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Mr J Macholc  
RVBC  
Regeneration & Housing  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

RECEIVED	
23 AUG 2018	
FOR THE	ATTENTION OF



August 20<sup>th</sup> 2018

Objection to the proposed inclusion of a site for housing development at Haugh Head Farm, Whins Lane, Simonstone (Site No. 24)

Dear Mr Macholc

We are writing to you with some dismay and concern about the proposed new housing site on Whins Lane, Simonstone. This site in our, and several other people's, view is unsuitable for development for a variety of reasons, listed below:

1. It is outside the settlement boundary.
2. Many people, including walkers, cyclists and horse riders, wish to escape noisy towns and very often select the Whins Lane/Trapp Lane area of Simonstone as a rest from daily noise and hustle & bustle, due to its relatively unspoilt and quiet atmosphere. There is therefore a huge loss of amenity for the area. There could potentially be upwards of 40 extra cars coming & going on a daily basis.
3. The proposed development would be accessed from a road that has a speed limit of 60 mph and has no pavement or streetlights.
4. A development in the very near vicinity (Meadow View) still has houses for sale four years after the development was begun, and has had to reduce prices in an effort to sell the houses. If there was a demand for housing in the area, these properties would have been sold long ago.
5. With reference to the above point, it would appear that in this area there is more demand for bungalows than for houses. In the Whins Lane area, because it is relatively isolated, there are not many families ie 2 + 2 person households, but more retired people. It does appear that this has not been taken into consideration when looking for housing types and sites. Housing for families needs to be (in our opinion) nearer to main roads which are kept clear in winter and therefore fields off Whalley Rd, Simonstone, would seem to be more suitable for family housing development.

6. In your consultation document you state that bus routes are close by, together with shops and other amenities. However, in our and other people's opinion, the shops are too far away to walk to, taking into account a busy family's daily routine. The bus service which served Whins Lane was actually removed two years ago, and a walk to an alternative bus stop (from where you cannot catch a frequent bus in all directions) is very often impractical, given the 60 mph speed limit, lack of pavement & lighting with all its attendant dangers, and our normal wet climate!
7. Development of the land would result in a loss of valuable farmland which provides sustenance for several sheep and cows at the moment.

We trust that this letter will be taken into serious consideration. If you require further information, please do not hesitate to contact us.

Yours sincerely

A large black rectangular redaction box covers the signature and name of the sender.