

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 December 2024 10:28  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2021/0275 FS-Case-669037779

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** The proposed development is very close to the [REDACTED]  
[REDACTED] As best I can tell the current plan has the proposed property at plot 1 in the region of 1m to 3m  
[REDACTED]; as this building is 8.4m in height I believe this would cause unacceptable  
overshadowing and loss of light.

I would regard the [REDACTED] and also  
away from the busy road to the the [REDACTED]. The loss of light would be particularly  
significant in [REDACTED]. I propose that plots 1 and 2 are lowered to single storey or moved to a  
suitable distance [REDACTED] to resolve this issue. Lowering these to a single storey would  
have the added benefit of providing a mix of housing type.

I also note the developer shows what appears to be a wooden fence installed on top of [REDACTED]  
[REDACTED] I suspect this is for illustration only however for the record I do not expect any  
alteration or additions to this [REDACTED] without prior consent.

There should also be provisions made for access to maintain this wall. The previous unapproved  
engineering works carried out to extend the car park to the rear have already significantly lowered the  
ground level to the South and West of this wall so care should be taken if any further excavation is to  
take place in this area.

Finally the proposed entrance to site would require the complete/partial demolition of the garage  
currently used by the Dog Inn [REDACTED], this will require a demolition order to be in  
place.

[REDACTED]

5/12/24.

Dear Nicola Hopkins

We do not agree to any development to be made on the Dog inn carpark this runs at

[REDACTED]  
We have been waiting [REDACTED]  
[REDACTED] to come  
and [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

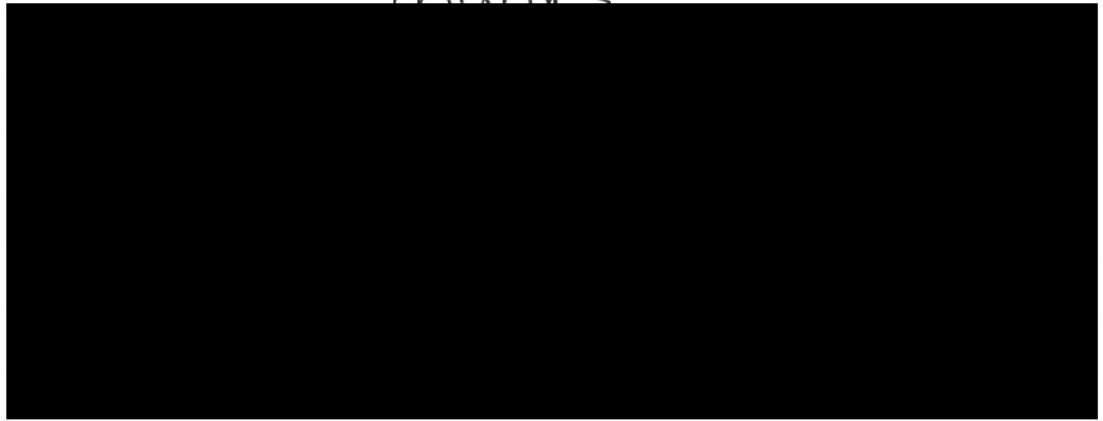
There has also being a caravan parked on the carpark which has electric running from the dog inn to it which we are not happy about, as some is living there. Last time work was carried out the workmen were very rude and unprofessional especially [REDACTED] so

We do not agree to any work to be carried out.

Also the entrance is very narrow and dangerous as it is with cars pulling out especially with a childrens crossing and

lollypop lady there.  
it is busy at the moment  
but this would cause too  
much traffic on an unsafe  
entrance.

Thanks



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 December 2024 19:00  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2021/0275 FS-Case-669268626

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** After over 3 years of revised plans and drainage strategies, 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. The latest addition of a drainage surcharge runoff may help plot 7 & 8 but will increase the volume of surface water flowing downhill during extended periods heavy rainfall.

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. It is only when [REDACTED] you can appreciate the height difference, as was the case when Longridge Town Councillor [REDACTED] viewed the site in 2022.

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

3. Drainage also continues to be a concern especially the surface water. As we have previously stated the current land drains [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 adjacent to the [REDACTED]. We believe there is insufficient protection and at times of heavy rainfall [REDACTED] could be washed away. The drainage surcharge runoff will not help this situation.

4. The proposed access road is only 2m from [REDACTED]. After the terracing [REDACTED] 2.5m lower. We are very concerned about the effect the volume of water that drains from that the proposed 1.2m deep soakaway may have on the soil condition [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.

[REDACTED]

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 December 2024 18:52  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2021/0275 FS-Case-669266427

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]