

Philip Dagnall

HAL 2 res resp 12.

From: Diane Neville
Sent: 08 June 2017 13:20
To: publicationreg19
Subject: FW: Strategic Housing Land Availability Assessment.

From: Sharon Craig
Sent: 08 June 2017 12:57
To: Diane Neville
Subject: FW: Strategic Housing Land Availability Assessment.

From: [REDACTED]
Sent: 08 June 2017 12:33
To: planning
Subject: Strategic Housing Land Availability Assessment.

Housing and Economic Development Plan Document (HED DPD) "Land at Wilpshire 3".

We regard the development of this site as unsuitable, principally for the following reasons:-

1. Land Drainage
2. Access to the A666

Land Drainage

Our property is bounded to the east by this site. We already experience considerable water seepage from this sloping land, through springs, into our garden. We consider the development of this 6 Ha. site would adversely affect us. Our northern boundary is onto a property known as The Knolle, a site of more than 1.3 Ha., much of which is an extension of the proposed development site. A ditch, carrying surface water, passes through The Knolle into our garden and eventually into a drainage chamber at the bottom of our garden, adjoining Whalley New Road (western boundary). We have lived here for 40 years, but in recent years planning permission has been given to erect two houses in the grounds of The Knolle and we have seen a vast increase in the amount of surface water coming into this water course as a result of this modest development. Currently, the land drainage issue at The Knolle has not been resolved and no one has moved into the new properties. If this happens with two properties, what will happen with more than 200 behind us?!

Access to Site

With potential capacity of more than 240 properties, ingress and egress to this site will cause major problems at certain times of the day onto the already busy A666. During school term times, to get out of Wilpshire Banks onto the main road in the morning, from about 7.45, traffic is backed up from Brownhill Roundabout and we have to be let into the traffic flow.