

Dear Mr Kilmartin

We are writing to you in respect of Application number 3/2022/0966 and the proposal of building 39 homes on Crow Trees Brow, Chatburn by Pringle Homes. We see very little difference from the initial application and would like to reiterate our objections to the planning proposal again.

We would like to strongly object to this application on the following grounds:

- The proposed site is outside the village settlement boundary and is proposing a development on open countryside. This is not necessary and could brown field sites not be utilized more?
- Chatburn village has already met its core strategy quota for housing. The proposal suggests that there will be affordable housing – how much is this likely to go for and is it really affordable for the local residents to be able to purchase?
- Chatburn has already sustained enough destruction to its wildlife and natural habitats by previous developments in the area – [REDACTED]
[REDACTED] The information provided suggests that there was no evidence of barn owls on this site. However, we can regularly hear the owl from a [REDACTED] close proximity as we [REDACTED]
[REDACTED] We have already lost vital habitats in the previous developments in Chatburn – we used to see deer in the back field on Old Road which we no longer do. Further destruction of habitats will further impact on a rural area and its wildlife. This is not acceptable and unnecessary.
- The proposed buildings/home designs are not in keeping with the local area especially considering that part of the site contains Grade II listed buildings and rural out buildings. Aesthetically they are not pleasing to the eye and do not blend with other local dwellings.
- The application does not discuss the sustainability of these houses – we should be encouraging totally carbon neutral houses and how they are built.
- The proposed entrance to the development is from [REDACTED]
[REDACTED] This is already a difficult exit to turn out from with the very few cars that currently exit there. The current entrance is also in front of a solid white line which is supposed to prevent motorists from stopping on the approach to the brow of the high and suggests that it is already a hazardous part of the road without a potential further ~100 cars coming in and out of the entrance. We struggle to [REDACTED] - this will make it very dangerous as we will now also have to be mindful of traffic coming from the development. An accident black spot in the making for sure.
- Crow Trees Brow is already going to have additional traffic coming through it as part of the United Utilities HARP project with many heavy large vehicles coming past this entrance. We do not need further disruption with building vehicles dropping off material and concrete etc for the development as well. The pollution and noise disturbance would be unacceptable.
- The survey of the area apparently states that there are no resident owls – I would like to invite anyone who wishes to come and spend a night at [REDACTED]

From: [REDACTED]
Sent: 04 July 2023 00:24
To: Planning
Subject: Planning Application Number 3/2022/0966

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Dear Sir/Madam,

I am writing to express my strong objection to the proposed planning permission for the construction of 39 properties on Crow Trees Brow. I believe that granting permission for this development would have several detrimental effects on our community and the environment.

Firstly, I am deeply concerned about the adverse impact this development would have on the safety of the public highway. Crow Trees Brow is already a busy road notorious for speeding vehicles, and the proposed junction for the application is in a dangerous position on a brow and corner. Introducing additional traffic from the new properties would exacerbate this issue, posing a significant risk to both pedestrians and motorists. The potential for accidents and injuries cannot be ignored, and it is crucial to prioritize the safety of the residents and the community as a whole.

Furthermore, the construction of these properties would lead to increased noise pollution in the area. The constant acceleration and deceleration of vehicles at the proposed junction would create disturbances for nearby residents, including myself. This noise pollution would negatively impact our quality of life and disrupt the peaceful atmosphere of our neighborhood.

As stated in the application "Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application". Therefore highlighting that these transport issues have not been acknowledged.

Another important concern is the negative impact on trees and nature conservation. Crow Trees Brow currently boasts a significant number of trees that contribute to the aesthetic appeal of the area and provide valuable habitat for local wildlife. The proposed development would likely result in the removal of these trees, causing irreparable damage to the natural environment. Preserving and protecting our natural resources should be a priority, and this development would be a step in the wrong direction.

In light of these concerns, I kindly request that you carefully consider the potential consequences of granting planning permission for this development. I urge the Planning Department to prioritize the safety of our community, protect our environment, and seek alternative solutions that align with the best interests of the residents.

I would appreciate being kept informed about any further developments regarding this planning application. Please do not hesitate to contact me if you require any additional information or if there is an opportunity for public consultation on this matter.

Thank you for your attention to this important issue.

Yours sincerely,

