

From: [REDACTED]
Sent: 19 October 2022 15:03
To: [REDACTED]
Subject: [REDACTED]
Planning
Planning Application Comments - 3/2022/0909 FS-Case-459758652

Planning Application Reference No.: 3/2022/0909

Address of Development: Pewter House Farm
Carr Lane
Balderstone
BB2 7LN

Comments: We have had sight of the email dated 11/10/2022 providing third party comments on this application. We agree fully with all of the content of that email and the description of Carr Lane and the surrounding area that would be directly affected by this proposed development.

The building of an additional 5 properties at this location would be likely to increase the regular daily traffic on Carr Lane by up to 10 cars. There are no local amenities or services within walking distance of the proposed development site and a household of 2 or more adults is likely to be reliant on 2 vehicles. In addition, there would be increased traffic in the form of deliveries and visitors etc. The suggestion in the documentation supporting the application that this increase would be offset against the reduction in agricultural traffic on Carr Lane is based on flawed data. There is presently no agricultural traffic on Carr Lane save the odd trailer.

Previous applications to remove planning conditions regarding occupancy conditions on the holiday let on Carr Lane -now called Bowford Cottage – (see application 3/2019/0561) have been rejected in part on the basis of policy relating to the reliance on motor vehicles and access. This change of use would have related to the increase in residential dwellings by a single property. This new proposal seeks to develop 5 residential properties.

On this basis, we would suggest that building of 5 residential dwellings as proposed by this application also appears to be in direct conflict with Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy as it would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary. We do not believe that there can be justification of the development on the basis of local housing need.

In addition, we believe that this proposed development would result in the creation of new residential dwellings in an unsustainable location that fails to provide adequate walkable access to local services or facilities - placing a predominant reliance on the private motor-vehicle contrary to the aims and objectives of Key Statement DMI2 and Policies DMG2 and DMG3 of the Ribble Valley Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.

We can only re-iterate what has already been stated in the third party comments online which is that Carr Lane, as unadopted, unlit, single track lane with passing places which runs directly alongside properties with direct access for vehicles often by way of reversing onto the carriageway, is wholly unsuitable as a means of access to a further 5 residential dwellings with the associated daily increase in traffic. We would also point out that there are 2 properties with stables, one of which opens directly on to the carriageway. An increase in traffic would represent further risk to horses and riders on the road. [REDACTED] and would also be at increased risk of harm. The

increase in traffic would serve to further compound the existing difficulties for drivers presented by the lay out of the lane in terms of the frequent need to reverse and negotiate oncoming vehicles on a single track lane. It would present an additional unnecessary risk of incident or injury to pedestrians, road users and animals.