

From: [REDACTED]
Sent: 07 September 2018 08:54
To: pmods22
Subject: Fwd: Housing and Economic Development - Development Plan Document, Proposed Main Modifications – Additional Housing Sites

From: [REDACTED]
Date: 7 September 2018 at 08:51
Subject: Housing and Economic Development - Development Plan Document, Proposed Main Modifications – Additional Housing Sites
To: pmods22@ribblevalley.gov.co.uk
Cc: evansn@parliament.uk

Ref : Comments regarding Site 24 – site at Haugh Head, Whins Lane, Simonstone (MM5)

In the event that this site is eventually included as development land in the Local Plan, in my view this would adversely affect the local community.

- **Traffic on Whins Lane** - this formerly quiet and narrow rural road has limited residential frontage development, with no lighting or pavements along the majority of its length, already suffers from excess traffic problems. These problems have become worse since additional housing has been allowed within the Village boundaries, and are in fact exacerbated when issues on the main A671 arise (Roadworks, accidents, or just congestion) when the lane becomes a main route with unfamiliar users treating it as a main thoroughfare. The Lane is in regular use by walkers, cyclists, and horse riders, and due to the lack of the aforesaid lighting and pavements warrants an important safety consideration. Access onto the lane from the proposed site is not detailed in the proposal but it should be noted that there are two blind bends in the immediate proximity both of which will present a significant safety hazard to all users of the lane.
- **Local Impact of Mass House Building** - should any new development be anything like the approved and partially developed Meadow View site then it would be very much inappropriate on Planning grounds. This current development, which has been 5 years in the making and is still ongoing, is simply an eyesore. The quality of the properties in terms of both design and build quality leaves a lot to be desired. It must be noted that in the order of 50% of the existing properties have had to have extensive remedial work undertaken in the last 18 months. This does not bode well for the longer term and the legacy we leave for successive generations. A serious rethink is required to move away from quantity, think ahead to the longer term and instead build properties which meet the key principles of good Town and Country planning which are compatible with the nature, vernacular styles, etc of existing developments. In my view the Meadow View development has failed this principle on account of plot density, site layout, ill matching building materials, and poor building design style.
- **Government Policy** - It is appreciated that our Local authority is under intense pressure through legislation to build increasing numbers of houses. This legislation does not however dictate the style, types (other than the need for some affordable housing), or density of the developments. with this in mind I suggest that 20 houses on the proposed Whins Lane Site should be re assessed with a view to reviewing the impact of such a development and instead only consider future developments that are

sympathetic to the existing environment instead of bowing to the predatory nature and aims of the outside developers. We have to live here the developers don't!

Name
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