

[REDACTED]

From: [REDACTED]
Sent: 11 September 2022 22:36
To: Planning; Contact Centre
Subject: Comments on Application 3/2022/0568.

 **This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.**

[REDACTED]

Response to planning application 3/2022/0568

Proposal to build 4 large residential dwellings.

Location on land to the rear of Malt Kiln House, Malt Kiln Brow.

We are writing to object to the proposed development under this plan.

When previous planning permission for this site was originally refused but granted on appeal, at the time it was done on the grounds that the brownfield site nearby would be regenerated and jobs created in the locality. Eight years on this has not happened and looks unlikely to happen in the near future. Therefore, this remains a greenfield site and all planning permission should be refused as was the original wish of the village and RVBC.

To underline, therefore, this is a greenfield site development; not in keeping with Local Development Framework under the RBVC's Local Plan for the Ribble Valley. This is a Tier 2 Village Settlement and this development does not meet local needs and will not deliver regenerative benefits and so misses both developmental requirements, under this plan.

The development itself is not in keeping with the area, or surrounding buildings and comprises of some very large dwellings in a style and construction not in keeping with this AONB. Additionally these very large, imposing houses would totally spoil the rural view enjoyed by many of the local residents.

It is questionable whether this village needs further development of this style and size. The surrounding roads and byways have narrow access points and on road parking is already an issue with increased traffic on this rural laneway. The area needs to support local employment and access to surrounding farmland is critical for local economic activity – this is a rural village after all and this must remain at the heart of this community.

If this application was successful, site access would be more than problematic. The plan involves large scale excavation and a huge building project, and the disruption to the local environment would be extremely dramatic and very disruptive during the lengthy construction period. In fact, the proposed site access would be unworkable without widening of adjoining laneways by the local authority. This in turn would impact on the quaintness of the village of Chipping, making Church Ralke a major road rather than a country lane!

For these reasons we strongly object to this development.

Regards.