

Mr S Kilmartin  
Planning Officer  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2RA



27<sup>th</sup> April 2021

Dear Mr Kilmartin,

Planning Application No. 3/2021/0374 (the 'Application')  
Land Adjoining 56 Knowsley Road West Wilpshire BB1 9PW (the "Application Site").

 I wish to object to the Application.

The Local Plan Map for the Wilpshire and Salesbury area shows that the Application Site is within Green Belt ENV4, Open Countryside ENV3 and is also within ENV9 a Biological Heritage Site.

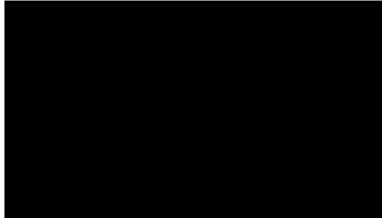
The grant of Planning Permission for the Application would be in breach of those important policies and would be a precedent for anyone owning such land to apply for a single dwelling in Green Belt/Open Countryside, and should therefore be refused.

I refer to key statement EN1 in the Core Strategy 2008/2028.

Furthermore my Property and the adjoining houses are served by a Private Drive-way, which is only suitable for 4 dwellings and does not have the capacity to serve any further development.

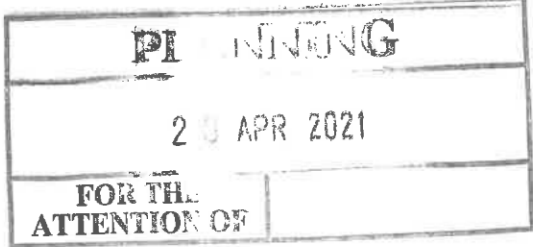
I also believe that a Public Foul Sewer may run through the Application Site and there is a requirement not to build on or near to that sewer.

Yours sincerely,  

27/04/2021

Director of Economic Development  
& Planning  
Ribble Valley Borough Council  
Church Walk, Clitheroe  
BB7 2RA



Objections to Planning Application No: 3/2021/0374

- 1) The land referred to in the application is GREEN BELT not GREEN FIELD as stated. We have confirmed this by contacting Ribble Valley Planning.
- 2) Ribble Valley Core Strategy clearly aims to preserve the Green Belt. No obvious modifying criteria have been included in the proposal.
- 3) The proposal suggests this land is within Wilpshire. We believe it is actually in Clayton-le Dale.
- 4) Ribble Valley Core Strategy lists the areas for proposed development. Clayton-le-Dale is not included in these lists.
- 5) We believe this proposal would provide opportunity for future encroachment if approved. On maps provided by Ribble Valley this land is GREEN BELT and is described as an Area of Outstanding Natural Beauty.
- 6) This appears to be an additional house and not a replacement for the existing farmhouse.
- 7) It is not clear why this house needs to be so far from the existing farmhouse, which has good access from Brooklyn Road.
- 8) The access for this proposed house is from Knowsley Road West. It is narrow and not at all good.



- 9) There have been issues in the past with regard to a major water main ( 1 metre in diameter I have heard). This causes us significant concern.
- 10) The proposed house would obscure the view from our property. It would also obscure the view of residents in sheltered accommodation in Showley Court and increase their exposure to noise and disturbance.

Please take the above into consideration when reviewing the proposal. Please let us know if there is anything further we should do.

Yours sincerely

