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**Philip Dagnall**



**From:** [Redacted]  
**Sent:** 03 September 2018 16:02  
**To:** pmods22  
**Subject:** Objection to the proposed inclusion of a site for housing development at Haugh Head Farm Whinns Lane Simonstone.

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



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

September 1st 2018

**Ref: Objection to the proposed inclusion of a site for housing at Haugh Head Farm, Whins Lane, Simonstone.**

Dear Mr Macholc

As residents of 3 Woodfields Simonstone we are naturally concerned about the proposed development referred to above. Obviously, should it go ahead, it has personal ramifications for us, but putting these aside, we truly believe, for a variety of reasons, that this site is not the best option for development in the Ribble Valley area.

The reasons for our objections are outlined below.

**1. From the aspect of convenience and accessibility.**

**The proposed site is outside the settlement boundary:**

Schools, shops and other amenities are a considerable distance away which prohibits walking and demands transport. As the local bus service has been axed this would be vehicle dependent.

**2. From the aspect of safety:**

The proposed development would be accessed from a road which has an unrestricted speed limit, blind corners and no pavements or street lighting. It is so narrow that, as it stands currently, one car has to stop to enable on coming traffic to pass. There is no flexibility to install walkways. In short it is a dangerous road.

**3. From the aspect of preserving the environment:**

The proposed site houses a farm and is currently used for grazing sheep and cattle. It is a public right of way and also provides an access to the local tennis club. It is an area of unspoilt countryside used by many for recreational activities.

**4. From the aspect of recreation and leisure:**

This area of Simonstone is used by the public, both locally and from far and wide as a hub for recreational, outdoor activity. To develop it further would potentially destroy this facility. There would also be an increase in traffic on an already dangerous road. The Whins Lane / Higher Trapp Lane loop is used, continually, by dog walkers, hiking groups, joggers, power walkers, cyclists and horse riders.

**5. In relation to Government Initiatives:**

**Housing**

Yes, there is a need for more housing but this is more pertinent to affordable housing in the south. We are informed that, as far as Ribble Valley Borough Council is concerned, the calculated and agreed amount of housing provision, can be and is being met without the need to include this site.

(see document provided by local residents to this effect)

Interestingly, the new, Meadow View development adjacent to Haugh Farm has proved to be somewhat of a white elephant. Four years on, from the start the of build, there has been a lack of demand with many plots left unsold and the site is, as yet, unfinished with some of the social housing having, already, been resold.

From a demographic point of view; this area of Simonstone and the proposed site, is inconveniently placed from the main village. It is a dangerous and long walk to school for young families and for teenagers accessing buses to secondary schools. Since losing the public transport route the area has become more isolated and perhaps now, it is not such an appealing area for an older generation who may, eventually, have to give up driving. In short, living in this area is car dependent.

### **Emissions**

The government is trying to reduce emissions but should this development go ahead, due to the location, away from the village, there will be many more cars emitting gases and also creating noise pollution in an unspoiled area, used by many.

### **Health and Well being.**

There are government driven initiatives to improve the well being of those with mental health issues; to counteract the obesity crisis and to encourage young people driven by a social media age to participate in outdoor activities. Preserving areas, such as the area of the proposed development site, is crucial to ensuring that recreational facilities and the tranquility of the countryside remain unspoiled for the benefit and enjoyment of all.

In conclusion. It is not all about housing. There are many other government initiatives that can be supported by Ribble Valley Borough Council. When considering the suitability of this site for housing development against the more accessible and centrally located sites, proposed, it is questionable that this site would be the best option. There is, however, much to be said for preserving the countryside and this recreational facility in Simonstone.

We hope that you will consider the points raised in this letter during your deliberations.

Yours sincerely

[Redacted signature]

[Redacted contact information]

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**Conclusion**

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**References**

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