

From: [REDACTED]  
Sent: 10 February 2021 08:18  
To: Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>  
Subject: RE: Planning Application No. 3/2021/0076

Dear Sir/Madam,

[REDACTED], I object to the current application on the following grounds:

- The proposed development removes an established right of way.
- The proposed development removes open green space.
- No site construction layout is provided showing proposed site office / compound locations, contractor parking provision and general site access for labour plant and materials. Accordingly, I cannot ascertain the level of nuisance likely to be incurred or the measures proposed to minimise the same.
- Similarly, there is no information regarding the amount, and duration, of temporary road closures required for the three new access points and/or drainage connections.
- The houses on Pendle Drive, not forming part of the proposed development, retained by the hospital and currently used as offices ("the Hospital Houses"), are not in keeping with the proposed development and will look out of place after development.
- The proposed development removes the off-road parking areas for the hospital staff currently using the Hospital Houses. There is already an issue with hospital staff (using the Hospital Houses) parking on both sides of Pendle Drive close to the junction with Mitton Road creating a road safety issue, especially for the school buses, bin wagons and delivery vehicles entering this junction. The removal of the current parking, now within the curtailment of the proposed development, would worsen the existing situation dramatically. The Transport Statement is inadequate as it silent in this regard.
- I am concerned with the proposal for three new access points off Mitton Road. The proximity to existing junctions will significantly increase the risk of accidents.
- It is my understanding that most of the existing dwellings (terrace houses) would be more affordable than the proposed replacements, save for the 3 proposed affordable homes. Thus, I question the alleged benefit of the current proposal in this regard.

I do not agree that the final aesthetic (mix of existing and new), together with the alleged economic and social benefits, outweigh the increased risk associated with a) the hospital staff parking and b) the additional three access points on Mitton Road or the loss of the public right of way.

In my view, it would be better to postpone the current development until such time as the Hospital Houses are no longer in use and can be removed. This would improve the final aesthetic and provide more options for access and remove the staff parking issue, thereby reducing the road safety risks.

Alternatively, the existing housing could be sympathetically renovated, thereby providing affordable modern housing while preserving some of the local heritage and having minimal impact in the local ecology.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]