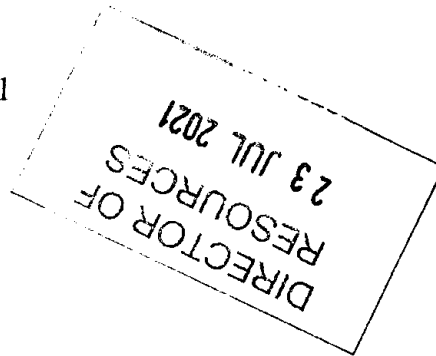


Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BBG7 2RA

Dear Sirs



22 July 2021

Planning Application No. 3/2021/0556

74 Higher Road Longridge - 123 houses to land at the rear.

We have received notification of the above planning application reference the above.

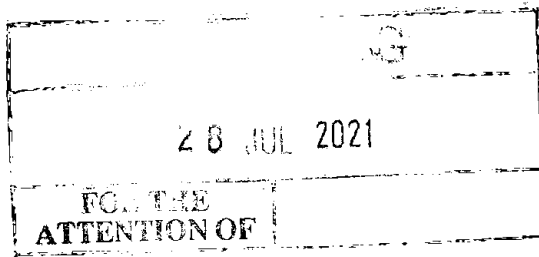
We strongly object to this being approved for the following reasons:-

1. Higher Road cannot accommodate usage by further traffic than what is currently using it. The road is extremely busy as it is, with motorists exceeding the speed limit, delays caused due to parking on one or both sides of the highway. The road is narrow enough when parked up on Club Row side of it but is further treacherous when cars park on the opposite side and are mounted on the pavement causing danger to pedestrians and other motorists alike. Higher Road is waiting for a serious accident to happen as it is.
2. This land is rural farmland and ought to remain as such.
3. There is over development of Longridge and the outskirts as it is – how much more housing does Longridge need?
4. Amenities are limited as it is and are very stretched ie. Schools, doctors, dentists – we do not see any more of these being built to cater for the added housing in Longridge.
5. Depreciation in value of the properties in the vicinity due to the lack of views and open spaces.

We urge you to seriously consider these points.

Yours faithfully





25th July 2021

Dear Mr Birkett,

Reference and Planning Application Number: 3/2021/0556 Grid Reference: 361005 437575

Proposal: Application for Reserved Matters Consent Pursuant to Outline Planning Consent (Ref: 3/2016/1082) for the Demolition of 74 Higher Road and Construction of up to 123 Houses on Land to the Rear.

Location: 74 Higher Road, Longridge. PR3 3SY and land to the rear.

We write in respect of the above matters as outlined in your letter dated the 9th July 2021 in which we formally object to the Proposals for the reasons stated below:

Our move to Longridge was driven by us wanting to provide our family with a home in a peaceful and scenic location in an area which provided a smallish local community with all the amenities nearby, and a place where we could also become part of a wider community on the fringes of the famous and historical Ribble Valley, an Area of Outstanding Natural Beauty. Since our move [REDACTED] we have seen hedges ripped down, landscapes change - not for the better, fields built on or being built upon and the community along with us dismayed as they look around them and see the greenery, habitats and wildlife disappear and instead be replaced with bricks, concrete and tarmac. The volume of traffic has increased greatly and the noise of building work is constant, the heavy machinery is damaging the roads and causing delays whilst more and more roads are endlessly dug up to connect Utility services to yet more new homes and developments.

ON GOING DEVELOPMENTS.

There are at least EIGHT NEW DEVELOPMENTS currently being built in Longridge, or in the process of being built as listed below where in each case the hedges and fields have already disappeared and in their place sit developers advertising boards, wire fencing, pipes, foundations and part built buildings on the following sites:

1. Prospect Homes "The Ridings" Development.
2. Barratt Homes "Bowland Meadows" Development.
3. Taylor Wimpey "Tootle Green" Development.
4. Create Homes "The Sandpipers" Development.
5. David Wilson Homes "Lightfoot Meadows" and "Inglewhite Road Meadow"
6. Story Homes "Elston Park" Development (on Preston Road bordering with Grimsargh).
7. Tilia Homes "Aston Grange" Development.
8. Anwyl Homes "Stonebridge Development"

9. The “Abandoned” Development opposite St Cecillas High School which has been left derelict and an eyesore for at least 2 years since, destroying the view and walkway near to the reservoir.

Many of these developers are offering the new houses on a “Help to buy Scheme” with only a 5% Deposit required, topped up by a Loan from the Government and payable by the homeowner in a few years time, which when emerging from a period of uncertainty and with more uncertainty ahead is a risky strategy to both buyers and lenders.

As well as the overwhelming number of developments currently being built or yet to be built and having already been granted Planning Permission we would be interested to know who the houses are being provided for as some of the houses are being marketed at £500,000, and why the Council have not waited for the on-going Developments to be completed prior to then reviewing the housing needs/shortfall and affordability etc rather than opt to accept funds from Central Government and keep granting Planning Permission to Developers, thus risk spoiling the natural beauty of the area forever by overdeveloping the area, causing further congestion and an overwhelming demand on essential services including, Doctor’s, Dentists, Opticians etc of which there are already very few available to meet the needs of local people. The council runs the risk of being left with a surplus of unwanted or part built houses and developments and those people who are already local to the area moving out, breaking up long existing friends, families and communities.

SCHOOLS.

Longridge is currently served by two High Schools (Longridge High School and St Cecillas High School) both being smaller and older Schools and having a small capacity of 859 and 465 Pupils respectively, neither have the room to adapt room sizes adequately and have not been purposely built like many of the modern Academies’ where rooms can be adapted for different uses during the School day and the school has been purposely built for the number of school age pupils in the surrounding area. To “Bus” Pupils out to Schools in other areas makes a mockery of the Schools Catchment Policy and does little to promote Communities who live, work, make friends and learn together.

TRAFFIC PROBLEMS.

Higher Road is a busy road which is not only used by the residents residing along the road, visitors, delivery drivers etc but is also used as a drive through to other parts of this side of Longridge. As well as house owners parking on either side of the road due to the fact that they do not own a drive, It already has very little passing room and a junction at the end of it which not only causes delays as people have to give way to traffic from the left and the right but is also dangerous due to the limited drivers view available. Another 123 households would result in a huge amount of extra vehicle out on the road and untold delays and road blockages possible causing frustration to drivers and further accidents. Further build up of extra traffic along the road would result in the road being blocked up past the parked cars for a considerable distance and length of time and no passing points of areas to turn around.

As well as householders traffic there is also the holiday makers traffic and householders traffic from those people who either reside or holiday on the Caravan Park further up Higher Road for which we understand the new owners of the park are wanting to extend. As some of these Caravan homes are lived in ten months of the year we understand that there is nothing in place to stop more people buying a "holiday home" on the site and using it as a "permanent home" for nine months of the year, no longer adding occasional seasonal traffic but adding an increase in permanent traffic.

PLANNING PERMISSION PREVIOUSLY REFUSED?

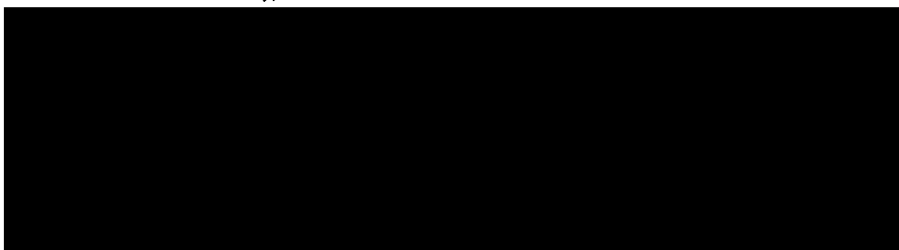
We understand that previous Planning Permission was refused in 2016 and respectively request information as to why permission is now being sought to overturn this decision as this has an immediate detrimental effect on our own property and our reasons for purchasing the property.

We would also be interested to know as to why other homeowners in the area have not been sent a letter or been advised of these proposals and can't help but wonder if this is a cynical ploy to reduce the number of potential objections. We believe that everyone in the vicinity should have had the right to be consulted, voice their opinion and seek further information regarding planning applications and the implications, and notification should also have been displayed on lamp posts along the roadside for all to see.

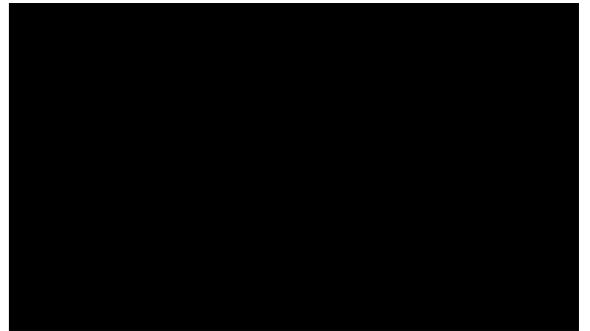
LAND PROTECTED AGAINST FUTURE BUILDING/DEVELOPMENT?

We are under the impression that when the land in question was originally sold to the person who has since sold it to the Developer it was with a clause in the contract that the land was not to be built upon, we would be most grateful if you would clarify these points and acknowledge receipt of our objections as detailed in the body of this letter.

Yours sincerely,



28.7.21



Dear Sir/Madam:

Planning Application

#

3/2021/0556

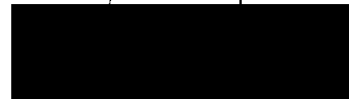
I object to the demolition of 74 Higher Road and the construction of 123 houses at the rear.

The thought of another 123+ cars joining Higher Rd. fills me with dread.

Please consider the other residents.

The land would be much better preserved as a wildlife corridor.

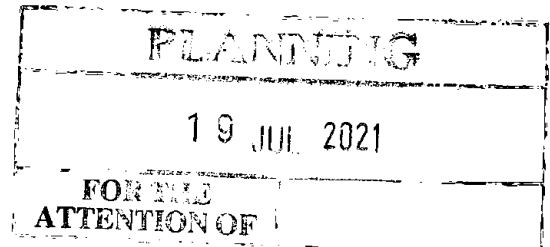
yours faithfully





17th July 2021

Director of Economic Development and Planning
Council Offices
Church Walk
Clitheroe
BB7 2RA



Planning Application 3/2021/0556

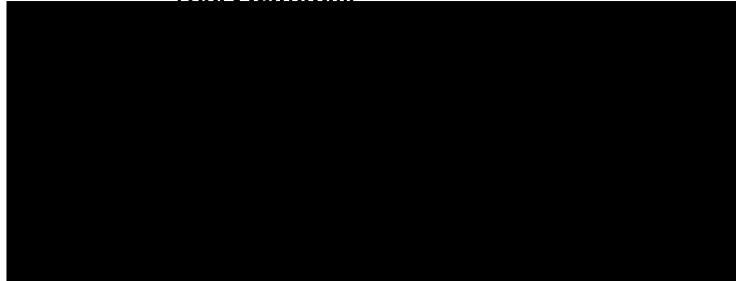
Dear Sir

I am writing to object to the above planning application on the following grounds:

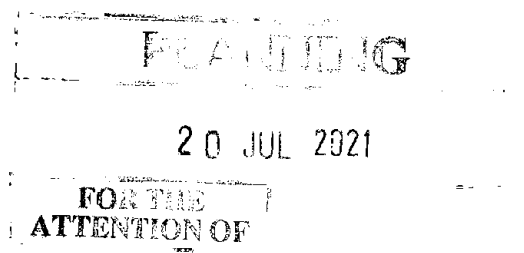
- 1) **Traffic Congestion** – Higher Road is a busy thoroughfare and further housing development will make it even busier. Cars parked at the southern end of Higher Road, where the cottages have no off-road parking, obstruct the road, effectively making the road a single track. Traffic must wait until vehicles coming in the opposite direction give way and allow passage. Higher Road becomes even busier at weekends and holiday periods when the large holiday park (Beacon Fell View) is full of visitors with caravans and camper vans, adding to the congestion, delays, noise and pollution.
- 2) **Convenience Store** – The planned entrance to the new development, the present number 74 Higher Road, is in the vicinity of a convenience store which attracts a lot of customers who park, often haphazardly, around the store. This creates further congestion and safety issues, as traffic pulling out of Green Lane can have their line of sight obstructed by parked cars. An additional junction in this area adds to these safety concerns and general congestion.
- 3) **An unneighbourly development** – The houses on Higher Road adjacent to and opposite the new junction will be severely adversely affected by this proposed development. The character and ambience of their properties will be altered in a way which I consider is unneighbourly and unfair.
- 4) **Over development in Longridge** – Over recent years Longridge has seen major housing developments on a number of sites and further developments are still under construction. These developments are changing the character of the village/town. Infrastructure has not followed these housing developments and as such pressure is being placed on school places, medical facilities and parking in the town. This proposed development will add to these pressures.

- 5) **Housing Stock** – A quick on-line Zoopla search today resulted in 1,470 properties on sale for under £300,000 within a 10 mile radius of this proposed new development. This suggests there is no need for additional new housing development of this type.

Yours faithfully,



Planning Department
Ribbles Valley Borough Council,
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



19th July 2021

F.A.O Mr Adam Birkett

Planning Application No: 3/2021/0556

Grid Ref: 361005 437575

Proposal: Application for reserved matters consent (appearance, scale, landscaping and layout) pursuant of outline planning consent (ref 3/2016/1082) for the demolition of 74 Higher Road and construction of up to 123 houses on land to the rear.

Dear Mr Birkett

You have stated that the proposed development has already been approved and is therefore not for further consideration, so the letters you have sent out to the residents of Higher Road and surrounding properties are just a paper exercise as the existing residents will have little say on the development as a whole.

What difference will a few trees and the internal road layout make to the blot on the landscape that this development is causing to traffic congestion and the green entrance to our lovely town.

Access

You state that approval for access has already been sought so we cannot do anything about this either, but due to the recent sale of the Caravan Park off Higher Road and their plans for further development to the Holiday Park this will put even more demand on Higher Road which is also used by heavy farm traffic all year round.

Higher Road, along the stretch of Club Row housing is already a single carriageway due to the road narrowing and residents of those houses have no off-street parking, this is already causing congestion along the road and at the Dilworth Lane Junction before any further properties are built.

The proposed single access to the development will no longer be adequate for the turnover of future traffic. A second access road is required onto Dilworth Brow or Blackburn Road to relieve the congestion this will cause on Higher Road.

A roundabout should be installed at the Junction with Dilworth Brow, Higher Road and King Street to also ease the congestion.

Property Boundaries

I believe that the two semidetached properties either side to the entrance to the estate are positioned too close to the boundaries of [REDACTED] Higher Road and especially the out buildings positioned to the edge of the garden of [REDACTED]. All the other new properties have long gardens to their rear backing on to the existing gardens making it more pleasing to the eye.

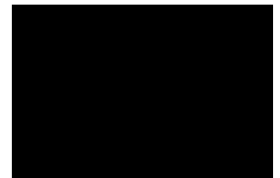
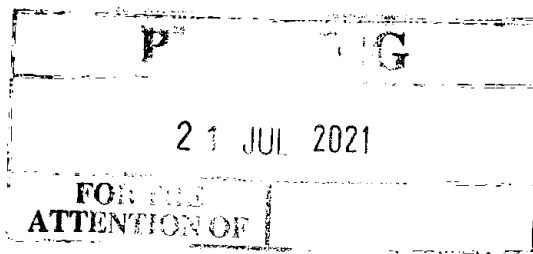
If these houses were repositioned to align up with the other houses in the row, this would make a more pleasant and welcoming entrance to the estate.

This development fails to protect the character and features of Longridge that make it an attractive place in which to live, work and visit.

There would be unacceptable long-term consequences arising from this proposal which outweigh the positive aspects of the development. The Council should look further into the future of our infrastructure before granting more development.

Yours sincerely





Adam Birkett
Ribbles Valley Borough Council
Your ref NC2/3/2016

20/07/2021

Dear Sir,

I am writing to you with regard to your letter of 9th July concerning your planning application 3/2016/1082 and outline for consent for demolition of 74 Higher Road and proposed construction of up to 123 Houses on farmland to rear of Higher Road.

We have seen what passes for a 'plan' on your website and find the visual so lacking in detail and obscure as to be practically worthless.

There is no possible way we can determine the proximity of the proposed buildings to the backs of the gardens on Higher Road. Neither do we have any assurances as to whether the houses will have heating units such as ground source heat pumps, which we have had experience of in the past. Or indeed whether the site will have an electrical substation or any other kind of noisy industrial unit.

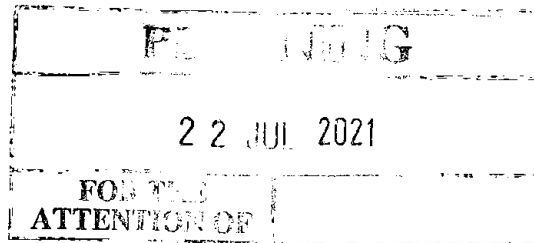
As we have also stated before, the lower part of Higher Road is a dangerous black-spot already as the road is effectively reduced to single lane traffic due to cars being parked along the side of the road. The opening of a proposed junction at the location of no 74 we consider to be irresponsible as heavy farm vehicles and other transport go past this spot at high speed.

On all of the above points, we respectfully ask that you reconsider and find a more suitable location.

Yours sincerely



Planning Department
Ribbles Valley Borough Council
Council Offices
Clitheroe
BB7 2RA



21st July 2021

FAO: Mr Adam Birkett
Planning Application No 3/2021/0556
Grid Ref: 361005 437575

Proposal: Application for reserved matters consent (appearance, scale, landscaping and layout) pursuant to outline planning consent (ref 2/2016/1082) for demolition of 74 Higher Road and construction of up to 123 houses on land to the rear.

Dear Sir

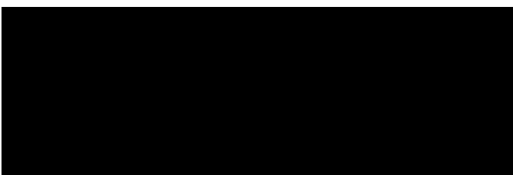
As I do not have online facilities I have had to rely on friends for a copy of the plans.

My comments:

- 1) The access to the site is along the [REDACTED] and that of the occupants of [REDACTED] I would like to have some valuable protection for the safeguarding of these properties in writing.
- 2) Nos. 122 and 123 of the proposed houses are out of line with the rest of the row. If their gardens were to face Higher Road as do those of 121 – 116 the plan would be more acceptable. Also, the substation (marked ☒) at the entrance to the site is far too near [REDACTED] The broken blue line, that indicates a retaining wall, should continue the whole length from 116 to the entrance road. All the properties on Higher Road have a buffer zone between the retaining wall and their property, except for [REDACTED]
- 3) The volume of traffic on Higher Road is heavier now than it was 3 to 4 years ago. More cars are parked on both sides of the road and farm vehicles and delivery vans are constantly rattling up and down. Chaos will follow when the residents of 123 houses use the one and only exit and have to filter into the traffic at the junction of Dilworth Lane and Higher Road.
- 4) For your information: In heavy rain the surplus water from my garden runs into a soakaway in the field at the right hand corner. Provision should be made to ensure this still happens.

I hope you will take notice of my comments. Previous ones seem to have been ignored.

Yours faithfully



DIRECTOR OF
RESOURCES

21 JUL 2021

PLANNING

22 JUL 2021

FOR THE
ATTENTION OF

Council Offices
Church Walk
Clitheroe
BB7 2RA

8th July 21

Planning Application No 3/2021/0556

Dear Adam,

I object to the planning and building
of 123 houses off Higher Rd for the following reasons

1/ The land is designated farm land NOT to be built on.

2/ a Higher Road is a narrow road with cars often
parked on both sides of the road, no room for
2 cars to pass.

b There have been several serious accidents.

c Vision would be limited for cars coming out of
a junction.

3/ With all the new builds Longridge is over
developed. (What happened to Longridge Plan ??
Not enough local amenities difficult to see
doctors and dentists now.
Not enough school places especially
Secondary School.

4/ No infrastructure developed for all
the new houses.

Yours Sincerely

PLANNING

22 JUL 2021

FOR THE
ATTENTION OF :

Dear John

20.7.21

I am writing about construction of 123 houses to the land rear of 74 Higher Rd they are about the [REDACTED] after being locked up in the Crown 14 for approx. 18 months I have been watching in my garden to the field at the back I have seen sheep lambs cows, ~~deers~~ fox hares rabbits (living under the shed next door, frogs, toads, field mice, squirrels, deers a family of them also present what walks across the lawn (we nicknamed it old red, if you build houses at the back of our house it will see all this disappear, we have a lot of birds in our garden too, all I can say is I have come out of lock down, and will be going back into lock down with a 6ft fence

P.T.O

of someones garden [REDACTED]

[REDACTED] and all the animals will
be gone and my beautiful view
of the Ribble Vally will be gone
hope you understand what I am
trying to tell you

heres hoping

[REDACTED]