

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 September 2024 21:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0464 FS-Case-650696226

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2024/0464

**Address of Development:** Land oposite Rake Bottom, George Lane, Read BB12 7RD

**Comments:** Having reviewed the above planning application and have the following feedback.

Increased traffic levels on Whins Lane, children riding Horse, cycles and Dog walkers all use this road and the junction of Whins Lane / George Lane. The blind corner results in a dangerous exit from this proposed access. The increased housing on Hammond drive has also created more traffic which struggle to exit on the Whins Lane. These drives have look over 270 Degrees to see the traffic on Roman road from Duddle hill meaning they are not in a good position to see the exiting traffic from this premises. We feel this causes a significant risk of accidents.

It has also to be noted that there is already limited parking available for residents on Whins lane. This property will overflow in this at times causing an even greater risk of accident due to double parking on this already narrow road. Blind bends and difficult visibility are already a concern, putting horse riding children and cycles at greater risk.

Drainage is a major concern [REDACTED], with climate change the potential impact on increased water fall that is currently captured by the trees and other plant life in this site creates a natural sink to capture the water that flows off the adjoining fields. With the steep embankment there will be little to stop this [REDACTED]. There has been evidence of this already happened to [REDACTED].

The removal of so many trees concerns us that the natural absorption will be reduced and we will have a significant risk of flooding as a result of this build. [REDACTED]


[REDACTED] there has been an increased number of birds making this their home, nesting in the high treetops in the spring and roosting later in the year too. Taking this natural environment away will reduce the habitat for birds and other wildlife at this critical time for our environment. The build itself will damage and disrupt the natural cycle which is not something we want to see.

We understand that public authorities must consider what they can do to conserve and enhance biodiversity in England according to the Environment Act 2021. We feel this build will damage the

biodiversity, not enhance it.

All the properties in this area are stone build cottages, having a large brick structure is not in keeping with the area.

Having reviewed the tree survey there are several endangered trees (Blue Cedar and Copper Beech) that although not shown on the plan for removal are realistically going to be damaged during the construction.

Your Faithfully, 

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 September 2024 17:29  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0464 FS-Case-650658588

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2024/0464

**Address of Development:** Land opposite Rake Bottom George Lane Read BB12 7RD

**Comments:** Having read and reviewed the details of the planning application for the above, I would like to submit the following comments and for these areas of concern to be considered in any planning decision:

This area of George Lane/Whins Lane is seeing increasingly high levels of traffic. This is a route used by cars seeking to avoid Whalley Road by travelling along George Lane/Whins Lane and up Dudley Hill towards/from Sabden and Whalley etc. This area sees a lot of cyclists, dog walkers, horse riders, and children (walking to and from school) and there is a mounting concern that due to the traffic speeds, and cars not slowing down when passing, there is a significant risk of a serious accident or mortality occurring. Plant machinery and the increased level of noise and vehicles associated with this build will all impact on causing more risk and detriment to the lives of people and their animals.

The land earmarked for this development is at a point on the road where it is quite narrow. The residents along this stretch already suffer from lack of parking, such as if there are any large events on at the church. Visitors to the area are quite happy to double park or in a haphazard way with no regard for the dangers this causes.

We feel drainage is another major concern. Flooding does occur along this area resulting in high levels of surface water. [REDACTED]

[REDACTED]. The planned felling of numerous trees will impact on the water table and natural drainage of the land and allow more water, which would have naturally been absorbed by the trees, into an already over burdened system with the added risk of this water flooding residents properties.

If this loss of trees is allowed to go ahead, this will have a detrimental effect on the local wildlife habitats. Rooks or crows, return to this area and these trees year after year for nesting and will be an ecological and environmental tragedy if they are to lose this habitat. In addition, there are other wildlife to consider such as owls, bats, and newts which freely inhabit this section of woodland and hedgerows.

This new development is not in accordance with other homes in the area which are mainly old

cottages of natural stone and hold some historic interest and distinguishing features. It will not enhance the natural surroundings of the area.

Overall, I feel this is an inappropriate development in an inappropriate area which will result in an increased risk of flooding, an increase in traffic and parking in what is already an area where it is only time before a traffic collision will occur resulting in severe injury or death, and the sad loss of a natural wildlife habitat.

I hope you consider all of these legitimate concerns when deciding on whether this new development can take place.