

## Philip Dagnall

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**From:** Philip Dagnall  
**Sent:** 10 April 2019 12:46  
**To:** pmods22  
**Subject:** FW: Housing and Economic Development Development Plan Document Consultation on Main Amendments

**From:** [REDACTED]  
**Sent:** 05 April 2019 17:06  
**To:** Philip Dagnall  
**Subject:** Re: Housing and Economic Development Development Plan Document Consultation on Main Amendments

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Dear Philip Dagnall,

I would like some advice on how to go about the process of further objecting to Persimmon homes development plans for land off Hawthorne Place with their proposal for 64 homes being built on a relatively small field (Currently farm-land) where the only access is the Hawthorne Place junction with Waddington Road. As residents of Hawthorne place many of us have concerns of the detrimental effects the manic building programme is having by changing the nature of Clitheroe without properly addressing the need to develop our infrastructure in line with all of the building. Each huge building firm delivers its own promises that ring shallow in the light of how the whole of Clitheroe will lose its amenity as an " idyllic place to live." This area is already over-burdened with the vast number of houses being built on the land off Milton/ Cowper Avenue. The state of the road on Milton Avenue is in serious disrepair due to heavy works traffic and I am worried this will be replicated on our street. There are already 56 houses on Hawthorne place and by more than doubling it there will be a problematic amount of traffic. All of this traffic collects at the Waddington Road railway bridge junction which frequently floods bringing traffic to a standstill. Myself and a number of Residents are desperately worried about the impact the vastly increased traffic will have on the environment and on our health and wellbeing. This is a popular walking route for the school run and children should not be subjected to even more traffic fumes. I am also concerned about Persimmon homes who have been heavily criticised in the press- including BBC's Watchdog- and want to know what guarantee the residents of Hawthorne place and Park Avenue will have that this proposed housing development will not have a detrimental effect on the quality of our lives and livelihoods. I want an absolute guarantee our safety will not be compromised as there are gas pipes under the field. This area of Clitheroe is losing its green spaces at an increasing rate all for the profit of landowners and big firms. Please could you let us the residents know that we will be informed of every stage and that the process will be completely fair to us in terms of us being able to apply our right to object if the buildings break regulations on things like overlooking us.

Thank you for taking time to read this.

[REDACTED]

On Wed, Mar 13, 2019 at 10:50 AM Philip Dagnall <[Philip.Dagnall@ribblevalley.gov.uk](mailto:Philip.Dagnall@ribblevalley.gov.uk)> wrote:

Dear Sir/Madam,

In July to September 2018 you kindly responded to a planning consultation on the Main Modifications to the Housing and Economic Development planning document. Your responses were then forwarded to the Planning Inspectorate for their consideration in the recent Examination in Public of the document by a Government appointed Planning Inspector. Redacted versions of all the responses to that consultation (ie with all personal data removed) have been made available to view on the Council's website at the following link:

[https://www.ribblevalley.gov.uk/downloads/download/7725/housing\\_and\\_economic\\_development\\_dpd](https://www.ribblevalley.gov.uk/downloads/download/7725/housing_and_economic_development_dpd)

In addition hard copy redacted versions are available at request during normal office hours at our Planning reception in the Council Offices in Clitheroe.

The Inspectorate, as a part of the Examination, have now asked the Council to hold another consultation, which began on **Friday 1<sup>st</sup> March and will run until 5pm on Friday 12<sup>th</sup> April.**

May I apologise for the delay in contacting you directly, this was due to staff illness. We have added your contact details to our consultation database and attached details of the consultation and where you may access the various documents in the letter attached to this email. As the letter makes clear you do not need to restate any previous objections as they have already been forwarded to the Inspectorate.

Yours sincerely,

Colin Hirst, Head of Regeneration and Housing

**Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live  
(Perception Survey 2018)**

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