

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 November 2022 08:21
To: Planning
Subject: Planning Application Comments - 3/2022/1072 FS-Case-468704964

Planning Application Reference No.: 3/2022/1072

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

Comments: The number of dwellings on Carr Lane is currently 9, an increase of 5 over the last 10 years. Carr Lane is a single-track lane which was un-made until approx. 2 years ago, when some residents of Carr Lane paid for the track to be surfaced. The Lane is a private track, with different ownership along specific sections of the Lane. The developer would have to gain permission for access to the development and dwellings from each of the owners.

Traffic on Carr Lane has significantly increased with the additional dwellings and compounded with current shopping habits using online facilities. There are many vans and HGV vehicles travelling along the Lane every day and home grocery delivery vehicles that stop on the Lane in order to deliver to the relevant dwelling, this blocks the Lane.

There is no agricultural traffic associated to Pewter House Farm, travelling on Carr Lane and this has been the case for many years. Very occasionally a livestock trailer uses the Lane, the type that is towed by a car/4x4. The proposed development will not reduce the amount of agricultural traffic using the Lane.

I have viewed the report submitted in support of the application from [REDACTED]. Their survey undertaken on 9/11/22. The data highlights that the majority of vehicular movements were cars, this reflects the usual daily traffic, this traffic is generally that of residents who use Carr Lane for access to their dwellings. The HGV - Local authority refuse collection vehicle- use Carr Lane once a week, collecting household waste only.

I have monitored the traffic using Carr Lane over an extended period of 1 week. Week commencing 21st November. The traffic using Carr Lane was 80% cars, the remainder made up of
1 no Local authority refuse collection vehicle x 1 visit

1 no Tractor + [REDACTED] x 1 movement in and out of Carr Lane

Various courier vans delivering to existing dwellings on Carr Lane

Various grocery delivery vehicles delivering to existing dwellings on Carr Lane

There was NO agricultural traffic - generated by activity at Pewter House Farm.

I have CCTV which captures all movement on Carr Lane which supports my observations in the previous paragraph. I believe there are additional CCTV cameras located at Pewter House Farm which captures movement on Carr Lane.

I conclude that the proposed development of the 5 new dwellings at Pewter House Farm will significantly increase the volume of vehicular movements. That there will be no reduction in agricultural traffic movements as a consequence of Pewter House Farm change of use.

No two vehicles can pass each other on the Lane as it is single track, often each day vehicles must reverse in order to allow another vehicle access. Reversing a vehicle on a Public Footpath endangers other users of the Lane. There is no lighting on Carr Lane and therefore such manoeuvres in the hours of darkness become very difficult as the vehicle that is reversing has no visibility in the direction of travel, creating increased danger for all. During the period

of the year with shorter hours of daylight this has a significant impact on the many delivery vehicles that travel on the Lane. [REDACTED] Grocery delivery driver refused to reverse his vehicle as he felt that he could not do so safely. The vehicle travelling in the opposite direction had to reverse approximately 200 metres to enable the vehicles to pass. The road was blocked for some 20 minutes while this was being sorted out.

Heavy Goods Vehicles (HGV) above 7.5 tonnes Gross vehicle weight cannot travel along Carr Lane without issue. There are parts of the Lane that are narrowed by mature trees and there is a bend halfway down the Lane [REDACTED] to the Lane. Many HGV's have failed to negotiate the above mentioned resulting in collision with the trees and [REDACTED] property. There is no easy way for the large vehicles to exit the Lane and the result is a reversing operation which can be in excess of 500 metres. This is extremely dangerous and prevents anyone else using the Lane for a significant amount of time. Should the development of the dwellings be approved materials would need to be brought to the site which would greatly increase the amount of HGV movements and have a significant impact on the safety of others.

[REDACTED] damage has been caused. The vehicles have been travelling on Carr Lane to access the delivery dwelling [REDACTED]

The access onto Carr Lane from Commons Lane (approaching from the Church and primary School is blind and near misses with other vehicles, cyclists and walkers is a daily occurrence.

[REDACTED] was lucky not to be struck by a vehicle that was travelling on Carr Lane [REDACTED] from injury.

Carr Lane is a public footpath, and many walkers use the Lane daily.

Allowing further dwellings to be located which gain access by using Carr Lane will compound the issues and points I have raised above. I am very concerned that accidents and personal injuries will happen and be compounded with the addition of the proposed holiday properties.

The development will have a negative impact on nature as it will disrupt the habitat and wildlife. Which attracts many species of birds, some native and some visiting whilst migrating. Very recently a pair of owls have settled in the vicinity, Owls were lost a number of years ago when a barn they used was converted into a dwelling, this again will happen should the development at Pewter House Farm be permitted.

The character of Carr Lane was of a tranquil place where people live, and people pass through while walking in the Ribble Valley. A great way to improve physical and mental health. This is being eroded with the additional dwellings and vehicular movements and will be further eroded should the additional dwellings be allowed.