

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 March 2023 12:10
To: Planning
Subject: Planning Application Comments - 3/2023/0100 FS-Case-502516856

Planning Application Reference No.: 3/2023/0100

Address of Development: Grid ref 359825 435977

Comments: We object to further development in this area along this section of Preston Road due to road safety concerns. It is already precarious exiting on to Preston Road, due to excessive traffic and this will only compound the problem.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 March 2023 09:46
To: Planning
Subject: Planning Application Comments - 3/2023/0100 FS-Case-502890376

[REDACTED]

Planning Application Reference No.: 3/2023/0100

Address of Development: Alston Grange

Comments: We would like to suggest one amendment and mention an area of concern.

1) Suggested Amendment - Given the extra residential units this will increase traffic volume which all seems to funnel through only one road - Alston Meadows. Estimate say additional 200 cars plus delivery's etc on top of the existing site traffic. Would it not be worth considering an addition entrance / exit road at the south end of the new site to link with what becomes "The Park" (past the existing sales office) which is also an alternative entrance to the estate (the other being Alston Meadows) from the main Preston road? Looking at it practicably it just looks too much of a funnel to the new site past existing houses. This would also skirt the existing site resulting in less through traffic to one point. It would only require an extra few meters of road.

2) Area of concern - Drainage / Flood risk - having now [REDACTED] have noticed the number of lakes / very boggy land appearing especially at the bottom of Parr Way. Can the flood risk of a "perfect storm" please be triple checked as to what happens if all these ponds and channels were to burst their banks? We would appreciate assurances in this area.

Kind regards
[REDACTED]