

From: [REDACTED]
Sent: 03 September 2018 22:26
To: pmods22
Cc: helen.roden@outlook.com
Subject: FAO Pmods: Hawthorne Place (MM2 Site Devpr3)

Dear Sir / Madam

We write in response to the consultation on amendments proposed to the Ribble Valley housing plan, specifically the proposed development on the land off Hawthorne Place (MM2 Site Devpr3). We live at 42 Hawthorne Place, next to the park on Hawthorne Place and very close to the proposed development.

We object to the proposed development for the following reasons:

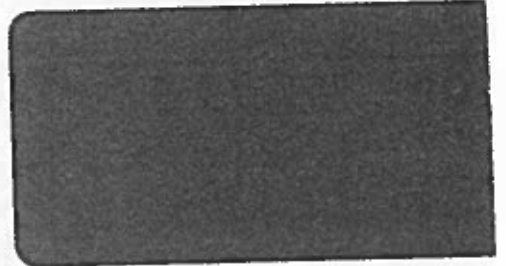
Access to / from Hawthorne Place onto Waddington Road

- Hawthorne Place has a range of housing types, including terraced housing at the bottom end towards Waddington Road with no parking, and semi-detached houses with space for 1 car. The majority of houses on this road have 2 cars as these are family homes. This means that both sides of the road are full of cars parked – often double parked at the junction and beyond. This is a daily occurrence.
- This is the same problem that affects Waddington Road where there is terraced housing and no off road parking, which means cars are 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 - a main road. We have witnessed emergency service vehicles and refuse services being unable to get down the road easily. There is only room for one car down the street. Our neighbours really struggle to get a caravan down the street. How is site traffic supposed to go down the street?
- Once you finally get onto Waddington Road heading towards town, resident usually have to join a queue of traffic waiting to exit at the give-way 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. This stretch of road has had several instances of flooding due to insufficient drainage making this already busy junction harder to navigate (works were recently carried out here, we await the results).
- Waddington Road is well used for parents and children walking to local schools and accessing other local services including the town centre and castle. Adding more cars and site traffic to the road, will make crossing the road even more challenging and endanger the safety of children.
- If the estate is built, what arrangements will be implemented to support the local road infrastructure and support residents to travel to work, school, etc - ensuring the safety of residents?
- During the works, what arrangements will be implemented to protect the health and safety of local residents and their vehicles?

Access to the proposed site

- The proposed plans are for family homes, with a conservative estimate of another 60 cars regularly accessing the new estate.

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- The housing plan is predicated on building several thousand homes in Clitheroe, however there are no clear plans to invest in services (e.g. additional school places) to support the increase in population. Along with the development at Millthorne Avenue, the former hospital site and the proposed site MM1 - site 15; Pendle School will be the local school for this new estate. The school is already oversubscribed and this will only become harder for children to attend their local school.
- Can the council provide clear evidence to suggest there is a housing shortage in Clitheroe. A simple search on Rightmove (on 3/9/18) shows 240 homes for sale in Clitheroe. Are more homes really needed?
- The amendments to the plans have been suggested as apparently Clitheroe is more sustainable. What about neighbouring towns and larger villages? Why are they now deemed unsustainable?

Housing supply and the impact on wider services

- The properties on the even side of the street (38, 40, 42, the park etc) all experience significant drainages issues, with excess amounts of surface water – resulting in the gardens being soaked and falling to drain. This is likely to be due to the known culvert that runs through the gardens and into the park.
- Further building on this known area of excessively poor drainage, could result in exacerbating the problem for residents and also provide issues for the proposed new residents; particularly given building with concrete etc as there will be no natural drainage What arrangements will be implemented to prevent drainage getting worse for current and future residents?

Drainage

- It appears from the site plan that access to the new estate will be from the current field gate. This section of road is a quiet cul-de-sac where several children play and also has access to the park. A large proportion of the homes on the street have young families. The park is well used by children.
- If the estate is built, what arrangements will be implemented to prevent children running out onto this newly busy road? Whilst the estate is being built, where will all site traffic go? Site traffic will almost certainly make the park unusable for children and the cul-de-sac will not be usable. How will the developers and the council ensure the safety of children and residents.