

To: planning@ribblevalley.gov.uk

Date: 25th April 2021

Planning Application No: 3/2021/0311

Grid Ref: 370302 437120

Dear Sirs

We write to strongly oppose the planning application above for the following reasons:

The access route planned for the developed is not a "road" but a gravel track with many pot holes and subsidence on the verge to the fields owned by Dunkenhagh Estate. Our property sits to the side of the track and will be seriously affected by significantly increased traffic using this route to access the development, both during construction and once completed by residents. Increased usage and particularly that of the construction vehicles will potentially cause damage to our boundary, as well as pollution dust from the track and vehicle emissions, clearly this is a health risk to all that live in this area. The noise and vibrations caused by any number of vehicles or singular heavy vehicles could cause damage to our property, the trees with TPOs and the surrounding wildlife. This track is not suitable at all for any increase in traffic.

In addition there is a blind bend at the top of the track by the cattle grid which then leads to over 200 metres of unpassable track down to the houses at Larkhill. No passing places are available, nor area for these to be included. Furthermore, this track is a public footpath, used daily by tens of walkers, children and animals (dog walking) with nowhere safe for them to avoid any oncoming traffic, that potentially would take up the width of the track. Children play on this track without supervision, the increased use of vehicular access is an accident waiting to happen.

Many of the houses that back onto the track have trees within their boundaries that are protected by TPO's. The overhang of their branches we now believe they intend to cut down, as a owner of one of these properties on this track, we do not give authority for any lopping of our trees within our boundary. Furthermore, due to the close proximity the roots from these trees have spread under the track and any attempt to put the track into better condition (i.e tarmacing) could lead to unrepairable damage to these trees (our property).

We request that the highway agency actually visits the site and proposed access route along this track, rather than just carrying out a scaled model on a computer simulator.

As you can see we strongly oppose the development using this unsuitable and dangerous track as an access route. And suggest that the original route through Gleneagles Drive to Brockhall Farm is reviewed and if it is decided that this is a more suitable route the track behind our property be closed to vehicular access.

Yours faithfully

