

From: [REDACTED]
Sent: 16 April 2026 18:03
To: Planning
Subject: Comments on Planning Application No: 3/2026/0249

⚠ External Email

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Dear Sirs,

We are writing in connection to the above planning application for the proposed erection of four dwellings on a site off Spinners Vale, Billington.

Please accept this email as our comments as we were unable to access the online form because the link was broken. Consequently we haven't been able to see what comment fields are contained therein.

However, we would like to register our objections to the proposed application for the following reasons:

- it is far from clear whether there is a need for further housing in the Billington, Langho and Whalley area as it is our understanding that there is currently a plentiful supply of unsold new build properties available. Potential demand for further development therefore appears speculative at best.
- it is unclear that the proposed site for the new dwellings will have adequate access to utility services and vehicles without major disruption to existing dwellings. It is therefore impossible to assess the impact of the proposal on existing residences
- we note that the proposed site is low-lying and prone to waterlogging; the application makes no reference to flood mitigation particularly in relation to the extant water management facilities currently operated through a Redrow management company.
- the proposed site lies directly across a public right of way without being referred to in the application
- there will be a loss of amenity and an increase to noise and traffic that will impact on existing residences that adjoin the proposed site. In particular the rear aspect from our house will be adversely affected.
- there is no reference in the application regarding the scale, appearance and design of the proposed dwellings, again mitigating against a proper assessment of potential impact on neighbouring residences.

We would also like to register our disappointment that we were not included in the distribution of Neighbour Notification Letters dated 2nd April and have only become aware of the application via public notices attached to lamp posts on Spinners Vale yesterday. The proposed development would be clearly visible and audible from the [REDACTED] of our property. I would hope that all future direct correspondence to affected residents would include ourselves.

We hope that you will take note of the above comments when assessing the application and we will watch developments closely.

Yours faithfully.

[Redacted signature]

[Redacted name]

[Redacted title]

[Redacted contact information]