

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 September 2024 08:26
To: Planning
Subject: Planning Application Comments - 3/2023/0739 FS-Case-647027848

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0739

Address of Development: Land off Elker Lane 3/2023/0739

Comments: Elker Lane and surrounding roads are already well over congested especially at school opening times. With school buses and cars over parked on Elker Meadows, Elker Lane and Whalley New Road. This will be further Exacerbated with the additional building at St. Augustine school due to open to accommodate even more pupils. Not withstanding the increase in air pollution due to the increase in traffic there is also the increased threat of more flooding to Elker Meadows as happened when the land adjacent was excavated in preparation to constructing a child nursery on the land which caused excessive flooding to the property at Elker Meadows due changing the water course.

[REDACTED]

From: [REDACTED] >
Sent: 14 September 2024 11:08
To: Planning
Subject: Subject: Objection to Planning Application No: 3/2023/0739 Land off Elker Meadows

 External Email

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[REDACTED]

[REDACTED]

Dear Sir or Madam,

I am writing to formally express my strong objection to Planning Application No: 3/2023/0739 for the proposed development on land off Elker Lane. [REDACTED]

[REDACTED] I have several concerns regarding this application that I feel compelled to share.

1. **Traffic Concerns**: There is currently a significant traffic issue on Elker Lane, Elker Meadows, and Whalley Road, which would serve as the access route for this proposed development. The location of St Augustine's School exacerbates this problem, particularly with the anticipated increase in student enrollment. The additional traffic generated by this development would negatively impact the safety and quality of life in our community.
2. **Safety Issues**: A serious traffic incident occurred in December 2023 when a student was struck by a vehicle while leaving school. Thankfully, the student was not severely injured, but this incident highlights the potential dangers. The risk of a more serious accident is a grave concern for residents, especially considering the increased traffic that this development would bring.
3. **Flooding History**: The area has a concerning history of flooding. Since the construction of Elker Meadows in 2017, we have experienced three flooding incidents, despite initial predictions suggesting such events would occur only once every hundred years. This pattern raises valid concerns about further development in an area already prone to flooding.
4. **Strain on Public Services**: The sheer size of this development would place additional strain on essential public services, such as healthcare and public transport, which are already under pressure. Our local facilities are struggling to meet the current demand, and the influx of new residents would only exacerbate this issue.
5. **Settlement Boundary Concerns**: I believe that this proposed development falls outside the established settlement boundary. This raises questions about its appropriateness in terms of planning regulations and community impact.

While I understand the potential need for new housing developments, I firmly believe that this location is not the right one for such a project. Our community is already home to many senior citizens, and adding more housing in this specific area does not align with our community's needs or safety.

Thank you for considering my concerns. I urge you to take my objections into account during your review of this application.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

From: [Contact Centre \(CRM\)](#)
To: [Planning](#)
Subject: Planning Application Comments - 3/2023/0739 FS-Case-647125756
Date: 14 September 2024 20:54:26

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0739

Address of Development: Land off Elker Lane Billington

Comments: Dear Sir/Madam,

Re: Objection to Planning Application 3/2023/0739

I would like to OBJECT to this planning application for the development of a class C2 Continuing care retirement community for the following reasons :

* Traffic and Parking Concerns - this development has 100 proposed parking spaces bringing more vehicles to the area and creating more congestion to the already overly congested area, especially during St Augustine's school opening times (plus the additional traffic which will be created when the new nursery is opened) this causes great concerns for me about the road safety of the elderly people in the area as well as the school children. The parking around this area is already extremely limited and causes many problems for local residents on and around the Elker Meadows development and we continuously have to ask unauthorised vehicles to refrain from parking on Elker Meadows which causes obstructions and has an impact on family and friends from visiting.

* Loss of privacy - as the proposed development has numerous car park spaces and the general facility entrance [REDACTED] increasing the noise levels and impairing [REDACTED] beautiful "greenfield" site impacting all residents in around the area.

* Security Concerns - Due to the increased number of people moving onto this proposed development and the frequent number of visitors, I feel the security around the now peaceful and safe area will be at risk and the elderly people within the area will feel vulnerable and unsafe.

* Environmental impact - Loss of local wildlife and inhabitants such as squirrels, rabbits, bats which are protected and live in the area, birds and the cows and sheep currently using the fields will all have a negative impact on the mental health and well-being of the current residents in the area. The proposed development will also without doubt increase the noise pollution and have an increase on the carbon footprint.

* Flood Risk - Although your report mentions that the flood risk is low, with the additional drainage, waste and sewerage outflow will create additional demands on the current system within the area which already struggles as numerous drainage problems have been identified and keep reoccurring on the current Elker Meadows development.

Thankyou in advance for considering my objection.

