

Philip Dagnall

MM62

**From:** [REDACTED]  
**Sent:** 05 September 2018 15:54  
**To:** pmods22  
**Subject:** Site Decpr3 - Land off Hawthorne Place

**We have posted the letter below you today regarding Site Decpr3 - Land off Hawthorne Place**

P Mods Forward Planning Team  
Ribble Valley Borough Council  
Council Offices Church Walk  
Clitheroe Lancashire BB72RA

5<sup>th</sup> September 2018

Site Devpr3 - Land off Hawthorne Place

We have read the Arcadis Site Appraisal relating to the proposal to build 40 Residential Dwellings on this Site.

We consider this site inappropriate for Residential use for the following reasons:

1. At present 56 houses are served by Hawthorne Place. The proposed increase to 96 houses (+70%) will inevitably have a major negative impact on the existing Residents due to additional traffic.
2. It should also be noted that first section of Hawthorne Place is not as wide as Cowper Avenue, Chester Avenue or Park Avenue and that the first 10 properties such as ours have no off street parking. The Road just about manages as it is.
3. A site the size of Devpr3 should have its own access road to a main highway. If this is not possible it should be recognised that it is not a suitable site to develop.

4. The existing susceptibility for flooding in the area is at serious risk of being increased by faster run off and ground disturbance caused by the Development. There are already flooding issues in Waddington Road from under the railway bridge up to Park Street.
  
5. As far as we are aware there is no record of any flooding in Hawthorne Place. To proceed with Devpr3 is to potentially put at risk properties that have never before been flooded. I believe the owner of the land that causes the water flow to change and flood others becomes liable for the damage caused and must rectify the problem. Something to avoid at all costs!

Yours Faithfully

[Redacted Signature]

**PS Please send any reply by Email.**

**Any post should be sent to**

[Redacted Contact Information]