

From: [REDACTED]

Sent: 27 April 2021 05:03

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

Subject: FW: Planning opposition letter ref: 3/2021/0374

Dear Stephen Kilmartin/ John Machole,
Reference Application number: 3/2021/0374
Date: 27th April, 2021.

We write in connection with the above planning application. We have examined the plans and would wish to object strongly to the development of the property (4 bedroom detached house) in this location for the following reasons:

- The proposed development is contrary to national and local planning policy. The proposed development will be past the local village boundary in land considered green belt and meant for agricultural purposes and not to be developed for residential purpose.
 - the proposed development will lead to overdevelopment and overcrowding of the site.
 - We strongly feel that it will create access issues as the small private access road is not adequate to service the proposed development and an increase in vehicles it will no doubt bring. The private access road leading to the 4 current properties in the cul-de-sac is narrow and does not allow 2 cars at the same time. The proposed development will increase traffic which we feel will be dangerous for everyone currently living here. The increase in traffic also has the potential to be extremely hazardous for any pedestrians or children playing outside. We also fear this increase will also cause people to start using private driveways to allow oncoming traffic to pass creating a lot of safety problems which will be extremely risky for all current residents.
 - Disruption of natural wildlife in the area which is designated farmland/agricultural land. Currently it is being used to graze sheep and cows alternatively. The area is also home to wide array of beautiful birds, numerous insects, butterflies, small mammals and also deer that come into the field. We fear that that the building work and increase in traffic will all lead to an end to the beautiful and peaceful natural reserve that this greenland currently houses.
 - The proposed development will have a negative impact on the amenity of numerous properties around it through noise, overlooking, overshadowing, loss of daylight, loss of privacy, dust, vibration and late night activities.
 - Too much development for the site.
- Approval would create a precedent for many more planning development projects which will have a huge impact on us and all our neighbours as well as a loss of Greenland.

Yours faithfully,

[REDACTED]