



27th April 2021

Planning Application No. 3/2021/0242

Dear Mr Birkett.

With regard to Proposed outline application for up to 2 two storey dwellings.

1. The current application is subject to a legal challenge regarding the rights of access to Glencroft. We, the residents, have instructed a solicitor to liaise with Chatburn Developments to provide proof that they have access to Glencroft over Pendle Avenue, as was intimated at the Planning meeting and for which the RVBC requested that it be disclosed.
2. The planning outline states that the new development will be in line with the approved development of Glencroft which are 3 storey and not 2 storey which is being proposed.
3. Pendle Avenue is an unadopted road and not designed or constructed to permit addition heavy traffic such as is required for construction purposes. The large construction and delivery vehicles would experience difficulties in accessing and egressing Pendle Avenue much the same as the councils own vehicles do at present.
4. The nature and size of the development is not in keeping with RVBC own Core strategy from 2012 that stated that more affordable housing is required for the next generation. Or was this strategy just RVBC rhetoric to get a tick in a box?
5. When the planning was passed for Glencroft RVBC laid down a number of stipulation that would need to be satisfied prior to any work commencing. None of these conditions have been met and Chatburn Developments have also tried to start work prior to planning being passed which was brought to the Planning Departments attention at the time.
6. The brook is of significant spiritual importance to the Mormon community as a Baptismal site. The proposed development would require a large amount of work to be undertaken to build any form of crossing which would not be in keeping with the environment.

With all the points raised I strongly object to this proposal and ask that the council visit the site and see how detrimental this development would be to the area.

Yours sincerely

