

From: [REDACTED]
Sent: 03 September 2018 23:18
To: pmods22
Subject: Objection to the proposed redevelopment at Haugh Head, Whins Lane, Read and Simonstone

Dear Sir/ madam

We have only recently been made aware of the plans for the above development at Haugh Head. We have lived at 16 Berkeley Drive Read for the past 22 years. In 2014 the development known as Meadow View commenced at the rear of our home. This development of 16 houses is still not completed - due to the fact there has been very little demand for these properties which the developer has struggled to sell. There are plenty of properties for sale in Read and Simonstone to suit a variety of budgets. Property prices have been fairly static for a number of years indicating the housing market here is slow. These factors indicate there is absolutely no requirement or demand for a further housing development in the area. The Ribble Valley has been saturated with new housing developments over the past few years and the council has built up to the quota set by the government.

This development will utilise green belt land on the fringe of the village. Policy ENV4 states within the greenbelt planning permission will only be given in very special circumstances for the erection of new buildings. There would seem to be no special circumstances to support the approval of this development and further erosion of the green belt. Policy G5 states that outside the main settlement boundary (as this development will be), planning consent will only be granted for small scale developments which are:

- i) essential to the local economy or the social well being of the area; or
- ii) needed for the purposes of agriculture or forestry; or
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or
- iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or
- v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.\

This proposal meets none of the above criteria.

Policy G8 states the council will:

"Locate developments in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly"; However a development at Haugh Head will offer none of the above opportunities - people in Read and Simonstone mostly use a car for essential commuting because public transport is extremely limited and expensive. Local roads, including Whalley Road, are increasingly congested and pollution is becoming a real problem due to the increased numbers of people driving on local roads because of all the new development in the surrounding area. Cycling is difficult and dangerous on many busy local commuter routes. The council does not appear to have done anything to improve local infrastructure or public transport to alleviate congestion.

Yours sincerely

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