

**From:**  
**To:** [DCAdmin](#)  
**Subject:** 2020/62/93954/W  
**Date:** 27 November 2022 16:51:32

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Dear Nick,

Another new set of plans, another set of supporting information, surely a further period for public consultation should be forthcoming or are we now supposed to take all of this as gospel. The applicant in his response to residents concerns shows the same degree of arrogance as in the initial so called public consultation whereby every written statement by residents was met with a counter argument as opposed to moving towards an amicable solution.

No public meeting was initiated in 2019/ 20 although some residents had one to one meetings with the applicant of which the general feeling was one of disillusionment, but bear in mind these were also for a completely different variation of the development. The covid situation helped the developer in the restriction of gatherings but as the threat has receded no attempt to liaise or involve the community has been forthcoming. In fact after a chance encounter at the site in august 2021 the developer invited me to look at his new plans after he came back from his holidays , a number of email reminders later resulted in no response.

As for my property no 45 which is addressed in point 17 of the developer's submission, he is making a number of assumptions on what is a critical piece of infrastructure surely he could approach me to survey this corner correctly instead of mentioning a door as a bench mark for levels. For information the door was constructed to allow access to the foundations to enable the introduction of insulation to the ground floor of my property and the floor level is only one metre deep , hardly a cellar as assumed by the developer. Even after setting back to form a 'soft landscaped bank ' the road level will still be higher than my garden seating area virtually ruling out our garden as a place of leisure as cars will be passing us at head height and taking away our privacy and amenity not to mention the rubbish that will then accumulate along our fence and who maintains the aforesaid. The token reduction in road levels by approximately 200mm is worthless in this situation and whilst it might ease his construction problems does nothing to alleviate the appalling effect of vehicle axels at eye level from our garden. If a solution cannot be found to accommodate this access road correctly it should be relocated, lowered or abandoned.

We are then advised in point 21 that we will have views either side of the gable end of the property which although lower down the site still manages to be higher than our property and we will have views westerly down the valley. No we won't, we are surrounded on all sides and overlook car parks , bin stores and gable ends, come and stand in my lounge and you will see what utter rubbish is been spouted as fact.

No plan of street lighting appears to be available but no doubt it will end up outside our bedroom window as the junction will need to be lit.

As for the private drain which runs from my property it is now shown on the main road and sewerage plan as existing private sewer ( now abandoned) and diverted through development with a point of connection to be agreed with all parties, as this obviously will affect me at some stage am I one of those parties?

There are numerous other points in the developer's response which I will leave to others but feel that we are being let down by the planners when we read that they have advised another 5 bedroom property be added , when our whole argument has been based around the overwhelming height and density, it makes it appear that planning is willing to accept this development and push it through despite approximately two dozen houses above two dozen houses below and 150 houses around this site who are directly or indirectly opposed to it in its present form.

As a final comment it appears that the social housing has been upgraded to 8x2 bed properties as opposed to 4x2 and 4x1 properties is this somehow a ploy to get around the 9 social housing requirement for a 43 dwelling development?

Let me make one final point, I agree with the need for new housing, social and commercial and am not against this site being developed but I am against this ill conceived overbearing style, let's rethink this and give Colne Valley a development worthy of this unique site and blend rural into green belt and not urbanise it.

Yours faithfully