

From: [REDACTED] >

Sent: 16 February 2021 18:59

To: Planning <planning@ribblevalley.gov.uk>

Subject: Planning Application No 3/2021/0076 Queen Mary Terrace and Bridge Terrace Comments

Planning Application No 3/2021/0076 Queen Mary Terrace and Bridge Terrace,
Mitton Road, Whalley, BB7 9JS

Dear Ms. Eastwood,

I sent in an online form regarding the development of the above site, but I'm not sure whether the form actually sent and whether you received it. Please include my comments below to the discussion at the planning meeting. I am willing to attend any zoom meeting to discuss the proposals if required.

I am writing to express my views on the proposed development of the above site. Firstly, I accept that something has to be done about the existing housing, as the present houses and gardens have been left over time to fall into a dilapidated state. This has attracted anti-social behaviour in the area. However, there are a few points I would like to raise.

* The proposed developer wants to build on an existing right of way that runs parallel to Mitton Road. This road is used by pedestrians, cyclists and horse riders. Cars are also able to access this road from Pendle Drive. This road is used, particularly in winter, when the path across the field is too muddy to walk on and there is a need to walk from Calderstones Drive to Pendle Drive. The footpath on Mitton Road is too narrow and the road is too busy with speeding cars to be able to walk along it safely. Thus the 'cut through' is taken. I would like to see this footpath retained, so that the residents can walk safely and freely from one part of the estate to the other.

* Mersey Care is retaining 4 houses around Pendle Drive. For each house, on any day of the week, it appears there's a need to have a minimum of 3 or 4 cars per house belonging to the staff to care for the residents/patients. A total of approximately 12 cars each day. At present, there is a staff car park located on the road that runs parallel to Mitton Road. (The road that the developer wants to build on). Unfortunately, for whatever reason, the NHS staff are not using the car park, but choosing to park on Pendle Drive. Mersey Care has received complaints about this due to the dangerous double parking that occurs on a daily basis. The residents have asked for the staff to park in their allotted car park to help ease congestion, particularly in the mornings when people are going to work or on the school run, or when the large coaches from Bowland High School, Ribblesdale High School, Clitheroe Grammar School and Westholme School try to turn into Pendle Drive off Mitton Road. On more than one occasion, the coaches have been blocked from entering Pendle Drive off Mitton Road due to the parking and they have had to reverse back out on to Mitton Road, then swing out on the opposite side of the road to be able to approach Pendle Drive at a different angle. The proposed new

development does not take into account the parking required for the remaining 4 NHS houses. Parking for each house has to be planned for, whether that is redesigning the gardens belonging to the NHS houses to allow for the cars to be parked on their own private drives. It would be totally unacceptable for the NHS staff to be pushed to park further up Pendle Drive or indeed in Oakdale Drive due to lack of their own parking, as this would add to the congestion elsewhere.

* The proposed plan details 3 new entry/exits on to Mitton Road. Mitton Road has a speed limit of 30 mph, but the road becomes 60 mph just past the industrial estate heading towards Great Mitton. In a morning and evening, the road is very busy, with commuters, school traffic, cyclists etc. It is the main road from Whalley to Stonyhurst College. It is used as the back road to Clitheroe and to Longridge and beyond. It has become much busier over the past 10 years. For some time, residents have been concerned about the speed of the traffic passing Calderstones estate towards Mitton and from the other direction when the speed reduces from 60mph to 30mph. Despite flashing yellow warning signs, it does not slow the traffic down. There is a safety issue with having 3 new entrances/exits directly onto Mitton Road. The speed limit of the road needs looking at, perhaps with adding speed cameras along the stretch of road.

*The demolition of the houses and redesigning of the gardens will have a negative impact on the wildlife in the area. I would want to see an appointed specialist to conduct a survey of the habitats in the area before any demolition work is undertaken to see what can be done to preserve what we have. Hedgehogs are on the decline nationally and I know that there are hedgehogs around Calderstones, as neighbours have filmed them. We have a wide variety of wild birds, including owls, bats too, so it is important to preserve as many of the existing trees/hedges as possible. I believe some of the trees have a preservation order on them.

* I believe 50 new dwellings is too many, as there are only 34 houses at present. As the developer wants to build on the access road running parallel to Mitton Road, the new houses will encroach on the existing houses on Oakdale Drive. There should be a cap on 34 houses. The houses inevitably will increase noise pollution and traffic congestion anyway.

*The 4 NHS houses that are remaining need to be regularly maintained, as they are beginning to look neglected. The outside of the houses need re-painting. As stated above, the houses need adequate parking and negotiations should commence between the developer and Mersey Care as to who will be responsible for this.

Thank you,

A large black rectangular redaction box covering the signature area.