

resp 6.

Friday, 02 June 2017

Dear Sir / Madam

The Council have requested that feedback could be in writing or using the form which can be found on the HED DPD section of the Council website

Areas of concern for development of "Land at Wilpshire"

**Drainage Issues.** There is a drainage ditch at the western end of the site which drains onto Whalley Road and frequently gets silted and overflows. The problems caused by the water / silt created by the development at "The Knolle" are minimal compared to the amount which would be released with the development of the site

**Minerals Safeguarded Area.** Defined as an EN3 area. Consideration should be given to this aspect

**Impact on the environment / wildlife.** - Apart from being a valuable part of ancient deciduous woodland, the land supports a plethora of wildlife, not least crested newts and many woodland birds & bats. The impact of the building of a new housing estate adjacent would be significant, especially during the actual building process itself.

**Access is to be via Salesbury View,** (which is very steep and narrow with ice / snow problems in winter. In my view the council may consider double yellow lines to avoid collisions with parked vehicles)

**Increase in traffic,** (Particularly with the new housing development in Parsonage Road Blackburn)

**Noise / visual impact**

**HV Electric Pylons close to housing**

**A Major High Pressure Water Pipeline runs under the site**

**Impact on school places at local Junior Schools**

**Site is within 250m of a former landfill site;**

**The removal of ENV5 status of the land. What authority was used to change this?**

**Impact on house prices in the interim due to uncertainty**

**Quantity of build –RVC have determined that only 45 houses would be sustainable in Wilpshire up until 2028. If this is so, why is a plot of land capable of accommodating up to 200 houses being considered for building permission?**

**The "Soundness" of the plan (see RV website for guidelines). In my view, Land at Wilpshire should be excluded as the resultant development would not be "Effective" as it fall short in many ways.**

In the 1990's numbers 20, 18,16,14 & 12 & 10 Whalley Road Residents wavered objections to the building of houses in Salesbury view and allowed a splay to be created on the front of some properties in order to facilitate better access to Salesbury view. At this time, there was no anticipation of access being required for an estate at the back of the houses. If this had been blocked, it is less likely that the proposed houses would be built

Yours