

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 December 2024 17:57  
**To:** Planning  
**Subject:** Planning Application Comments - Application 3/2021/0275 FS-Case-670710728

**Name:** [REDACTED]

**Address:** [REDACTED]

Lancashire

**Email:** [REDACTED]

**Planning Application Reference No.:** Application 3/2021/0275

**Address of Development:** Land behind the Dog Inn Longridge

**Comments:** We object to the above planning application for the following reasons. Revised plans show additional 2 x buildings along the eastern border these are at a higher elevation than any previously proposed properties and would increase significantly water run off, noise and oversight to our homes. Some gardens already suffer from additional water run off from the ground works already taken place without planning permission. All properties continue to be at a much higher elevation to the existing homes on Darwen Close and will cause an invasion of privacy.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 December 2024 17:50  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2021/0275 FS-Case-670451050

**Name:** [REDACTED]

**Address:** [REDACTED]

Lancashire

**Email:** [REDACTED]

**Planning Application Reference No.:** 3/2021/0275

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

**Comments:** I would like to register comments on the above planning application on behalf of [REDACTED]

[REDACTED]  
( [REDACTED] the proposed development ).

After careful scrutiny of the plans and consideration of the impact on the houses below the proposed development, I cannot see how a soakaway of the size indicated can cope with the potential volumes of rain. It seems to me that the size has been calculated based on the roof area of the planned dwellings. Has the area of hard standing, particularly the road surfaces also been considered? This is a large area, compounded by the fact that the gradient will direct all rainfall to the lower end of the site, in the region to the rear of the houses on Darwen Close. Looking again at the plans, the soakaway is positioned very close to 3 of the properties, but crucially at a depth similar to the back gardens. Water "soaking away" from the soakaway will be concentrated in the sub soil and potentially flood the surrounding areas due to the garden levels being lower than the soakaway itself. I believe that surface water is therefore being moved from one area to another with no consideration of its concentration in a relatively small area. Lastly, the plans show the soakaway to be located under hard standing - surely this is against regulation and common sense. Soakaways need to be accessible for maintenance and cleaning.

I am firmly in the belief that surface water from the site should be removed by means of drainage off the site and not contained within it.

Yours sincerely

[REDACTED]