

MIQ response re Matter 9 from D & A Corkin 5274/5371

From: David Corkin
Sent: 23 August 2019 08:42
To: Tony Blackburn
Subject: Matter 9 of RBC planning applications

Dear Mr. Blackburn,

In respect of Matter 9 of the Rossendale Local Plan Examination, we calculate a total of 271 houses, to include H4, H5, H6, H13 and H17. This does not include H7 (number unknown), or H12. These would increase the total by over 100 houses.

This would obviously add a considerable amount of traffic to the A682, a road which is frequently congested during commuter travel time. The A682 is also a main bus route. Operating from Skipton through to Manchester. Please find enclosed photos of conditions on the A682 during a period of heavy snow fall in 2018. Residents who have steep access to the East or West of the A682 have no option but to park on both sides reducing the usable width of the road to little more than a single lane. Please note, this is the only road through the Valley.

From the Core Strategy of 2011, Council policy was to allow no further development on the West side of Burnley Road (A682). The proposal for a possible 105 houses on the South side of Commercial Street, (H13), is in fact on the West side of Burnley Road. A previous application for 15 houses a short distance South of H13 was rejected by the Council and went to Appeal to Bristol. The Appeal was rejected in 2016, partly because of access on to the A682 and partly because of the impact on the environment. How can the building of 105 houses now be justified?

If the proposals for H13 and H5 are accepted it will encourage ribbon development along the East and West side of the A682 all the way through Loveclough.

Local schools, doctors and dentists are already struggling to accommodate the needs of local residents. We feel that RBC has presumed acceptance of these proposals without due and proper consultation with local residents. This applies particularly to H13.

We strongly object to these proposed planning applications for the reasons mentioned above and the impact they will have on the area.

Yours sincerely,
Ann and David Corkin.