


## Nicola Gunn

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**From:** Geoff Carefoot   
**Sent:** 22 January 2021 20:51  
**To:** Planning  
**Cc:** Gavin Thomas  
**Subject:** Planning Application 3/2021/0047

\*\*\*\*This email was sent to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk). An automatic response has been sent to the email sender\*\*\*\*

Dear Sirs,

I wish to comment on Planning Application 3/2021/0047 Spout Farm, Preston Road. Longridge. PR3 3BE.

Material Considerations : Effect on nature conservation and trees, Effect on a conservation area, Impact on the character of an area.

Firstly, How depressing in a township famous for it's sandstone quarries we are again subjected to a crowded site of lacklustre brick boxes.

Does no -one at RV have any concept of Heritage? Nearby developments have made the effort to produce buildings in Yorkstone, Bradstone, etc.

Is this extra housing necessary? Longridge is under the cosh insomuch that both Ribble Valley and Preston find it useful to develop their boundary areas of Longridge.

Has anyone an over-view? Many developments in progress, prior to Covid-19, had to slow down or halt construction as they had (and still do have) difficulty in projected sales.

Secondly, and more importantly insomuch that this development may well go ahead, is the importance of mitigation and protection of the existing adjacent Alston Wetland which this development butts up to.

1. This is a protected site for wildlife. It is a vital oasis in a biological desert of rye-grass monoculture and burgeoning housing developments. It requires to be undisturbed by the roaming public.

It is a valuable asset to the local community with public viewing screens on Pinfold Lane. It is part of a vital corridor on both a local and national level being a staging post for important numbers of migratory birds using the Ribble Estuary, Grimsargh Wetlands, Alston Wetlands & Reservoirs, Stocks Reservoir, etc,

2. Boundaries.

The masonry wall on the northern boundary is no doubt part of United Utilities property and whilst substantial when bounded by a field and scrub would probably need further input to deter trespassers from the development site.

More importantly, an existing mature native hedgerow divides and screens the wetland from the development site and ideally this should be maintained for its present and future importance to feeding and nesting birds and as a visual backdrop.

A new 'instant' native hedgerow is a misnomer, a few spindly fronds do not denote a replacement hedge. If anything. this boundary needs to be reinforced by a substantial (stock?) fence to deter intruders to the wetland. Unauthorised access to the wetland throughout the year, but especially during the breeding season would have severe consequences.

3. Bat, Bird and Owl Boxes.

A Barn owl currently hunts over the N.E part of the development and the provision of an Owl breeding box would be a good start to offset the risible effort by the developer to display their environmental credentials.

3 bat boxes and 7 bird boxes! Is this the bare minimum they can get away with? The size of the site can take 20-plus of various types.

There is very little to deter developers from installing Swift boxes on new builds as this is seen as good practice and would help reverse the catastrophic decline of the once-healthy population of Swifts in Longridge, yet they appear unaware of these.

At present, it would appear that the developers lack an understanding of their site in relation to the community, their neighbours and the wider environment.

Perhaps Ribble Valley Planning Department can improve upon it.

Yours,

Geoff Carefoot  
71 Lower Lane,  
Longridge,  
Lancashire.  
PR3 2YG

22/01/2021

## Nicola Gunn

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**From:** webmaster@ribblevalley.gov.uk  
**Sent:** 25 January 2021 10:48  
**To:** Planning  
**Subject:** Form completion: Planning Application Comments Form

### FORM DETAILS

*Web Ref No:* 23605  
*Form:* Planning Application Comments Form  
*Completed:* 25/01/2021 10:48:12  
*Status:* Pending

### USER DETAILS

*Site user email:* Unregistered user

### USER INPUTS

*title:* Mrs  
*LastName:* McGuire  
*firstName:* Hilary  
*numberName:* 14  
*postAddress:* Sycamore Walk, Clitheroe  
*postCode:* BB7 1FJ  
*refNo:* 3/2021/0047  
*addDev:* Spout Farm Preston Road Longridge PR3 3BE Ward : ALSTON AND HOTHERSALL Parish : Longridge  
*comments:* 1. Bird box provisions are entirely inadequate. There are only 7 listed on the plan and there are over 30 dwellings. The ratio should be 1:1 at a minimum. 2. Swift bricks should be incorporated into every dwelling. These can be built in at the construction stage and do not negatively affect the appearance of the dwelling. 3. Bat box provision is inadequate. Bat boxes can be incorporated into every dwelling with a suitable aspect without negatively affecting the appearance . 4. There are no mitigation plans listed for the Alston Wetlands habitat directly adjacent to the development. How will the developers ensure that domestic cats, litter, and disturbance do not affect the red-listed species that nest and roost on this important wetland site? An upgraded predator fence, built before the houses are built, would be a start. Additional mitigation measures such as funding to improve the roosting and nesting sites, to make it more difficult for predators such as domestic cats to access are also likely required. 5. Native shrubs and trees have been felled already, destroying habitat and opening up the wetland site increasing the likelihood of disturbance. The remaining existing hedge must be retained at a bare minimum.

