

From: [REDACTED]
Sent: 12 April 2021 11:38
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application 3/2021/0311

We wish to lodge an objection to the Planning Application **REF: 3/2021/0311**

Each property adjoining the proposed access road has a varying number of protected trees, most of which have branches overhanging, with subterranean roots extending underneath the surface of the proposed access road. A 'Tree Survey' should have been undertaken, with the result included as part of the planning application by both the Applicant and the Planning Consultants. There is no evidence that a 'Tree Survey' has been undertaken, or included as part of the application.

We feel that by reason of RVBC's failure to have addressed this point, therein exists a clear example of maladministration.

We understand that part of the proposed access road is designated by Lancashire County Council Statutory Footpaths and Rights of Way as:

'Right of Way 3-6-FP2'. The proposed access road is an existing unsealed track, widely used by Joggers, Dog Walkers and Ramblers, all of whom will be adversely affected by the additional vehicular traffic using the Statutory Right of Way.

At present, on a daily basis, a small number of vehicles pass up and down the track, each causing varying degrees of vibration. With this in mind, there is no doubt that the increase in traffic that would inevitably result from delivery and construction vehicles required to create the development, will be unbearable. Plus the subsequent domestic and delivery traffic on the track that would result from the occupation of the proposed development, would have an ongoing continuous negative effect on all properties that border the track.

The RVBC Core Strategy would/should have been examined by the Planning Consultants, who in turn would/should have referred to National Planning Guidelines, in relation to the designation of Isolated Developments. This becomes relevant, because there is no sustainable public transport within a reasonable distance of the proposed development and in 2014, The UK Government entered into a legal obligation to achieve Net Zero CO2 emissions by 2050. Part of the obligation is to reduce the need for individual travel, which will be impossible to achieve with an estimated additional 32 vehicles using the proposed access road on a regular basis. The estimated number of additional vehicles is derived from the Planning Application, which includes parking spaces for 37 vehicles (including 5 in current existence).

Another major cause for objection to the proposed narrow, unsealed and unlit access road, is that during the hours of darkness, the estimated additional vehicles using the proposed access road would have to use full headlights for the whole of the traverse along the track, thus creating another negative impact upon the adjoining residential properties.

In respect of the serious nature of this issue, we would expect that the decision will not be made under delegated powers.

We also demand that RVBC extend the consultation period to allow time for the 'Tree Survey' to be undertaken.

In conclusion, we expect the above points to be regarded as material considerations. We also feel that it is totally improper for a democratically elected public authority to proceed with the approval of this planning application in the existing form, as it will clearly impose additional risk of liability to an existing number of Borough Residents and council tax payers, all of whom in turn will have no legal redress.

Yours faithfully,

