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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 May 2025 20:38  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0316 FS-Case-712677379

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[REDACTED] **Reference No.:** 3/2025/0316

**Address of Development:** 27-29 Bawdlands, Clitheroe, BB7 2LA

**Comments:** Again I feel this development is totally unsuitable for the area even though plans have been tweaked after refusal at appeal !

This time there is no parking provision at all proposed for a house with six residents ! The error of this proposal can be seen locally with another HMO of x5 people on a very short street (about 100m away round the corner) all residents have cars causing huge parking problems locally and increasing traffic at the junction of Castle View and Bawdlands. Both Castle View and Corporation Street joining Bawdlands itself are busy enough from both a parking point of view and general traffic, this can often make crossing Bawdlands quite challenging for a pedestrian, recently there was an RTA involving a pedestrian needing the air ambulance to attend !

The suggested development itself is totally unsuitable for such a large number of residents with no outside space, inevitably people will end up loitering on what is a very narrow pavement on a very busy road. Internally I feel the suggested bin storage idea with a ramp is totally unacceptable, it would be extremely difficult for certain members of society to deal with bins, ramps, steps etc. I also question the storage of enough bins per resident and six bicycles in the same relatively small enclosed space. There may be health and safety issues regarding the bike storage itself, what happens if the light fails ? Also waste stored indoors with odours etc filtering through in to the food preparation area as the door to the kitchen is directly opposite the bin storage area as is the door to the suggested communal area, this may be a problem especially if bins are not emptied also during hot weather.

The local area is populated by a healthy mixture of young families, a small number of rented properties, middle aged people and more elderly residents who represent a diverse cohesive community making a development of this type in this area totally unacceptable owing to the transitory nature of the residents at the proposed development.