

From [REDACTED]

Sent: 16 March 2021 20:53

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

Subject: 3/2021/0205

To whom it may concern,

I am writing with reference to the planning application for 36 dwellings on land at Neddy Lane, Billington, BB7 9LL.

I would like to object to the application for the following reasons:

1. The access to the site is not suitable for any further vehicles. The lane is narrow with parked cars and restricted vision around the multiple bends. The junction with Whalley Road is already dangerous due to parked cars leading up to the junction from Dale View often making this a single lane of traffic. Cars parked to the West on Whalley Road make pulling out onto this road dangerous at present. I suspect that under current regulations this would not be considered a suitably safe junction for a new housing estate to access the normal roadway.
2. The road remains unadopted, with little information or movement from any parties involved regarding its adoption by the council.
3. The development is planned on the margin of a flood risk area. The additional surface water run-off is likely to affect the flood risk to housing lower down the valley, particularly in Longworth Road/Sunyside Avenue. Given the probable increase in flooding events over the following decades, building new housing up the very limit of where the current risk is currently is deemed acceptable seems short sighted.
4. During heavy rainfall/flood, the flood that forms underneath the railway bridge on Whalley Road cuts off access to the Dale View altogether.

Regards,



