”*

Clearly, the original entrance on Malt Kiln Brow is reported as unsuitable (Highways 23 August 2022. It is not stated that an entrance at Church Raike/Fish House Lane directly opposite the entrance/exit of Mills Way is appropriate, but simply that “there are some benefits”. This is the thin end of the wedge.

It does state in the same letter that :-

*“The proposed new access on Fish House Lane requires additional information to determine its suitability including visibility splays....”*

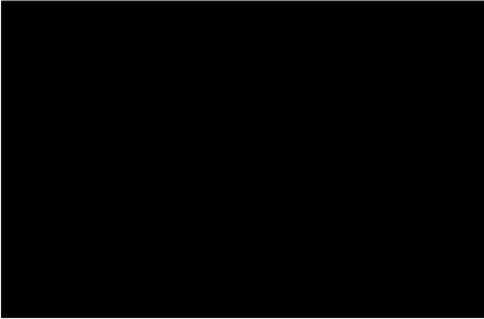
Church Raike/Fish House Lane measure approximately 4.4 metres in width from the wall bordering the proposed site and the entrance to Mills Way. Visibility is poor exiting Mills Way onto Fish House Lane both for walkers and drivers alike. The fact that it “appears” less dangerous than the original proposed entrance on Malt Kiln Brow is hardly a ringing endorsement for construction and highways integrity.

Ribble Valley Borough Council had the right instinct when it refused planning permission for the original development plans in 2014. Nothing that has been built has fulfilled the promises of Economic, Social and Environmental Development for the area. The latest proposal for the houses to the rear of Malt Kiln Brow follow the same pattern of deficiency and defectiveness.

Rather than add to a defective and non-productive plan for the area, the Planning Department would do well to follow through with their original instinct directed by the Ribble Valley’s own Core Strategy (2008-

2028) which chimes with the National Planning Policy Framework (2021) and respond appropriately.

Yours sincerely



**From:**

**Sent:**

**To:**

**Subject:**

06 February 2023 17:04

Planning

Application Number: 3/2022/0568. Land to the rear of Malt Kiln Brow. Chipping.



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.

FAO: Ms Lyndsey Hayes

Dear Ms Hayes,

Having raised objections to the above application (along with many other Chipping residents) with your predecessor, Mr Dowd, in August 2020, I had further reason to write to him in October, regarding the application. This was due to the fact that the applicant in question, actually began 'preparing' the aforementioned site for 'construction' whilst the application for the 4 dwellings was still under review. When I contacted your colleagues at Ribble Valley Officers, I was told that action of preparation was unacceptable and wrong.

Given that this meadow, teeming with local wild fauna and flora as it was, became a muddied, flattened limbo within a couple of weeks; denuded of any animal or plant life, resulting in the disappearance of hundreds of species of insect life, showed the total disregard held for this village/rural environment. Moreover the fact that such 'flattening' of the land went ahead without Local Authority permission, emphasises the contempt shown by such a development, for the social and environmental priorities, promoted by Ribble Valley Authority and cherished by local residents.

Indeed such a 'bulldozing' and destruction, with impunity, of one of the naturally, aesthetic features of our Ribble Valley, is already a direct challenge to the claims our area has, of being an area of 'outstanding, natural beauty'. In fact this meadow now bears the 'millstone' of being neither 'outstandingly natural' or of much beauty. This of course has happened even before any planning permission has been given for the proposed construction (of these supposedly, 'up - market' dwellings).

With such 'deregulated', actions as these, still fresh in the memory (and the ugly results, there for all to see), it was with extreme dismay that we received notification from yourself, on January 24<sup>th</sup> 2023 that an amended application had been proposed in relation to the above application.

My original objections to this application (along with those of other residents) are still valid and I would wish for them to remain under consideration. However, in order to underpin comments already made, I would like to explore further, the concept of 'area of outstanding natural beauty'.

The term is defined by Government Agency as containing 'richly diverse landscape' and hosting rare and abundant species of wildlife, heritage sites, outstanding examples of heather and wildflower meadows. Ribble Valley can be rightly proud of an area such as the Forest of Bowland which was awarded the European Charter for Sustainable Tourism in Protected Areas in 2005 and again in 2010. This prestigious award is given to protected areas (such as this) which are delivering Tourism that is both Nature and Landscape friendly and which contributes to the Economic Development of the region and its protection. The meadow to the rear of Malt Kiln Brow is a microcosm of the areas in and around the Forest of Bowland and forms part of the Green Environment which the first line of this paragraph describes.

Planning applications therefore need to be considered only, if they contribute to the enhancement and further development of the Environmental, Social and Economic benefits for a

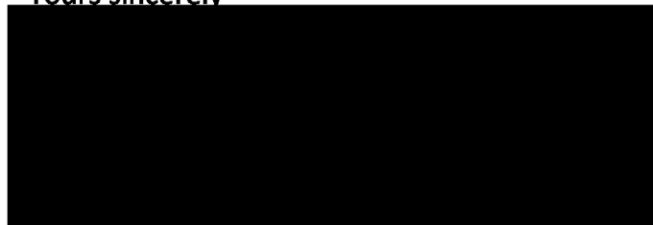
community which exists within an Area of outstanding Natural Beauty: such a community as Chipping. It is clear from initial Building Applications (initiated in 2014) that promised economic and social benefits (proposed building of Hotel and Spa with related additions) did not arise for the village. This was either through broken or forgotten pledges made by the relevant builder at the time. Dwellings built for profit did materialise; increasing village traffic, pollution (and surface concrete, contributing of course to the hindrance of surface water draining easily away after heavy rain). No economic benefits were forthcoming; no hotel, spa, cafe, etc appeared and therefore could not act as any economic consolation (after the closure of Berry's Chair Works). Because of past developments (or lack of them), the villagers have every right to be cynical of any perceived speculation regarding their green sites. The above application will bring nothing in the way Economic, Social or Environmental benefits to Chipping (or the Ribble Valley and its reputation). Indeed, an example of the environmentally destructive nature of this application is there for all to see; as a once beautiful grass and shrub-covered habitat has been flattened and laid bare, save for the odd 'peripheral' tree.

If this application is successful, the result will be.... Environmental Benefits = Nil (in fact a precedent will be set for predatory applications for more nearby meadows)

Economic Benefits= Nil, Social Benefits= Nil, Community Health Benefits = Nil (increased Builder and resident traffic equals increased pollution and danger to playing children). There are neighbouring Brown Field sites by Malt Kiln Brow which would help maintain some existing natural beauty in the area but these do not seem to be as financially enticing to would-be developers. It is however, the environmental, economic and social welfare of this area to which I give priority.

Consequently it is these factors which underpin the strongest objection I have to the above building application.

Yours sincerely




[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 07 February 2023 14:40  
**To:** Planning  
**Cc:** Adrian Dowd  
**Subject:** Planning Application 3/2022/0568

**Importance:** High

 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.

I write in **support** of the above planning application and comment further as follows.

1. Yet again as a [REDACTED] we were not notified of this application. I have complained about this before and again, respectfully request that any future applications made local to our ownerships (which are very well known to officers) be referred to us for consultation.
2. Certain comments made by residents are simply untrue and must be discounted. Residents of Fellside were certainly aware of the consented scheme on this site and a large marketing board was in situ directly opposite Mills Way during the marketing and sales process for Fellside.
3. With regard to the response from the Parish Council they perhaps need reminding that they, together with the Ward Councillor and Conservation Officer objected to the redevelopment of Kirk Mill, despite officers recommendation for approval. Had that application been approved at Committee the hotel would have been constructed and operational well before the housing. The principal of the hotel company died of cancer between the committee date and the appeal hearing.
4. Very significant sums were spent saving Kirk Mill from total dereliction and [REDACTED] the site. [REDACTED] for it despite a total lack of positive engagement from RVBC or the Parish Council.
5. The works carried out on this application site to date relate to the extant scheme and I support both the existing access point and the new proposed access opposite Fellside.
6. It is somewhat surprising that a 100% carbon neutral scheme, as proposed initially in this application which has much less visual bulk, lower ridge heights etc was resisted by your department and councillors. It shows a continuing lack of understanding by them (and guidance from your department) around how the planning system works, the extant scheme and a lack of respect for local and national planning guidance. Possibly an embarrassing stance for RVBC to take?

[REDACTED]

[REDACTED]





**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 February 2023 19:48  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0568 FS-Case-484899802

**Planning Application Reference No.:** 3/2022/0568

**Address of Development:** Land to rear of Malt Kiln House Malt Kiln Brow Chipping PR3 2GP

**Comments:** Haven spoken with our neighbours, and viewing the applications, it is agreed that it makes sense for the road to access the new homes to be from the top lane, Church Raik and opposite Fellside New Homes. We would also prefer the zero carbon homes to be built, as apposed to the plans that are already approved.

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 February 2023 21:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0568 FS-Case-484917233

**Planning Application Reference No.:** 3/2022/0568

**Address of Development:** Grid ref 362007 443548

**Comments:** Although we are not opposed to development. We have a couple of points to make. We feel the access into the site would be better suited from behind the site (Fish house lane) opposite the new fellside estate this estate is new and access would be more in keeping with the area as it's developing. This will be better than braking in a new access point within a historic area of the grove which is in a conservation area on Malt Kiln brow. All old pictures always show this area. It would be more sympathetic to move the access point to an area without historical significance. Also the steep hill and angle is difficult enough to manoeuvre without added houses. It will already have extra traffic when the chair works is developed. Also the existing residents in the smaller historic cottages need areas to park, new developments needs to be sympathetic to this. We are not opposed to development but it needs to be reasonable and support the local community.

Also eco houses that blend into the environment would be better suited.

Any grounds work needs to be completed to ensure the cottages at the grove do not flood... new developments push ground and surface water elsewhere and the builder needs to be thorough in ensure if the cottages are not flooded, contaminated or effected by the building.