

08 February 2023

Dear Sir/Madam

RE: APPLICATION 3/2022/1044 PUBLIC RIGHT OF WAY TO THE REAR OF FORMER QUEEN MARY TERRACE AND BRIDGE TERRACE MITTON ROAD WHALLEY BB7 9JS

We are aware that a number of objections have been received in response to our above application. Prospect Homes is the developer that has acquired the site from the NHS and now developing it for new homes.

Given that the objections raise similar points, at this stage we are providing this one response for the attention of each respondent. If helpful we would also be happy to meet with each respondent to discuss the proposals further. We have provided some further details of our proposals below and attached, which hopefully address some of the points raised:

- By way of some background, planning permission for the redevelopment of the site was granted on 22/02/22 (ref 3/2021/0076) and we are now pursuing the above application under s.257 of the Town and Country Planning Act to formally divert the public footpath. As the development has received planning consent the matters for consideration now regard identifying a suitable route for the diversion through the approved layout.
- A key concern raised by many of the objections regards the safety and enjoyment by users if the path is to be diverted along Mitton Road. To confirm, the diversion is not proposed to run entirely along the existing footway on Mitton Road but rather run largely inside the development boundary, separated from Mitton Road by a landscaped border, planted with trees, shrubs and a hedge along this strip, as illustrated on the attached plans. This is intended to create a green buffer and physical separation for users of the route from Mitton Road. Consideration was given to creating a separate path in the landscaped border, but this would reduce the green buffer from the main road which would be to the detriment of both footpath users and residents.
- Where the diverted route does need to pass onto Mitton Road, these short sections will run along the existing footway, which although currently narrow in places will be widened, resurfaced and have improved street lighting delivered as part of our development.
- Whilst only one diversion route is shown on the application plan (as required under the application process) there are a number of other pedestrian routes that can be taken both through and around the approved development, which are highlighted on the attached plans.
- We do also consider that the proposed diversion would improve safety along the route with more natural surveillance provided from the new houses that would overlook the route, as opposed to the existing route that was quite isolated to the rear of the previous derelict properties and if left in place would effectively become a back alley behind the new homes to be built

Whilst certainly not unappreciative of the changes for users of the existing footpath, we hope that the benefits of the development can also be considered - in the redevelopment of a longstanding derelict site for new homes including 6 affordable homes prioritised for local people along with financial contributions Prospect will make to improve Whalley Woodland. We are also unusual from other developers in that any profit generated on the scheme is reinvested by our parent, the Riverside Group (a 'not-for profit' registered charity), to fund homelessness, care facilities for the elderly and the provision of affordable homes. As Prospect is relatively small operation of only 30 staff and 2 live schemes this year, the scheme is of huge significance to our business.

Company registration number: 4192419

If we are not able to resolve objections to our application, Ribble Valley Council will need to refer the decision to the Secretary of State (SoS). We would as such be grateful if, on review of the above information, you could formally withdraw your objection. Given the time critical nature of this application, if we do not hear from you within 14 days we will need to assume your objection remains and request that the Council refer the decision to the SoS.

Yours Faithfully

Prospect GB (Ltd)