

Philip Dagnall

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From: [REDACTED]
Sent: 04 September 2018 14:29
To: pmods22
Subject: HED DPD Submission
Attachments: letter against Whins Lane development.docx

REF: HED DPD Submission
4th

To Whom it may Concern

I am a resident of Simonstone and having been brought up in Read in the 1960's I wish to raise my objections in the strongest terms to the proposed development of the land on Site 24 off Whins Lane Simonstone.

As a wise man once said, "If the fool should persist in his folly he would become wise" Unfortunately this does not reflect the policies of central Government and Ribble Valley Council in relation to the continued building development of the towns and villages in the Ribble Valley and the consequent destruction of Green Belt land. In spite of widespread opposition and protests, first, thousands of acres of green belt land has been lost in the environs of Clitheroe, then in Barrow and Whalley to new building developments, roads, infrastructure and so on. This has resulted in the decimation of the rural environment, added noise and air pollution, traffic congestion and a drastic reduction in the quality of life for the residents.

I trace my connection and bond with the village to my paternal great-grandparents who in the late 19th centuries moved with their families from Blackburn and Darwen for employment in the newly founded cotton mills in Read. My grandparents and mother were born there and subsequently lived there all their life. From that time Read was a more self-sufficient community with a host of small shops and other small



Regards

In summary, there are no valid reasons why this site off Whins lane should be developed. I hope and pray for the sake of past, present, and future villagers that the council and planning committee has the good sense to abandon any further interest in this matter.

Needless to say, the residents of Read and Simonstone are opposed to any new housing developments in the villages. They recognize that apart from the consequent reduction in the quality of rural life more housing is simply not needed for the local populace. There are many houses for sale in the villages and the newly built houses of High Meadow have not all been sold, though they were built more than five years ago.

Unfortunately, the infrastructure and services in the village have not kept pace with the increased development and surge in the population. Most of the small shops have now closed resulting in the Spar garage having a virtual monopoly in the sale of groceries and provisions thus denying choice in particular for older people who don't have their own transport. The villages are almost unrecognizable from how they were in the recent past which has impacted on the quality of life for the residents. They have in essence ceased to be country "Villages" and have metamorphosed into non-descript dwelling places for commuters. It's all too clear that the building of even more houses on Whins Lane and the concreting over of even more green land would exacerbate the problems even more. Whins lane, especially since the building of the High Meadow and Meadowlands Estates, has ceased to be a country lane ideal for leisurely drives and country strolls but has metamorphosed into a racing circuit for commuters for which it is totally unsuitable. Simply, Whins Lane would not be able to cope with the increase in traffic and resulting traffic congestion from this development.

Since the 1960's the village has increased rapidly, there has been a plethora of new housing estates on green land sites notably off George lane, Straits lane, the Whalley-Padiham Road and most recently building developments off Whins lane including Meadowlands and High Meadows. Accordingly, the population has grown exponentially and the village primary school has had to be extended fully to manage the demand. The noise and air pollution levels have also increased as a result of the increase in car ownership the amount of traffic in the village and recently the reduction or curtailment of local bus services.

private businesses and services including a greengrocer's, groceries, a baker's, a butcher's, a hardware store, and a co-op.