

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 May 2022 11:05
To: Planning
Subject: Planning Application Comments - 3/2021/0556

[REDACTED]

Planning Application Reference No.: 3/2021/0556

Address of Development: 74 Higher Road, Longridge, Preston PR3 3SY and land to the rear

Comments: Whilst we have no significant reservations with regards to new houses being built [REDACTED] we do however have concerns with regards to a pumping station being situated [REDACTED] There are clearly issues with drainage provision for the new site and our property sits downhill from this new development, so we have concerns with regards to flooding and sewerage. Will the pumping station cause any noise, unwanted smells or pollution? How big is the pumping station? [REDACTED]

The current drainage in and around Tootle Green has struggled since its installation and we believe that another development, situated uphill to this, will cause further issues in the long term. We believe it could cause a flood risk to the lower areas of the adjoining estate, near to our property.

We are concerned about the effect additional traffic and congestion from the new development will cause to Higher Road and surrounding areas, as most of the roads are already busy, have parked cars and are narrow in any case.

Previously the application was rejected on the grounds that the council had already met the requirements for provision of housing in the Ribble Valley - have the requirements changed since? What plans does the council have for additional schooling and community services in Longridge such as doctors, policing and social services, which are already overstretched?

Finally, we witness the abundance of wildlife within this field on a daily basis - obviously it's currently used for sheep grazing by the current owner, but it's full of rabbits, moles, field mice as well as a wide range of birds including owls, grouse and geese. It would be really worth considering the impact this development would have now on removing this important local and ancient habitat. I do realise that [REDACTED] but worry about how many new houses Longridge actually needs at this point after years of recent development and the issues this could cause to the surrounding area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 April 2022 17:01
To: Planning
Subject: Planning Application Comments - 3/2021/0556

[REDACTED]

Planning Application Reference No.: 3/2021/0556

Address of Development: Grid Ref: 361005 437575
74 Higher Road (and land to the rear), Longridge, PR3 3SY

Comments: I wish to object to the proposal for the development of up to 123 houses at the location stated above. The area is already now over built. There are issues with traffic, and there has been no increase in local amenities, regardless of the enormous increase in the local population. Morning congestion is at an all time high, parking is becoming dangerous, parks are overcrowded. The land in question is [REDACTED] and changing this from a field (which absorbs rain water) to concrete and roads is only going to result in flooding down hill. The bottom of the road already floods after heavy rain due to the Tootle Green development. Building higher up will only increase this issue. The development will just create more problems within an already already problematic due to new developments. Deer can be seen on the field in the evening. Building on this field is just further ruining what Longridge was. Longridge used to be a rural country village. It's now an overpopulated mini city with none of the city facilities.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 April 2022 13:40
To: Planning
Subject: Planning Application Comments - 3/2021/0556

[REDACTED]

Planning Application Reference No.: 3/2021/0556

Address of Development: 74 Higher Road Longridge PR3 3SY

Comments: Dear Sir/Madam

I feel it would be extremely detrimental to Longridge to build on the land to rear of 74 Higher Road. Not only will the impact of traffic greatly affect an already congested road the impact that it would have on the natural environment, is very upsetting. How can another development possibility be needed and if you say the answer is yes then I say that this land is highly unsuitable. There are factors surrounding drainage and flooding, which have been previously raised and to which the application was rejected. Nothing has changed to support this new application being accepted. This is a beautiful field where sheep graze, rabbits explore and birds feed, not to mention a plethora of other small animals and insects and the vital part the trees and greenery play in feeding and sustaining our precious wildlife. They don't have a voice but I do and it is unforgivable to take away this small yet priceless piece of land to construct intrusive properties and rob us of enjoying the countryside that is steeped in history brings joy to many.

Kind regards [REDACTED]



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 April 2022 10:27
To: Planning
Subject: Planning Application Comments - 3/2021/0556


Planning Application Reference No.: 3/2021/0556

Address of Development: 74 Higher Road, Longridge, PR3 3SY

Comments: Dear Sir/Madam

I am writing with regards to the planning application made to demolish 74 Higher Road, Longridge and the building of up to 123 houses on the land to the rear of the property. The previous application that was submitted (reference 3/2016/1082) was rejected on the grounds that the level of development under the Ribble Valley Core Strategy had already far exceeded at the time. There was no requirement for further housing in the Ribble Valley and there was clear concerns of 'over-supply' of housing and this would have undermined the Development Strategy for the Borough and these concerns still remain to this day. The local area is littered with building sites and the majority remain unfinished after years of construction as the funds are not available to complete them. Many of the properties that are build complete also remain unsold therefore a serious look at demand needs to be considered. Another housing development is not at the best interests of the local community, nor the local environment.

Continued development of the area will lead to Longridge losing its appeal as a small countryside town (if it not already has). You also need to consider how this will impact traffic in the area and will schools/doctors be able to cope with the increased demand in services?

These plans will also have an impact on the wildlife in the area. Hedgehogs, voles, rabbits, sparrow hawks, kestrels, buzzards, some of which are considered to be endangered are often seen and a government which claims to want to protect the environment needs to consider this.

These plans will also pose a massive flood risk to the residents of the Tootle Green Development. The land to the rear of 74 Higher Road acts as natural drainage which is well needed due to the gradient of the hill. If the land was to be concreted over then these concerns would increase tenfold. When Tootle Green was being development, Taylor Wimpey would not have accounted for this and it is clear that the already existing drains would not be able to cope with increased levels of rain water.

Please reconsider this proposal and consider putting a stop to all future development in the area.

Kind Regards
