

8/9/18. public

MM6

Proposed Main Modifications: Additional Housing Allocations July 2018.

Objection to the proposed inclusion of site number 24 for housing development at
Haugh Head, Whins Lane, Simonstone.

We have the following objections to the inclusion of the above site for housing purposes:

1. The site is located between 2 dog legs bends in Whins Lane - the only road bordering the proposed site. Access will have to be made from the road either on one of these bends or between the bends. Visibility is poor at both bends with no view of oncoming traffic.
2. The road does not have pavements leading to pedestrians walking along the road which will lead to a traffic hazard.
3. Horses frequent the road, due to stables located at New Hall Farm with the only road access to this farm being off the dog leg bend at the north of the site. Animal vehicles also use this access road which requires a turning of approximately 120 degrees, again hindering the flow of traffic.
4. The whole of Whins Lane including this area currently has an unrestricted road speed.
5. The whole of Whins Lane, including this area, is also unlit and lacks street lighting.
6. There is a public right of way though the field along the southern edge of the allocated site.
7. According to LCC MARIO, a collision (with minor injuries) has occurred at some stage, just after the southern dog leg bend.
8. The document available on line 'Consultation- July 2018 'Housing and Economic Development DPD - Updates to Sustainability Appraisal and Habitats Regulations Assessment' by Arcadis, notes the following points - 'this development and possible others in Read and Simonstone could lead to 'an increase in traffic congestion is likely', 'it is probable the developments will cause .. a significant cumulative impact on local landscape/townscape character' and 'local emissions to air will increase'.
9. The traffic along Whins Lane increases in the morning and evening due to it being used a cut through when the traffic on A671 is heavy for instance due to repair works leading to delays, as is currently occurring.
10. The road lacks a bus route, and is not close to amenities such as a GP surgery, or senior schools. This again will lead to an increase in traffic.
11. The nearby development of 19 houses in Meadow View (between the top of Berkeley Drive and the allocated site) commenced in 2014 with 4 remaining unsold.

[REDACTED] 09/2018