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REF NO 3/2021/0205.

GRID REF: 372477 435842

DIRECTOR OF
RESOURCES

11 MAR 2021

9-5-2021

Dear Sir / Madam,

We have realistic concerns for the application for planning & proposed erection of 36 Residential dwellings in the area of Neddy Lane / Dale View.

Ref to Flooding, unless a flood defence along the river Calder is put in place, then it is so inevitable that the field to which dwellings are to be built will be under water at some time in the future.

We have photos & video evidence to show how much water was in the fields, surely one cannot commit to place people in such a inhuman situation, especially having paid for a new house, some will be on mortgage & maybe some not, but the trauma will be exactly the same.

On the application form for planning it asks: Will there be from this site any Increase flood risk Elsewhere. The No box was highlighted. How can this be, if you don't resolve the reason in the first place?

When land which naturally soaks up rainfall is taken away & houses are built, then ground water will move to where it can flow, & this will be to the

surrounding areas.

Look at the facts: Flooding has been seen & witnessed on two occasions, with that in mind the residents on bottom of Longworth Rd have suffered their homes flooded out twice.

On the application for planning form it states: will the site increase flood risk elsewhere? Answer was NO. We believe it will, because replacing land with bricks & concrete takes away the natural water dissipation into the ground.

If the river is the main cause for the fields to flood what use is it to put a pond at the opposite side this will not help at all apart from wildlife point of view.

TRAFFIC

We are concerned regarding traffic down Dale View. Unless you live here you don't see the cars vans on delivery, waggons etc which come down our road.

36 more dwellings will increase traffic immensely, & the noise level past our house will increase too.

The entrance to Dale View from the busy main road into Whalley is narrow at the railway bridge, & due to the fact that 20 years ago Redrow built large houses at the top, which in some cases owners have 4 vehicles with only space for two cars on the drive, means they have to park on the roadside, this makes the road narrower mixed in with a sharp bend to the right makes even more a concern with more traffic if the site is built.

We are told that spoiling our views will not be taken into account, so why is it you can state the new site will benefit from views to the open countryside? Don't you think that is a little unfair & contradictory?

Whalley & Barrow are already overburdened with new dwellings, & Dale View does not need more houses, the road is & has been unadopted for 20 years, we have put up with various companies coming to start work, Broer Homes after Redrow, complications stopped work, but we had to put up with the noise from heavy machinery & vehicles.

The road design on Dale View is twisty with narrowing at the top, to which Redrow built 4 bedroom houses with car driveways for only two vehicles, some home owners have 4 cars, & have to park on the road making it narrow.

The junction on the busy Whalley road & on exiting is obscured with parked cars making it dangerous, & to add 36 more dwellings & many more cars is not good.

Many times on the bend at the top we have had to reverse because another vehicle was coming round at the same time, so surely you can see how this will escalate into a bigger problem with more cars, vans, waggon's etc.

We feel as we are on a corner house at the bottom the noise will be horrendous for us, & also the plan shows a house to be built side on to us which will take light from our kitchen.

What happened to our green belt area?

The plan shows a give way at the side of our house & opposite neighbours, this is meaning a 4 way junction, we see a potential danger here as we get cars coming into the cul-de-sac & having to reverse out which means reversing into the 4 way crossroad junction, this will be very dangerous due to the down traffic having right of way.

Please listen to the residents, we live here & know what we have experienced & seen.

- ① How can you build around a flood zone,
You cannot predict climate change.
- ② Look at drawings to see the floods.
- ③ Unless the River Calder has flood defenses built, the inevitable will happen.
- ④ Dale View road is twisty & the junction is dangerous for more cars.
- ⑤ Noise level passed our houses with increase 3 fold.

Don't ignore these facts because we on Dale View & some owners in the new builds will suffer.

Thankyou for your time

Regards

