

[REDACTED]
Sent: 16 March 2021 20:40

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

Subject: Land of Neddy Lane 3/2021/0205

[REDACTED]
Dear Laura

I write in relation to the Land off Neddy Lane, Billington. Thank you for your letter of the 25th of February.

Although I am not in principle against an appropriate development to the rear of our house, I do have several concerns that I would like the developer to address as part of the proposed scheme.

The planning application is inaccurate as the size location, position and proximity of the adjacent properties on Dale View are not detailed correctly. There are at least two houses which have been extended closer to the boundary and therefore the distances between these houses and the proposed new houses is less than the plans show. This includes our own where the extension was built in 2005.

The ecological plan is inaccurate as it shows the two large trees in the centre of our lawn rather than on the boundary. The knock on effect of this is that the root protection zones can be ignored by the developer and the piping of the brook, along with the foundations for the garage and house at the rear of our house can all be built within the root protection area. Please can I request that the trees are correctly measured and accurately marked on a revised plan. I have attached a sketch to illustrate this point.

The application should be amended as the open water course running to the East of the site should be retained and maintained via an easement in a protected corridor between the existing and the proposed gardens. There are significant numbers of freshwater shrimps within the brook, and to pipe the water course would impact negatively on the ecological diversity of the brook. Furthermore, our neighbours have found newts in the ponds and associated muddy land of the surrounding areas, for which I have attached a photograph.

The Boxing Day floods in 2015 and subsequent repeated events showed the current flood zone maps to be inaccurate and out of date giving the increased impact of climate change and the severity of the associated flooding. The embankments associated with the A59 and the limited size of the opening under the bridge push water towards this land forming a natural 'Eddy' during a flood event. While the developer will no doubt claim that SUDS and an attenuation pond will remove this risk, they will be long gone by the time the new home owners, or renters in the affordable units, by coincidence on the highest flood risk part of the site, find out if they were correct. Building on the flood plain is not a good idea unless the properties have a flood resilient measures in my personal opinion.

I would like to highlight the extensive public opinion expressed in relation to this site by the viral Facebook photograph taken in 2015, which had both a local and national reputational impact on RVBC. The 10,000 comments on Facebook alone showing the strength of feeling over this site.

I would also like to highlight the parking and risks associated with the junction of Dale View and Whalley Road. I have had a couple of near misses there and I have concerns that the increased volume of traffic could increase them further. Firstly, there is a lack of double yellow lines close to the junction to prevent cars parking on either side. This can result in several cars parked on either side of the road. If only one car is exiting or entering Dale View this is not a problem, but if more than two are trying to enter or exit, there is no space for vehicles to maneuver and both roads become grid locked. There is a second issue to do with a lack of a clear line of sight when cars are parked in front of the terraced houses, but I expect that this is beyond the remit of the developers.

The overgrown allotments were becoming a haven for wildlife and they were regularly explored by our children, the trees were climbed, wild garlic was picked and the bird life was watched regularly, particularly during the first lockdown of 2020. Since the former allotments have been cleared of vegetation the wildlife has not returned, I have not seen the bats that used to swoop around our house in the evenings and the dawn chorus is somewhat muted. I fail to see how all of the above fits with the ecological appraisal of 'little if any ecological significance', particularly as the trees included a large twisted Elm which was as large as the one which still remains in our garden and is so significant to have a root protection area shown on the developers plans. During the 2017 application I highlighted that the original ecological appraisal could not have been completed due to the extensive brambles at the edge of the site, but it appears that a more detailed assessment was not carried out prior to the extensive tree felling carried out last year. Our children were both upset by this unexpected activity with no warning at the end of a difficult year.

In my view this development is not aligned with the Councils own values of creating an exceptional quality of life for all, as the houses will be at risk of flooding, or at very least watch their neighbours on Longworth Road go through the trauma of these increasingly frequent 1 in 100 year / every 3 year events. Furthermore, my wider question is why Billington and Whalley were treated separately in the core strategy rather than a single settlement, ending up with a larger allocation of new houses each than villages of a similar size in the local area and a much larger allocation combined.

If you or a colleague would like to visit our garden to look at the location of the above mentioned trees you would be very welcome to do so.

Best Regards

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