

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 May 2022 22:32
To: Planning
Subject: Planning Application Comments - 3/2021/0556

[REDACTED]

[REDACTED]

Lancashire

Planning Application Reference No.: 3/2021/0556

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

Comments: Grid Ref: 361005 437575

Dear Nicola Hopkins,

We are writing to object to the proposed development of 123 new house to be built off Higher Road with supposed access from the demolition of number 74 Higher Road.

This planning has previously been declined due to "exceeding the level of housing development embodied within the Ribble Valley Core Strategy in term of planned levels of housing development across the borough". With the multiple new developments currently under construction and some abandoned across Longridge, I believe that the above statement from your own development department still stands and that this proposed development would be surplus to requirement.

Currently the state of traffic on Higher Road is quite frankly scary as the road is used for heavy agricultural vehicles and silos as well as residential parking and holiday makers to the caravan park, which is to be extended and increase traffic further in peak holiday season. Damage to residents' cars is already a regular occurrence and due to to sheer volume of cars parked renders Higher Road a single track lane for the majority of its length. Adding a potential 123 homes and another 200+ cars requiring access onto a dangerous road with even poorer access visibility seems reckless, and endangering to those who use the road and live on it. The sheer volume of work traffic which this development would bring will have significant structural implications for the houses on Higher Road and in particular the grade 2 listed Club Row, I am wondering who would be liable for the potential damages to these buildings and the surrounding areas.

The overdevelopment of Longridge is a persistent and accelerating drain on its services and resources. Doctors, Dentists (non of which are NHS) and vets are overrun making it an extremely difficult and stressful task in trying to arrange appointments, thus meaning our personal needs are being impacted. The local shops are under so much strain that it is a regular occurrence that shelves are empty or certain things are simply unavailable. The excess through traffic down Berry Lane and the surrounding areas is again becoming dangerous as parked cars and narrow roads are making crossing the road an impossible task at peak times. There have been a number of reported issues with the zebra crossing on Berry Lane and people complaining about the amount/speed of traffic through this area which has resulted in near miss accidents. The increased usage of the roads is also having a knock on effect to the state of repair with sink holes being created due to the vibrations of excessive traffic and the road surfaces around the town can no longer take being patched up they have become that degraded. The increased demand is already too much for our town to take. This has led to numerous roadworks taking place in the town at the same time and temporary traffic lights causing huge delays on the main roads in/out of Longridge, again this is causing our personal/work commitments to be impacted as our travel time has increased significantly due to the amount of traffic in Longridge.

We regularly see a variety of wildlife in the proposed field from rabbits, hares, kestrels, buzzards, sparrow hawks, various owl species, hedgehogs and badgers as well as larger animals like foxes, geese and deer, along with smaller field creatures. Destroying green belt land and their habitat will remove the natural biodiversity from the area which Longridge has been reputable for and which makes it such a nice place to live, rather than a sprawling extension of Preston. Supporting the wildlife in this area supports the wider ecosystem and it is vital that we protect this.

The proposed development will have a direct negative impact on the environment and will increase the CO2 emissions for the town to go along with its already high levels of building sites and elevated disregard for the release of greenhouse gases. This isn't to mention the noise pollution this will create for a further 4 years past the completion of the Tootle Green site. We should be looking to create natural spaces to help improve the environment where possible not destroy them to profit private building company owners who no doubt do not live in the area.

This area is renowned for struggling to cope with surface water flooding and the Tootle Green development has had failures in its current drainage resources leading to flooding at the entrance almost every time it rains. The proposed attenuation basins will not cope with the high volume of run off and the houses of the Tootle Green development and its already stretched drainage system will be the victims of this. Again, I am wondering who would be liable for any of the damages to the houses on Tootle Green and Dilworth Lane in relation to additional water run off/flooding?

As Longridge crime rates increase due to new build estates being easy targets for theft I believe this will be another issue and the proposed link between the development, [REDACTED]
[REDACTED] Our emergency services and police are already stretched far too thin and this would be another compounding problem to deal with for our local emergency services.

With the continued expansion from the already ongoing new home sites, are there plans to improve the schooling capacity and leisure resources available for the children of Longridge? It is a fear that with huge leaps in available living space in the area that again our infrastructure isn't up to the task of accommodating the increased demand.

If Longridge continues to expand and sell off all its green spaces to the highest bidder then I fear this small market town will lose its identity and its appeal as a Town of the Ribble Valley.