

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 November 2022 12:17
To: Planning
Subject: Planning Application Comments - 3/2021/0275 FS-Case-464796094

[REDACTED]

Lancashire

Planning Application Reference No.: 3/2021/0275

Address of Development: Land behind The Dog Inn, Market Place, Longridge PR3 3RR

[REDACTED]

11th November 2022

Dear Sirs

Ref. Planning Application No: 3/2021/0275

Whilst the revised plans are an improvement on all the previous versions, we write to express our continuing concern regarding the above building application that we still feel is imposing, an invasion of our privacy, and has issues with the drainage of the site.

Issues with the proposal.

1. Viewing the plans from the properties on Darwen Close, they show that the proposed development will be imposing to the extreme, due to the height difference of the land. This has always been a concern and with the latest plans there is an increase in the height on the proposed plots 5 to 8, with plot 6 being 0.9m higher than the former plot 4. [REDACTED]

2. The first floor windows in the proposed plot 5 and 6 are significantly [REDACTED]. The height differential is approximately 4m higher than [REDACTED]

3. Drainage also continues to be a concern especially the surface water. As we have previously stated the current land drains through [REDACTED] after a period of rainfall. The change of use of the land will only increase the amount and speed of the water flowing down the hill. The plans only show a kerb to stop surface water flowing into the vegetation [REDACTED] We believe there is insufficient protection and at times of heavy rainfall our [REDACTED]

4. The proposed access road is [REDACTED]

[REDACTED] I fear it will constantly be waterlogged, if not washed away.

5. Parking for proposed plot 5 means that the wall that has been included in the plans to minimise light pollution is not long enough and needs extending. Indeed, if the wall is extended to the full eastern side of the access road it could help manage the surface water flows.

6. Access road – We continue to be extremely concerned about the access road that has a sharp bend on an incline when it is to be used by heavy vehicles such as the refuse wagon and if required the emergency services. We feel it would be unsafe, especially in icy conditions.

This is at least the third drainage solution proposal for this development. Each time the experts have said it is sufficient and meets the regulations backed with numerous calculations. Yet each revised version has provided a

greater volume and in this latest version the soakaway has increased by 20%. As it has been the same experts designing and re-designing the drainage solution why should this be believed as a sustainable solution? As previously stated, if any planning permission was to be granted for this land (especially the old bowling green area), we feel the only appropriate option would be a small number of bungalows. This would minimise the imposing nature, invasion of privacy and loss of natural light by construction on the site. That said, the remaining issues of drainage and safety on the access road would still need to be overcome.

Yours faithfully