

## **REPRESENTATIONS REGARDING PLANNING APPLICATION FOR LAND AT NEDDY LANE BILLINGTON BB7 9LL (PLANNING APPLICATION NO. 3/2021/0205)**

Please find below our comments in relation to the above planning application.

### **Transport**

1. The proposed development will overload the access road into Daleview which was originally constructed for a much smaller number of properties. On street parking already creates significant hazards especially as the road contains bends. The junction into Whalley Road is also of concern due to severely restricted sightlines and the speed of traffic using Whalley Road. Despite what is written in the transport statement, the proposed development with the increased traffic volumes will only increase the level of risk and hazards potentially leading to accidents.

2. We disagree with the statement that peak times will only generate 18 car movements from an additional 36 properties, the majority of which will be family homes with multi car ownership, which is typical of the existing Daleview.

3. The flats are only provided with 1 parking space each plus 4 for visitors i.e. 1.5 spaces per property. This will not be enough and will therefore lead to more on street parking on Daleview which is already under pressure from this issue.

4. Two give way junctions are proposed at the two existing spurs giving right of way to the proposed new development. This will compromise the ability to park on street for the affected existing properties which have enjoyed the benefit of parking on the road adjacent to their houses for 20 years. It seems unfair that they should lose this benefit.

Also, and of more importance, the existing spurs do naturally slow traffic down. If they were both made into give ways then our concern would be that cars would have a long stretch of road leading out of and into the new development. This would encourage excessive speed on an already congested Daleview increasing the risk of accidents.

Should just one give way be introduced at the entrance to the existing Daleview from the new development, then this would create a break and reduce the ability of vehicles to speed.

5. The application form states that 241 parking spaces will be created. We assume this is a mistake?

### **Flood Risk**

6. The flooding events in this area are well recorded. The drainage strategy for the proposed development suggests that the flood risk to adjacent properties will not be increased. With fewer fields to soak away floodwater and increased surface run off from the proposed development, we fail to see how the flooding risk cannot be increased even though the intention is to create a small flood pond. We would be most concerned for the properties on Longworth Road which have suffered a number of flooding events over recent years. The boundary of the proposed development extends to Longworth Road. It does seem unfair to inflict more stress and anxiety on these residents by proceeding with this development.

7. The proposed development will be built on land that is at risk from river flooding. Indeed recent river flooding events have seen river water extend to the proposed area of development. Is this not inconsistent with planning policy? Based on previous events it is quite clear that the flood pond would be completely overwhelmed by the river water.

8. The open water course to the eastern boundary of the proposed development is to be covered. Residents will need assuring that this will not increase the flood risk to existing, proposed and properties further upstream. This action also creates a loss of biodiversity.

### **Environment**

9. Yet more green space will be lost as a result of this proposed development. The public footpaths are very well used by local people and rambling groups. The views across the valley are stunning and will be lost for ever to these user groups should the proposed development go ahead.

10. Whilst the proposed development will largely remove the beautiful views across the valley from the footpath following the eastern boundary and from the existing Daleview, if the new houses were to be built on the existing field level which is lower than the existing Daleview, then at least some element of the view over the roof tops of the new houses will be maintained. We would hope that Redrow can confirm that this will be the case.

### **Local Infrastructure**

11. The issue of an overwhelmed local infrastructure is raised time and time again due to the extensive development that has already taken place and is still planned to take place in the Whalley/Billington area. The capacity of local infrastructure and facilities can only absorb so much extra demand and with 100's of houses still to be built in Whalley for which planning permissions have already been granted, now is the time to stop.

### **Consultation**

12. It is noted that except for two, the properties on Longworth Road have not been included on the list of consultees. This group of residents live with the anxiety, stress and uncertainty about when their properties will next be flooded which has happened twice over the last 5 years. This proposed development will affect them more than any other group due to their concerns about how it will impact on the already very significant flood risk to their properties. All properties on Longworth Road should be formally consulted.

In summary we consider that this application should be refused.

Thank you

