

From: [REDACTED]
Sent: 07 September 2018
To: pmods22
Subject: Consultation On Additional Housing In Simonstone

As a local resident on Whins Lane Simonstone I believe the proposal for allocating additional land in Simonstone for additional housing should be rejected.

The main reasons for objecting to this development are as follows:

1) The site is outside the settlement area, and is not sustainable, as it is 3/4 of a mile from the local shops and other services. such as a bus route. This means that the householders will have to rely on cars for transport, so the site is not sustainable.

2) Increase in traffic and site lines from the development. This is a 60 MPH country lane, and the site line as set out in TD 20 DMRB 5.1 for rural areas. The site lines in the guidance can't be met.

3) is no provision for lighting and the county lane has no pavement so it will be dangerous for local residents with the increase in traffic.

4) Loss of amenity, this is Green Belt and used as agricultural land, for grazing cattle.

5) The consultation document mentions 20 houses, these will be 4 bedroom detached houses. This is not what the villages of Read and Simonstone need. This has been identified in the Simonstone Parish Plan, and the need is for bungalows not 4 bedroom detached houses. The Parish Council had already started to work with Ribble Valley Council and a Housing Agency to introduce suitable housing. This would be within the settlement boundary and close to local amenities and bus routes. The development Meadow View, opposite Haugh Head has been in development for the past 4 years. The majority of the 4 bedroom houses are still for sale, proving that there is spare capacity in the Core Strategy.

6) The proposal by reason of its scale and location and type of accommodation, would be injurious to the Setting and would result in irreversible harm to the visual amenity of the landscape and contributes to the character of Simonstone and surrounding area contrary to Policies EN2 and DME2.

7) Looking at the consultation document, there are other areas identified that are more suitable.

