

Philip Dagnall

From:

Sent:

To:

Subject:

23 August 2018 12:14

pmods22

Regulation 22 of the HED DPD. Proposed Main Modifications: Additional Housing Allocations.

MM 147

From:

22nd August 2018

or the attention of:

Pmods

Forward Planning Team

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA

Dear Sir/Madam,

I write in relation to modifications made to plans for the future building of residential dwellings in the Clitheroe area, in particular that proposed on land off Hawthorne Place (MM2 Site Devpr3). I wish to strongly object to the development of this land.

As you will see above we are the current residents of Hawthorne Farm House which has stood in this location for approximately 130 years. We therefore feel we are entitled to share our concerns at the suggestion that this would be a suitable development site. I will outline these concerns below, however may I first cover a number concerns I have for our town in general in respect of over development.

Firstly I find it quite ironic that the first page of the document on which these proposals are made show Clitheroe depicted as a pleasant market town with surrounding countryside and villages. I share the views of the majority of residents that this will not last. Already these small towns and villages are merging and our beautiful countryside eroded by generic looking housing estates.

The town is often difficult to navigate with exits and entrances blocked with queuing traffic. At the time of writing this is further exacerbated by the addition of a roundabout on the A59. Something required for years despite many campaigning and fatal road accidents at this junction, it takes a development to be the only reason this has been finally undertaken. Our councillors I would hope and expect to have the towns and its people best interest at heart and not that of large companies coming to determine what happens here.

The Government imposes that there is a Local Development Plan in place whereby a five year plan and the allocation of housing will be made. There are literally hundreds of houses and all sizes and types for sale in

the town and all over the Ribble Valley The only concern most of us have is that of affordable housing. My family as well as my grandparents and their grandparents are all born and bred here. I welcome people from out of the area to live here but do they all need a brand new home? The estate agents are bursting with many lovely properties and ongoing development all over the area will no doubt ensure this will be the case well beyond five years. When will it stop? What will happen in the five years after that, our town with all its history and character will become unrecognisable.

I can see no evidence of an increase in infrastructure since the increase in building of homes in the area. No new doctors practices, or expansion of existing, the same can be said of our wonderful schools. My family and I are unable to obtain NHS dental care within the town. I have mentioned roads, slight tweaks here and there in and around such developments but nothing to ease the major routes.

Objections to development of field at end of Hawthorne Place:

Access - This is already a problem which is frequently the topic of conversation neighbour to neighbour. You may already be familiar with Hawthorne Place but I will try to explain our concerns. The houses here are of many different ages, terraced housing at the end with no parking and as you travel into the road the houses, semi and bungalows, have drives for one car. A development, approximately 20 years ago increased the number of properties significantly. The old farm house stands at the mouth of the cul de sac where at its end is the field proposed for development. Many residents are families with more than one car, the terraced properties near to the junction with Waddington Road park on both sides of the road. People who travel to work in Clitheroe also park at the end of the road too, as does a local business. There is competition for space resulting in vehicles being double parked at the mouth of the junction and beyond. This is not an infrequent occurrence but a daily one.

The same problem is evident on Waddington Road where terraced housing and no off road parking results in cars parked opposite to the junction of Hawthorne Place, this significantly reduces the turning circle required for even a small vehicle to exit the road safely. Drivers are often forced to reverse back down Hawthorne Place to allow a vehicle access or vice versa to exit onto Waddington Road. Bin wagons have even issued notices to vehicles causing obstructions along this road. It is not possible to travel down this road without stopping to give way as there is only ever room left for one car.

In addition to this problem, once finally out onto Waddington Road if travelling towards the town or A59, one has more often than not to join a queue of traffic waiting to exit at the giveway under the railway bridge. This is already one of the few ways to leave the town from this area but it also serves the villages of Waddington and beyond. A further problem here is drainage with the road flooding not only when rainfall is prolonged but flash flooding due to insufficient drainage (works were recently carried out here I am yet to see if they were successful). While discussing this matter I am led to believe by a neighbour that an underground stream runs along the railway at the back of Park Avenue along the railway line. This area and gardens are also prone to flooding or water logging. The area proposed for development is often covered with surface water of some depth during wet weather. Would drainage of a development feed into this stream exacerbating this problem further and put surrounding properties in danger of flooding?

I have presumed that access will be made to this site via the gate way to the field? This is due to the description of the site by yourselves (land off Hawthorne Place). Has a decision already been made regarding this? It is totally unsuitable as an access and I feel that at the very least other options should be considered to avoid the afore mentioned problems and not least the residents quality of life. We bought this house partly due to it being situated in a quiet cul de sac only to now be faced with many people passing by car and on foot looking into our windows.

As well as a government strategy for planning, there exists one I feel more pressing and that is the very real problem that we as a country cannot provide enough food for our expanding population. This will not be possible nor sustainable if we keep developing little pockets of farmland piece by piece. This field is rented by a local farmer for grazing, is this not cause for concern?

This brings me to the character of our neighbourhood, there has already been development resulting in the old farm house sitting among much younger properties. However on the approach to the farm house you see before you a farm gate and field beyond. This is the only existing land that shows how the area once looked. The whole character of the area will be ruined if it is changed into no more than just an access road for another faceless estate, the farm house just an odd, out of place looking property.

It has been wonderful to see the development by James Warburton of James Places of old buildings in the town for commercial use. The character of these beautiful buildings re purposed beautifully. I know people travel to Clitheroe to enjoy our town but now they also travel just to stay see, eat and stay at these establishments especially Bowland Brewery which attract hundreds of people here every week. If over development continues the town will not have the same appeal. In support of this tourism boost we have some entrepreneurial neighbours on Hawthorne Place who have built and developed a successful B&B business. They are always busy with visitors supporting the towns tourist economy. I am concerned this may not continue given that they sell the experience of the stay with them on the splendid views of Pendle Hill over the field proposed for development. Instead all guests will see is a new housing estate, what a disappointment and inconsideration should this proposal be approved.

We too enjoy wonderful views from our home and I realise that I should stay factual but you will have seen I feel very passionate about our little slice of heaven here. We have lived at Hawthorne Farm House for going on 15 years since my son, who was then three, chose the bedroom he still enjoys as he could see the field and farm animals as well as nature. Makes me feel incredibly sad that no one else will get to enjoy this in future years to come. There are so many properties around this field that look directly onto it, many have low fences in order to enjoy it. I mentioned wildlife, there is so much given that this field joins countryside beyond. Birds, frogs, newts, toads, hedgehogs, deer, bats to name but a few not to mention valuable pollinators and insects. Also as Hawthorne Place is obviously named after the tree, many ancient Hawthorne trees still exist in the field as do many other mature trees including mature conifers at the gate of the field. Will these be removed? It will not suffice to simply replant a few silver birch and other small housing estate shrubs.

The surrounding areas of Accrington, Blackburn and Burnley are crying out for regeneration but there is little to no improvement and money being spent in there. This causes the over development of places such as the Ribble Valley. Why can this not be deemed a more important issue than 165 plus units here over next five years, it goes against common sense but of course not profit.

It must also have been noted that there is a children's play area next to the field, the gate of which opens directly adjacent to the access road if it is to be the field gate. This park is well used by residents and many families from the surrounding areas. What considerations will be made for their safety or ability to be able to play outside?

Finally, I do apologise for the lengthy email and thank you if you have got to this point! I am aware that this is not considered a relevant reason for objection but the noise, muck, disruption will be massive for us if access is via the field gate. it goes without saying that it will significantly impact on our quality of life. It is not as though this will be a project of a few weeks or months but much longer.

Thank you for taking the time to consider our views



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The first part of the document is a letter from the Secretary of the State to the Governor, dated the 1st day of January, 1862. The letter is addressed to the Governor and is signed by the Secretary of the State.

The second part of the document is a report from the Secretary of the State to the Governor, dated the 1st day of January, 1862. The report is addressed to the Governor and is signed by the Secretary of the State.

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