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Sent: 10 March 2021 16:05

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

Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 24238

Form: Planning Application Comments Form

Completed: 10/03/2021 16:04:30

Status: Pending

USER DETAILS

Site user

email:

USER INPUTS

title:

LastName:

firstName:

numberName:

postAddress:

postCode:

refNo: 3/2021/0205

addDev: Land off Neddy Lane

comments:

I have the following objections; 1) The junction of Dale View and Whalley Old Road, is dangerous and often the scene of near misses, when approaching the main road the view to the right is restricted by vehicles parking in the layby resulting in difficulty in seeing cars but especially cyclists and motor cyclists. Although the road has a 30mph limit, often cars, motorcycles and taxis exceed this limit adding to the danger. 2) Often cars from Dale View and Railway View cottages legally park close to this junction causing cars approaching the junction to be in the middle of the road, often causing cars turning from Whalley Old Road down Dale View to have to stop quickly causing near misses and late braking. The development will only add to this danger. 3) The first 7 houses on Dale View are 3 and 4 bedrooms with 2 allocated parking spaces. Obviously built for families, young children grow up and have cars, and in this day and age of adult children now often living at home until their late 20s, the average number of cars has increased; indeed, these 7 houses own 19 cars. This trend continues down the whole of Dale View. 4) The result of this multi-car ownership is that the excess vehicles have no choice but park on the road, causing it to in practice to become single track. Near the top of Dale View is a near 90 degree "blind" bend and due to parked cars, vehicles have to drive round it on the wrong side of the road, causing a potential for accidents. The development will only add to this danger. 5) The application in "Vehicle Parking" states that there will be 241 additional parking spaces, nowhere on the plan are these spaces marked on the plan, is this a mistake? 6) The plan details state that Dale View has 2mtr wide footpaths, it does not, they are 1.8mtrs, is this an error or are facts being

altered to fit the legal requirements or to mislead planners? 7) I wish to raise my concerns of flooding to this land and land nearby, especially witnessing the Boxing Day 2015 floods and subsequent recent flooding in the fields. The plan states that the development will actually show a slight increase in drainage capacity. Considering the natural drainage results in flooding, as a lay person I doubt a 5% increase is sufficient when taking into account climate changes expected over the next 30 years, unless these houses are not expected to last 30 years. 8) The plan states that there is a large medical practice in Whalley which is true. However, it is increasingly difficult to get appointments there. Are Whalley Medical Practice to be consulted for their views? 9) On several occasions the application quotes the permission given to a previously granted application for 41 houses as precedent for the granting of this application as though the residents of Dale View should be grateful that there are only 36 houses proposed instead of the 41. I would say that the previous grant was an error and that this application be considered without prejudice, and independent of this previous application.