

Mr Tony Blackburn
Local Plan Programme Officer,
15 Ottawa Close
Blackburn
BB2 7EB

Dear Sir

Re: Rossendale Local Plan Examination – Matter 9

We should like to voice our opposition to the planned building in our area. Rossendale Borough Council has been asked to plan for the building of over 3000 houses in Rossendale, over 250 in our area of Goodshaw and Loveclough. This will have a detrimental impact on our district and it is unreasonable and unmanageable. We do not believe that RBC has consulted fully on the proposals presently on the table. The proposed sites were publicised at a very late stage and residents had limited options in framing their responses.

The impact of building more houses will be considerable. It is expected that 500+ of extra vehicles will be using the A682, which is already at capacity. The roundabout in Rawtenstall is often grid locked now at busy times. In the rush hour, queues from Constable Lee into Rawtenstall are frequent. If this approval goes ahead, around 400 new residents will require doctors and dentists services which are already overstretched.

We live by the A682 in front of the proposed site South of Goodshawfold Road where there is a proposal to build 7 houses. This piece of land was part of the farm and was always deemed countryside. When the rest of the farm was sold this was retained by the previous occupants. For some reason, unknown to us, RBC has changed it to urban. It is low lying ground and is an important soak away for our houses. As the land is at least 4 feet lower than our houses, it would seem that the land would have to be built up making the new houses on a level with ours. They would be detrimental to our views and light and privacy. We already have traffic noise and pollution to contend with at the front of our houses, is it acceptable to have bad light and no privacy at the rear of our houses?

As this site will require an access road, it will limit the parking on Goodshawfold Road which is used by customers of Kershaw Print and local residents. There have been several accidents where Goodshawfold Road meets the A682. The matter of this busy side road not having good visibility of oncoming traffic has been brought to the attention of RBC and Lancashire County Council on several occasions. As numbers of cars using the road increases this will make the problem even worse. Goodshawfold Road is used by Kenross Containers Ltd. They have several large delivery lorries using the road every day, and receive supplies in articulated lorries on a regular basis. The other Company in Goodshawfold belonging to PGC Ltd has also discussed putting self storage units on his land.

Yours faithfully,